



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 21, 2024, 5:00 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 DISCUSSION - UTA and Horrocks Engineering - Park and Ride
- 1.B DISCUSSION - Galloway - Master Facilities Plan
- 1.C [CONCEPT PLAN - Granite Credit Union](#)
[Granite Credit Union Updated Site Plan](#)
- 1.D DISCUSSION - Sewer Rate Study 2024

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

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

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. 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. PRESENTATION

- 9.A URPA Recognition - Dawn Hancock

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

CONSENT AGENDA

10. BOND RELEASES

- 10.A Sweetwater Industrial Phase A, Plat 2 - Out of Warranty
[Bond Release Letter](#)
[Recorded Plat](#)

11. MINUTES

- 11.A April 29, 2024 Minutes - Special Meeting with the City of Saratoga Springs and Fairfield Town
[04.29.2024 CC Special Session Minutes - DRAFT](#)
- 11.B May 7, 2024 Minutes - Regular City Council Meeting
[05.07.2024 CC Minutes - DRAFT](#)

12. PRELIMINARY PLATS & SITE PLANS

- 12.A [SITE PLAN - Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. \(County Parcel # 59:052:0021\)](#)
[Townhouses' Overall Site Plan](#)
[Updated Design Package](#)
[Materials Callouts](#)
[Approved Community Plan](#)
[Updated Landscape Plans](#)

13. RESOLUTIONS

- 13.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2023 Municipal Wastewater Planning Program Annual Report](#)
[RES--Municipal Wastewater Planning Program Annual Report](#)
[2024 MWPP Survey Questions](#)
- 13.B [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property](#)
[RES--Surplus Property - Vehicles](#)
- 13.C [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road](#)
[RES--Holbrook HGS LC - ROW Purchase AGR](#)
[AGR - Old Airport Road ROW Purchase - Holbrook HGS LC](#)
[EXH A - Easement](#)
[EXH B - Legal Description](#)
- 13.D [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook Long Ridge LC. for the Acquisition of a Right-of-Way along Old Airport Road](#)

RES--Holbrook Long Ridge LC - Old Airport Road ROW Purchase AGR
AGR - Old Airport Road ROW Purchase - Holbrook Long Ridge LC
EXH A - Easement
EXH B - Legal Description

SCHEDULED ITEMS

14. ORDINANCES/PUBLIC HEARINGS

- 14.A [PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030. Definitions](#)

BACKGROUND *(Presented by Marcus Draper, City Attorney)* The City Council changed the title of the City Administrator to City Manager. The proposed code amendment would replace City Administrator with City Manager in the definitions section of EMMC Title 17.10.030.

[ORD--EMMC 17.10.030 Definitions](#)
[EMMC 17.10.030 - Redlines](#)

- 14.B [PUBLIC HEARING - Fiscal Year 2025 Tentative Budget. **DISCUSSION ITEM ONLY**](#)

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

[Transmittal Letter](#)
[05-07-2024 Proposed Tentative Budget](#)
[One Time Expense Requests](#)

15. MOTION

- 15.A [MOTION - Approval of the Reallocation of Utility Sale Proceeds](#)

BACKGROUND: *(Presented by Kimberly Ruesch, Administrative Services Director)* In 2015 the City sold the Electric and Natural Gas Utility Services. The proceeds from the sale of those utilities have been committed toward specific projects. As part of the tentative budget proposal for Fiscal Year 2025, Staff has recommended the reallocation of some of those funds. During the May 14, 2024 budget work session, the City Council requested further discussion of the Utility Sale Proceed commitments.

[Utility Sale Proceeds](#)

16. RESOLUTIONS

- 16.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Receiving a Feasibility Study](#)

for the Creation of a New School District Pursuant to Utah Code Section 53G-3-301.4, Scheduling a Public Comment Period, Scheduling Future Public Hearings, Scheduling Final Action on the Creation of a New School District, and Related Matters.

BACKGROUND: *(Presented by Staff)* The proposed resolution would accept the Feasibility Study prepared by LRB Public Finance Advisors for the creation of a new school district. Upon its receipt, a 45-day public comment period would commence and a minimum of two public hearings would be conducted providing an opportunity for the public to comment during a City Council meeting.

RES -- Receiving Feasibility Study for New School District
LRB Report - New School District Findings (5.21.2024)

17. **LEGISLATIVE ITEMS**

- 17.A [UPDATE - Legislative Priorities List](#)
[Legislative Priorities List 20240521 updates.pdf](#)
[Legislative Priorities List 20240521.pdf](#)

18. **CITY COUNCIL/MAYOR'S BUSINESS**

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

19. **CITY COUNCIL BOARD LIAISON REPORTS**

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

20. **COMMUNICATION ITEMS**

- 20.A Financial Update
[April 2024 - Budget Summary](#)

21. **ADJOURNMENT**

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.
In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this the 20th day of May, 2024, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

	EAGLE MOUNTAIN CITY CITY COUNCIL MEETING MAY 21, 2024		
TITLE:	CONCEPT PLAN - Granite Credit Union		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Lynn Davies		
GENERAL PLAN DESIGNATION	CURRENT ZONE Commercial Community	ACREAGE	COMMUNITY
PUBLIC HEARING: No PREPARED BY: Caden Lyon, Planning PRESENTED BY: Caden Lyon	RECOMMENDATION: BACKGROUND: Lynn Davies with CORE Architecture, LLC is the Project Manager for a potential future Credit Union to be built in Lot 1 of the Allgood Subdivision, located west of the Maverick found at the intersection of SR-73 and Ranches Pkwy. The property is in a current commercial zone according to EMMC, which is Commercial Community (CC). ITEMS FOR CONSIDERATION: REQUIRED FINDINGS: Access to the site requires turning onto Ranches Pkwy and then entering a private road south of Maverik to then turn right and access the site. The CC zone requires that buildings meet certain setback requirements, including a front setback requirement of 10' ft minimum and 25' maximum from the property line. The applicant is wanting to place a large amount of its parking on the south side of the site, and locate the building towards the north property line, making it the front of the site. This is for exposure purposes with the amount of vehicle traffic traveling on SR-73. If this is allowed, then the current site plan the applicant has proposed meets setback requirements of the CC zone. PLANNING COMMISSION ACTION/RECOMMENDATION: ATTACHMENTS:		



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

ENGINEERING

Monday, May 6, 2024

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

SUBJECT: Sweetwater Industrial phase 'A' plat 2 out of warranty Bond Release

City Recorder:

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

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

Sincerely,

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

Cc: Fionnuala Kofoed, City Recorder

SWEETWATER INDUSTRIAL PHASE A PLAT 2

DOMINION ENERGY
Dominion Energy approves this plat solely for the purposes of confirming that the plat contains public utility easements. Dominion Energy 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, or acknowledgement 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 Energy's Right-of-way department at 1-800-366-8532.

Approved this 21 day of December, 2021
By Dominion Energy
Title Pre-Com

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.11 tariff.

Direct Communications
DATE 12-21-21

LOT DRAINAGE NOTES:

1. EACH LOT WILL RETAIN ITS OWN STORM RUNOFF. STORM RUNOFF IN THE ROADWAYS WILL BE CONVEYED UNDETAINED TO THE EXISTING 54" STORM DRAIN PIPE LOCATED IN 1000 EAST.

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)(i) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under:
 - (1) A recorded easement or right-of-way;
 - (2) The law applicable to prescriptive rights;
 - (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities; or
 - (4) Any other provision of law.

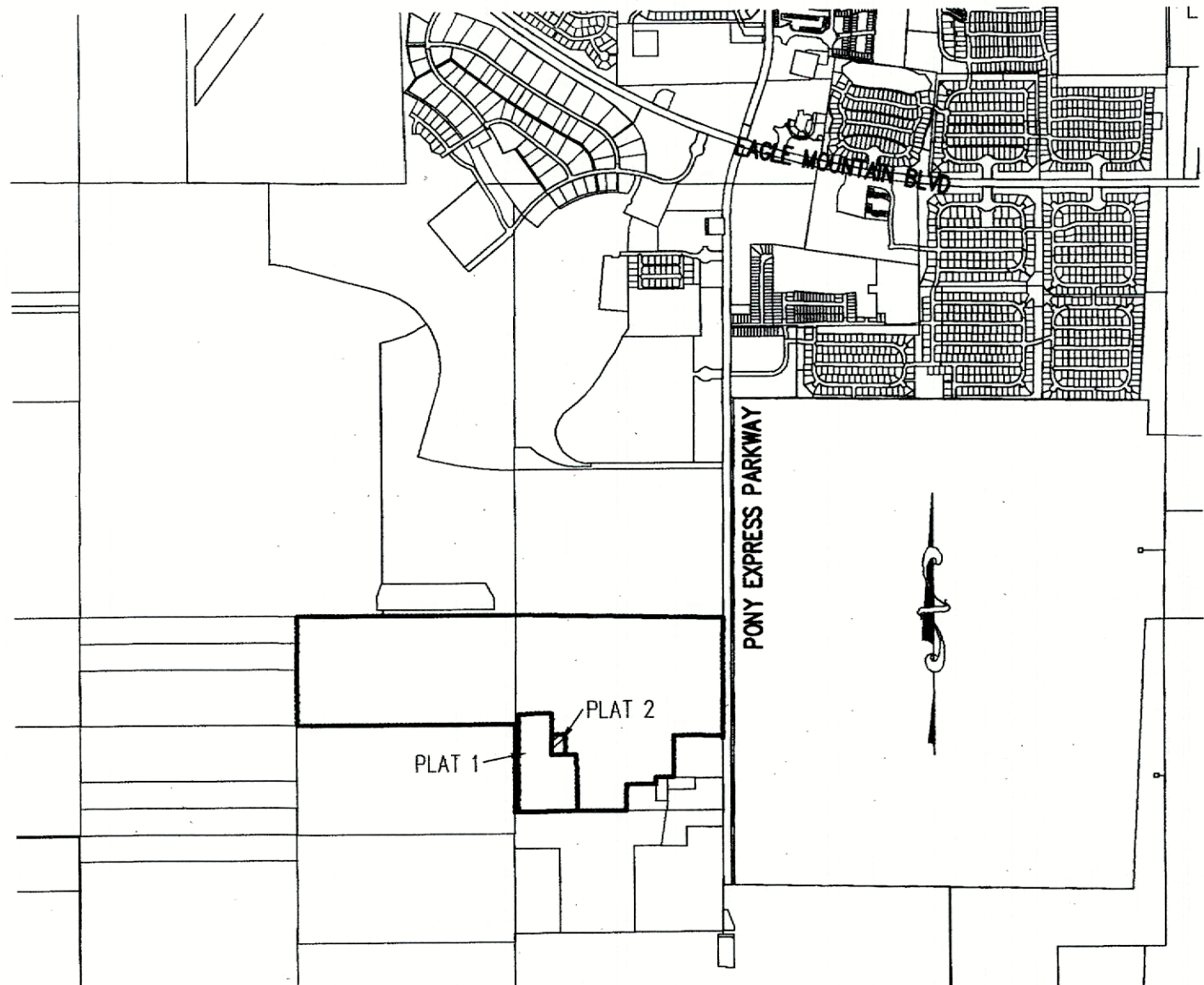
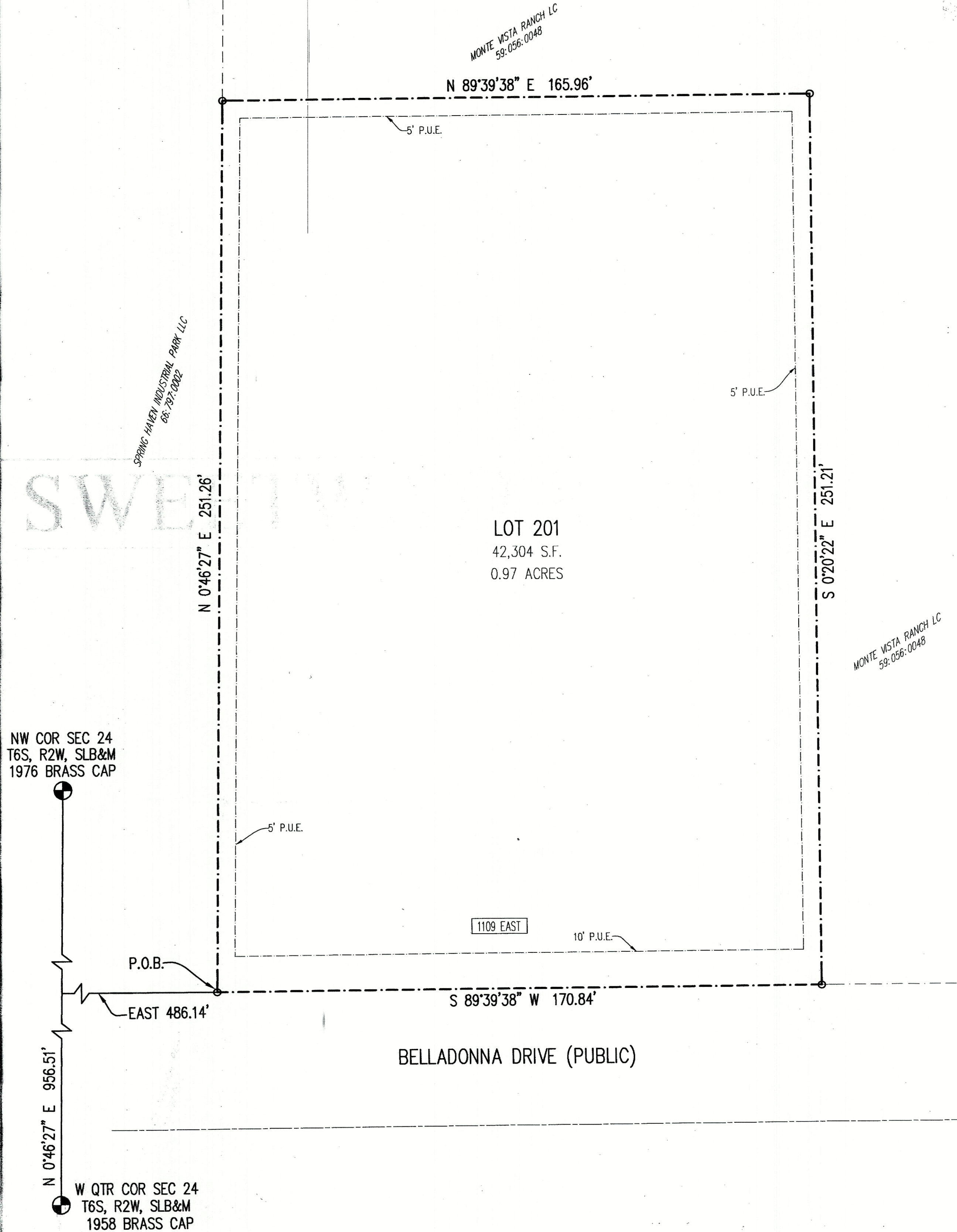
Rocky Mountain Power
DATE 1/3/2022

PHASE A PLAT 2 CALCULATIONS

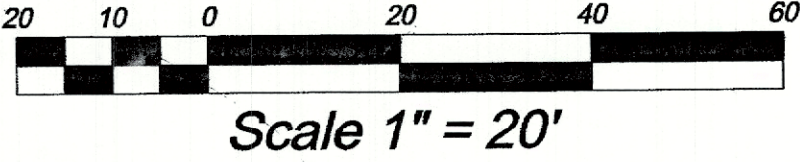
TOTAL ACREAGE:	0.97 ACRES
BUILDABLE ACREAGE:	0.97 ACRES
TOTAL ACREAGE IN LOTS:	0.97 ACRES
RIGHT-OF-WAY AREA:	0.00 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	42,304 SF/0.97 ACRES
LARGEST LOT SIZE:	42,304 SF/0.97 ACRES
SMALLEST LOT SIZE:	42,304 SF/0.97 ACRES
OVERALL DENSITY:	1.03 LOTS/ACRE
TOTAL # OF LOTS:	1 LOTS

SETBACK NOTES:

FRONT SETBACK = 25'
SIDE SETBACK = 0' BECAUSE IT IS NEXT TO OTHER INDUSTRIAL PROPERTIES
REAR SETBACK = 20'
NO BUILDING SHALL BE CLOSER THAN 10 FEET FROM ANY PRIVATE ROAD, DRIVEWAY, OR PARKING SPACE.



VICINITY MAP



Scale 1" = 20'

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

SURVEYOR'S CERTIFICATE

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

DATE Dec. 17, 2021
AARON D. THOMAS (SEE SEAL BELOW)

BOUNDARY DESCRIPTION

BEGINNING AT A POINT LOCATED NORTH 00°46'27" EAST ALONG SECTION LINE 956.51 FEET AND EAST 486.14 FEET FROM THE WEST QUARTER CORNER OF SECTION 24, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN;
THENCE N 00°46'27" E, A DISTANCE OF 251.26 FEET; THENCE N 89°39'38" E, A DISTANCE OF 165.96 FEET; THENCE S 00°20'22" E, A DISTANCE OF 251.21 FEET; THENCE S 89°39'38" W, A DISTANCE OF 170.84 FEET TO THE POINT OF BEGINNING.
CONTAINING 42,304 SQUARE FEET OR 0.9712 ACRES, MORE OR LESS.
BASIS OF BEARING = UTAH STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE

EAGLE MOUNTAIN DEVELOPER PLAT DEDICATION

We, the undersigned owners of all the real property depicted on this plat and described in the surveys 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
Monte Vista Ranch LC
AUTHORIZED SIGNATURE(S)
T. Walden TIFFANY WALDEN, OWNER. 2/3/22

ACKNOWLEDGMENT

On the 3 day of February, 2022, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledged to me that the Owners Dedication was executed by them on behalf of the Owners.

MY COMMISSION EXPIRES: 03.05.2024
710974
COMMISSION NUMBER

Lianne Pengra
NOTARY PUBLIC SIGNATURE
PRINTED FULL NAME OF NOTARY

ENT 24121:2022 Map # 18186
ANDREA ALLEN
UTAH COUNTY RECORDER
2022 Feb 24 9:52 am FEE \$2.00 BY SA
RECORDED FOR EAGLE MOUNTAIN CITY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION PLAT AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 6 DAY OF January, 2022.
APPROVED BY MAYOR Carolyn Love
APPROVED BY CITY ATTORNEY Jeff B. Keph
APPROVED BY ENGINEER (SEE SEAL BELOW) Christopher Todd
ATTIES BY CITY RECORDER (SEE SEAL BELOW)

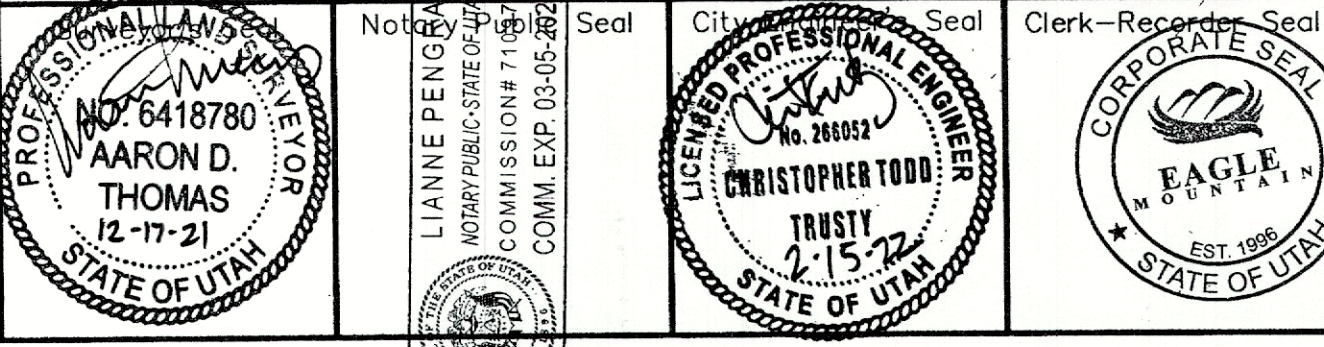
FINAL PLAT 2

SWEETWATER INDUSTRIAL PHASE A
SUBDIVISION

LOCATED IN THE NW CORNER OF SEC 24, TOWNSHIP 6S, RANGE 2W, S.L.B.&M.

EAGLE MOUNTAIN CITY UTAH COUNTY, UTAH

SCALE: 1" = 20 FEET





EAGLE MOUNTAIN CITY COUNCIL JOINT MEETING WITH SARATOGA SPRINGS CITY AND FAIRFIELD CITY MEETING MINUTES

April 29, 2024, 6:00 p.m.
Saratoga Springs Council Chambers
1307 North Commerce Drive, Suite 200,
Saratoga Springs, UT 84045

6:00 P.M. SPECIAL SESSION

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

EAGLE MOUNTAIN CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; and Marcus Draper, City Attorney.

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

SARATOGA SPRINGS CITY STAFF PRESENT: Mark Christensen, City Manager; Owen Jackson, Assistant City Manager; Kevin Thurman, City Attorney; AnnElise Harrison, Public Information Officer; and Nicolette Fike, City Recorder.

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

FAIRFIELD TOWN STAFF PRESENT: Stephanie Shelley, Recorder.

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

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

CALL TO ORDER

Mayor Jim Miller called the meeting to order at 6:01 p.m.

1. Roll Call
2. Invocation

Mayor Tom Westmoreland offered the invocation.

3. Pledge of Allegiance

Councilmember R.L. Paneck led the Pledge of Allegiance.

4. Public Comment

This item occurred following item 5.

Mayor Miller opened public comment at 6:16 p.m.

Colby Curtis, from Eagle Mountain City, expressed his support for the interlocal agreement citing its potential for long-term gain. He encouraged working together to amicably part ways from the other cities and to support teachers.

Heather Lambert, from Saratoga Springs, said as a parent, she is in support of the interlocal agreement to give local residents more of a voice and to meet the individualized needs of students in each area.

Brian King, from Saratoga Springs, voiced support for the interlocal agreement to divide the issues facing the District to be able to better solve them individually. He emphasized guaranteeing employee protections and honoring commitments to teachers during the transition.

Ilene Strong, from Eagle Mountain, supported the interlocal agreement as a former elementary school principal in light of the increased ability to meet the struggles faced by students.

Mayor Miller closed public comment at 6:23 p.m.

JOINT WORK SESSION

5. DISCUSSION – Alpine School District Split and Education Feasibility Study from MGT Consulting – Julie King

Mayor Jim Miller explained that other cities have been meeting to discuss the creation of a central school district involving Alpine, Highland, Cedar Hills, Lehi, and American Fork, with the intent of servicing the needs of residents more effectively due to the rapid growth of cities to the west. He stated Mayor Johnson expressed the belief that should Lehi be included in the newly formed school district with the cities to the west, the district would likely need to divide again within ten years.

Alpine School District Board Member Julie King provided an overview of the situation, focusing particularly on the proposed Option 4 from the MGT study, which would establish new school district boundaries. The existing Alpine School District would be divided into three areas: an east district consisting of Orem, Vineyard, Lindon, and Pleasant Grove; a west district consisting of Cedar Fort, Fairfield, Eagle Mountain, and Saratoga Springs; and a central district consisting of Lehi, Alpine, Highland, Draper, American Fork, and Cedar Hills. The proposal showcased various metrics, including enrollment figures, revenue, expenses, and potential surpluses or deficits for the west district. The west district is estimated to have a \$27,000,000 surplus. Proper growth planning is imperative, especially in the need for additional high schools due to increasing student enrollment.

Discussion ensued regarding the following:

- Equitable division of assets and liabilities between the newly formed districts;
- Addressing comments and concerns of the public;
- Evaluating the impacts of a potential bond of \$200,000,000;
- Providing reassurances that current surpluses could mitigate any financial concerns;
- Ensuring equitable treatment of employees, with efforts to retain retirement and other benefits; and

- Learning from past school district separations to outline strategies for a smooth transition.
6. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement for the Creation of a School District between Eagle Mountain City, the City of Saratoga Springs, and Fairfield Town.

Mayor Westmoreland thanked friends of the cities at Alpine School District for their efforts to address growth in the west area of the District.

Councilmember Gray thanked and recognized staff members for working on the interlocal agreement.

Mayor McKinney thanked everyone for the work that has been done and their ability to participate.

Mayor Miller commented on the growth in the area over the past few decades. He appreciates the support and the joint effort of the cities including the Mayor from Cedar Fort in attendance remotely to collaborate and cooperate on the agreement.

Mayor Cook voiced the importance of and his support of the agreement.

Discussion clarified the filing process and timeline and verified that the sponsors for the agreement will be listed as Mayor Hollie McKinney, Mayor Jim Miller, Mayor Tom Westmoreland, Councilmember Chris Carn, and Councilmember Jared Gray.

MOTION: *Councilmember Carn moved to adopt Resolution R24-28 approving an Interlocal Agreement for the Creation of a School District between Eagle Mountain City, the City of Saratoga Springs, and Fairfield Town dated April 29, 2024, and to support and acknowledge the Interlocal Agreement between Alpine, Highland, Cedar Hills, Lehi, and American Fork creating a central school district. Councilmember Barton seconded the motion.*

Audrey Barton	Yes
Chris Carn	Yes
Michael McOmber	Yes
Lance Wadman	Yes
Stephen Willden	Yes

The motion passed with a unanimous vote.

MOTION: *Councilmember Wood moved to adopt Resolution R17-2024 approving an Interlocal Agreement for the Creation of a School District between Eagle Mountain City, the City of Saratoga Springs, and Fairfield Town dated April 29, 2024, and to support and acknowledge the Interlocal Agreement between Alpine, Highland, Cedar Hills, Lehi, and American Fork creating a central school district. Councilmember Clark seconded the motion.*

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

The motion passed with a unanimous vote.

MOTION: *Councilmember Thomas moved to adopt Resolution R2024-12 approving an Interlocal Agreement between Eagle Mountain City, the City of Saratoga Springs, and Fairfield Town for the Creation of a School District dated April 29, 2024, and to support and acknowledge the Interlocal Agreement between Alpine, Highland, Cedar Hills, Lehi, and American Fork creating a central school district. Councilmember Panek seconded the motion.*

Richard Cameron	Yes
R.L. Panek	Yes
Tyler Thomas	Yes
Michael Weber	Yes

The motion passed with a unanimous vote.

Mayor Miller adjourned the meeting at 6:33 p.m.

Approved by the City Council on May 21, 2024.

Fionnuala B. Kofoed, MMC
City Recorder



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 7, 2024, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run,
Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles, Sergeant; Bailey Ensign, Digital Communications Specialist; Dawn Hancock, Special Events Manager; and Jason Hall, Recreation Manager.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; Kimberly Ruesch, Finance Director; Brad Hickman, Public Works Director; Todd Black, Wildlife Biologist/Environmental Planner; Elizabeth Fewkes, Recording Secretary; Michele Graves, Library Director; and Maria Loza, Accountant.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Interim City Manager Steve Mumford acknowledged the work that had been done, and the improvements of the new sound system. He continued to recognize engineers Chris Trusty and Bryce McCray for their certification from The Utah Division of Drinking Water and the Rural Water Association. He thanked them for their contributions and for improving their skills for which the City is a mutual beneficiary.

Mayor Westmoreland recognized Colin Baenziger of Colin Baenziger Executive Recruitment Firm, the firm hired to assist the City with hiring a City Manager, to introduce himself to the City Council.

1.A. DISCUSSION – CDBG Consolidated Plan Feedback

Debby Lauret with Mountainland Association of Governments (MAG) explained that the consolidated plan includes a culmination of surveys of citizens, businesses, health departments, and nonprofits. She hopes to be able to provide the plan to The U.S. Department of Housing and Urban Development (HUD) by May 18, 2024. The City Council had expressed interest in using the anticipated \$250,000 Community Development Block Grant (CDBG) funds to purchase a bus for the Senior Center, an addition to the Senior Center building, and a utility assistance program for residents.

Discussion ensued regarding the following:

- Anticipation that the \$120,000 allocated for a new bus was adequate;
- The realistic number of people the proposed \$44,000 in utility assistance could help, with suggestions to adjust funding based on actual need;
- The costs and specifics of the planned expansion of the Senior Center;
- Community input into the planning process; and
- The ability to adjust financial allocations as more accurate cost estimates and community needs are clarified.

1.B. DISCUSSION – Downtown/Civic Facilities

Mr. Mumford introduced the item and the purpose of working with the City Council to accomplish the vision for public facilities combined in a downtown area.

Economic Development Director Evan Berrett's presentation about downtown and civic facilities emphasized a vision for developing a downtown area that suits the unique needs and lifestyle of Eagle Mountain residents. He detailed the planning for future civic facilities, like a new City Hall, recreation facility, public safety building, and library, tailored to enhance local small business opportunities and improve quality of life. The proposed downtown area aims to be a lively, family-centric space, supporting community activities and local commerce, avoiding the density and urban style of larger cities. The goal is to create a downtown that resonates with the character of Eagle Mountain, focusing on a main street retail destination concept that integrates civic uses and public facilities to generate active, multi-use areas. New civic facilities are needed because City Hall is at capacity, the public library is undersized, and to prepare for a future police department. Additionally, a future recreation facility and future public arts facility could be considered. Staff desires to submit a request for proposals (RFP) for a Downtown Master Plan anticipated to cost around \$50,000.

Councilmember Clark suggested that when selecting a firm through the RFP process, it would be beneficial to ask for specific best practices and advice tailored to support the types of small businesses that would be ideal for the community. This approach aims to create an environment where small businesses can start and thrive. She emphasized the importance of integrating expert guidance into the planning process to ensure businesses have what they need to succeed.

Councilmember Wright expressed enthusiasm for the project. He requested that the project move forward in an expedited manner with a connection to trail networks, park spaces, or a plaza area.

Councilmember Gray supported advancing the project at an accelerated pace.

Councilmember Burnham stated that she appreciates the focus on creating a community space rather than just a commercial area. She shared examples from another City that successfully integrated artisan shops and community events into their downtown, stressing the importance of drawing people in for reasons beyond shopping.

1.C. DISCUSSION – Local Building Authority

Grants Coordinator/Management Analyst Natalie Winterton and Finance/Management Analyst Terrence Dela Pena presented the concept of a Local Building Authority (LBA) as a funding mechanism for civic facilities. They explained that an LBA is a nonprofit organization established by the City, where the City Council acts as trustees. The creation of an LBA involves passing a Council resolution,

filing necessary paperwork with the State, and ultimately approving a resolution to officially establish the LBA. Once established, the LBA can issue lease revenue bonds to finance City infrastructure projects. The City would then lease these facilities from the LBA, using the lease payments to pay off the bond, eventually taking ownership of the buildings. The City pays the lease using money from a predetermined source or multiple sources.

Discussion ensued regarding the following:

- The process of establishing an LBA, noting its simplicity and speed;
- The ability for the LBA, as a 501c, to accept donations;
- The governance structure of the LBA, including the roles and responsibilities of trustees and statutory officers within the LBA framework; and
- The flexibility of funding sources for lease payments, including the use of sales tax revenues or general fund reserves, as long as they are not restricted.

City Attorney Marcus Draper clarified that multiple municipalities are unable to jointly create an LBA unless they form a Special Service District.

1.D. DISCUSSION – Water Rate Study – 2024

In the presentation given by Finance/Management Analyst Terrence Dela Pena on the 2024 Water Rate Study, he reviewed the impact of last year's rate adjustments, analyzed the current fiscal year's water budget, and proposed adjustments for FY 2025. He detailed the 14% increase in consumption rates implemented in October 2023 to prevent a potential negative fund balance by FY 2027. He also noted that most users pay a base rate of \$25.50, which will remain unchanged. The presentation covered consumption trends, with a 6% decrease in water use this year compared to last year, and highlighted that while residential consumption has decreased, commercial and industrial use has increased.

Revenue requirements and percentage increases for FY 2025, representing a total increase of 7%, include:

- Personnel - \$1,388,616 (8%)
- Materials and Supplies - \$7,266,428 (1%)
- Contracted Water - \$3,035,000 (23%)

For FY 2025, a further 12% adjustment in the water consumption rate is proposed without altering the base rate of \$25.50. Residents will experience an estimated \$1.05 (7KGal usage) to \$15.35 (100KGal usage) increase on their monthly bill. The water rate adjustment for FY 2025 will be presented for approval at the June 4, 2024 City Council meeting. If approved, the adjustment in the water rates will be effective on July 1, 2024. The changes will be reflected in the billing for August 2024.

Discussion ensued regarding the following:

- Concerns about whether the rate adjustments are sufficient to cover all costs, given the minor changes from previous adjustments;
- Ensuring that all users pay their fair share, emphasizing the need for equitable water rates across different user categories;
- The impact of the rate increases on residents, with examples given of how the adjustments would affect monthly bills across various levels of water usage;
- Comparisons with water rates from other cities to assess the competitiveness and fairness of the proposed rates;

- A focus on preventing large, infrequent rate increases by opting for smaller, annual adjustments to manage financial health and meet infrastructure needs effectively; and
- The importance of communicating changes clearly to residents, including potential improvements in utility billing statements to enhance transparency and help residents manage their water usage better.

2. AGENDA REVIEW

10. MINUTES

Councilmember Wright expressed gratitude to the Recorder's Office staff and Recording Secretary Beth Fewkes and her efforts to prepare the minutes for the meetings.

Fionnuala Kofoed, Assistant City Manager/City Recorder recognized the Recorder's Office staff for their amazing work in celebration of Municipal Clerks Week.

11. PRELIMINARY PLATS & SITE PLANS

- 11.A. PRELIMINARY PLAT/SITE PLAN- Oquirrh Mountain Ranch LDS Church, located off 7000 N Pony Express Parkway and the continuation of E Oquirrh Mountain Parkway (Parcels #58:048:0077 and #58:048:0078)

Councilmember Gray raised safety concerns about allowing left turns into and out of the site, suggesting it should be limited to a right-in, right-out access due to the dangerous location and requested additional traffic safety features, such as a traffic island and an acceleration/deceleration lane, to further manage traffic safely at the site. He advocated for anticipating potential future changes to the road layout and implementing safety measures proactively.

The City Engineer clarified that the current construction plans include a median, dictating a right-in, right-out traffic flow, indicating no current provision for left turns. He noted challenges in implementing significant changes at this stage due to the timing of the review process. Nevertheless, the City can request an alteration to the plan.

Discussion ensued regarding traffic flow and patterns in the area due to the presence of a median and whether specifying the requirement for a right-in, right-out access was necessary.

12. RESOLUTIONS

- 12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Dragon Dynamite Displays for a 4th of July Fireworks Display

Special Events Manager Dawn Hancock verified that the cost reflected music to accompany the fireworks show. She explained that the DJ will handle all sound equipment and that Dragon Dynamite Displays will synchronize the fireworks to the music selected by the City.

Councilmember Gray advocated for making the payment by June 1st to receive the bonus fireworks offered in the contract should funds be paid before that date.

- 12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Brand and Marketing Playbook

Councilmember Gray requested to remove the item from the consent agenda for further discussion or to table the item.

Communications Manager Tyler Maffitt said he was amenable to tabling the item for additional work.

12.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Proclaiming Eagle Mountain City, a Monarch USA City and Supporting the Improvements to the Available Monarch Butterfly Habitat in Eagle Mountain City

Councilmembers raised concerns about the implications of this designation, specifically the long-term financial obligations and responsibilities involved, expressed the desire to ensure that the City remains proactive about the designation's requirements without overly burdening future councils, and discussed the potential for receiving grants and hosting events like a Monarch Butterfly Festival.

Todd Black, Wildlife Biologist/Environmental Planner confirmed that the costs associated with becoming a Monarch City are minimal, primarily involving a one-time fee and costs for a sign, with additional landscaping that the City would undertake regardless. He explained that the involvement in Monarch City-related activities is mostly low-cost, around \$500 to \$600, and can be integrated into the City's existing environmental initiatives. Future expenses should be under \$2,000. He suggested that activities related to the designation could provide significant educational opportunities and enhance the City's ecological efforts.

Councilmember Gray suggested the item should be revisited periodically to assess continued support and financial implications. He proposed reviewing the resolution every few years.

12.F. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual

Councilmember Wright requested further explanation regarding the purpose of the changes to Section 17.10 of the Policies and Procedures Manual. He expressed concern regarding the necessity and enforceability of the proposed amendment that aims to explicitly include dishonesty as a cause for disciplinary action. He requested clarification regarding who determines an employee's non-compliance and what constitutes sufficient evidence for disciplinary action. He raised issues about the potential misapplication of the amendment, questioning the definition of "dishonesty," and the unintended consequences that may arise from such a policy, suggesting that it could lead to unfair disciplinary practices.

Councilmember Gray supported the policy for work-related issues but expressed concerns about misuse that would infringe on employee privacy for personal matters.

Human Resources Manager Angela Valenzuela explained that the amendment was proposed by the City Attorney to clarify that dishonesty can lead to disciplinary actions, which was previously ambiguous. She explained the checks and balances in the disciplinary process to ensure fairness.

City Attorney Marcus Draper clarified that the disciplinary process entails a multi-level review system that includes an employee appeal board to confirm decisions are work-related or impact job performance and are not based on the subjective judgment of any single individual.

The discussion explored the financial implications and operational challenges of implementing this policy, highlighting the City's commitment to maintaining integrity while ensuring fairness and transparency in the enforcement process.

Councilmember Gray suggested that the party determining if disciplinary action is warranted, exclude the person who brought the complaint forward.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Burnham moved to adjourn to a closed session for the purpose of discussing reasonably imminent litigation; the character, professional competence, or physical or mental health of an individual; and/or the purchase, lease, or exchange of real property, pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 5:58 p.m.

7:00 P.M. POLICY SESSION

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

CITY STAFF PRESENT: Steve Mumford, Interim City Manager; Fionnuala Kofoed, Assistant City Manager/City Recorder; Cliff Strachan, Director of Legislative Affairs; Evan Berrett, Economic Development Director; Kimberly Ruesch, Finance Director; Tyler Maffitt, Communications Manager; Angela Valenzuela, Human Resource Manager; Natalie Winterton, Grants Coordinator/Management Analyst; Terrence Dela Pena, Finance/Management Analyst; Brandon Larsen, Planning Director; Robert Hobbs, Senior Planner; David Stroud, Senior Planner; Steven Lehmitz, Planner; Jody Bates, Chief Deputy Recorder; Chris Trusty, City Engineer; Zac Hilton, Streets and Storm Drain Manager/Parks and Recreation Manager; Embret Fossum, Unified Fire Authority Battalion Chief; Eric McDowell, Chief Deputy Sheriff; B.J. Eccles, Sergeant; Dawn Hancock, Special Events Manager; and Jason Hall, Recreation Manager.

CITY STAFF PRESENT ELECTRONICALLY: Marcus Draper, City Attorney; Brad Hickman, Public Works Director; Mack Straw, Public Utilities Manager; Elizabeth Fewkes, Recording Secretary; and Maria Loza, Accountant.

4. CALL TO ORDER

Mayor Westmoreland called the policy session to order at 7:25 p.m.

5. PLEDGE OF ALLEGIANCE

Councilmember Burnham led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:27 p.m.

Elizabeth Westmoreland proposed adding swings to Nolen Park to enhance its appeal, especially for children. She noted that sturdy swings she saw at another school could be a good model for the park.

Kaeley White raised concerns about recurring issues with their neighborhood lift station which had led to sewage backups. She highlighted the absence of backflow preventers and inquired about the City's and the builder's accountability, pointing out potential design flaws and inadequate community infrastructure management.

Marian Burningham, speaking on behalf of the Eagle Mountain Nature and Wildlife Alliance, voiced support for declaring Eagle Mountain a Monarch City USA member, emphasizing the minimal cost and educational benefits of the program. She noted the initiative's broader ecological impacts beyond just monarch butterflies, advocating for City support in plantings and maintenance to support all pollinators and provide information to residents on how to support the program.

Josh Wagstaff raised concerns over issues with the local rodeo grounds, particularly the lack of maintenance that prevents children from using the facility for 4-H activities. He emphasized the need for a tractor to properly maintain the arena so it could be fully utilized.

Jaxon Reeder, a young entrepreneur, proposed creating a children's marketplace event to support other young local entrepreneurs. He outlined his plan to manage logistics and ensure diverse product offerings at the event.

Jeff Ruth expressed frustration over the inadequate maintenance of trails and roads in his neighborhood, noting a decline in upkeep and contrasting it with better-maintained areas. He called for consistent action from the City to manage vegetation and ensure safety, highlighting the risks of uncontrolled weed growth and the potential fire hazards it poses. He requested that the City post signage to notify residents when parks have been treated with chemicals that pose a hazard to pets.

Mayor Westmoreland closed public comment at 7:57 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark expressed gratitude to the young community members for their civic engagement and the first responders for their efforts during a recent emergency. She highlighted the successful Digital Literacy Center open house attended by various community members and staff.

Councilmember Burnham

Councilmember Burnham thanked the first responders for managing a significant fire incident in the City effectively. She commended the resident's quick response to help affected families through social media, praising the local community's spirit and generosity.

Councilmember Gray

Councilmember Gray expressed appreciation for the event at the Senior Center. He also acknowledged the recruitment firm present at the meeting for their diligent efforts to understand the community to aid in their recruitment tasks. Additionally, he recognized the sacrifice of first responders in a recent incident in Southern Utah County, emphasizing the importance of community support for these professionals. He noted upcoming Youth Council elections and the need to engage youth in civic processes.

Councilmember Wright

Councilmember Wright recognized Unified Fire Authority for their bravery and service, especially highlighting their recent actions during a fire incident. He presented UFA members with a token of appreciation, noting that no public funds were used for this gesture as the item had been donated.

CONSENT AGENDA

9. BOND RELEASES

- 9.A. Pacific Springs Phase A-4 – Into Warranty
- 9.B. Silverlake Plat 30, Sewer Main Fix – Out of Warranty
- 9.C. Oquirrh Mountain Ranch Phase B, Plat 1 – Out of Warranty

10. MINUTES

- 10.A. January 25, 2024 Minutes – City Council Visioning Conference
- 10.B. February 27, 2024 Minutes – City Council Budget Work Session
- 10.C. March 26, 2024 Minutes – City Council Special Session
- 10.D. April 16, 2024 Minutes – City Council Regular Meeting
- 10.E. April 23, 2024 Minutes – City Council Budget Work Session and Special Session

11. PRELIMINARY PLATS & SITE PLANS

- 11.A. PRELIMINARY PLAT/SITE PLAN- Oquirrh Mountain Ranch LDS Church, located off 7000 N Pony Express Parkway and the continuation of E Oquirrh Mountain Parkway (Parcel #58:048:0077 and #58:048:0078)

12. RESOLUTIONS

- 12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Purchase Agreement with D&B Cedar LLC. for the Acquisition of a Right-of-Way along Old Airport Road
- 12.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Agreement with Dragon Dynamite Displays for a 4th of July Fireworks Display

- 12.C. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Brand and Marketing Playbook
- 12.D. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Authorizing the Finance Director and Treasurer to Make Changes to the Eagle Mountain City Public Treasurers' Investment Fund (PTIF) Accounts
- 12.E. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Proclaiming Eagle Mountain City, a Monarch USA City and Supporting the Improvements to the Available Monarch Butterfly Habitat in Eagle Mountain City
- 12.F. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Policies and Procedures Manual
- 12.G. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Consenting to the Reorganization of the Timpanogos Special Service District

MOTION: *Councilmember Gray moved to approve the consent agenda removing item 12.C. for future consideration and adding an annual review to item 12.E. Councilmember Burnham seconded the motion.*

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

The motion passed with a unanimous vote.

SCHEDULED ITEMS

13. ORDINANCES AND RESOLUTIONS/PUBLIC HEARINGS

- 13.A. RESOLUTION/PUBLIC HEARING – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2024-2025 and Setting a Public Hearing for the Final Budget on June 4, 2024

Finance Director Kimberly Ruesch presented the tentative budget for Eagle Mountain City for the fiscal year 2024-2025. The tentative budget amounts to \$112,517,744, reflecting a 1.5% reduction from the previous year-end's estimate, primarily due to decreased capital project funding. The budget includes provisions for new funding of capital projects, previously funded projects are expected to roll over and continue into the upcoming fiscal year. The budget anticipates revenue assumptions of an 8% sales tax growth, no increase in property tax, 805 single-family residential permits, and 9% growth in utility users. Additionally, the budget proposes hiring new full-time and seasonal employees, market pay adjustments of 3%, and maintaining healthcare premiums with a slight reduction of 2.77% despite expectations of an 8% increase. She highlighted that the budget aims to address strategic goals and is balanced with expenditures matching expected revenue without a property tax increase.

Councilmember Gray expressed apprehension about the fairness of applying a flat percentage increase across all salary bands, particularly for higher earners who might receive a disproportionately higher increase compared to lower earners. He recommended adjusting the percentage increases

based on where employees fall within their pay bands, suggesting a lower percentage increase for those already at the top of the midpoint of the pay band.

Councilmember Wright advocated bringing employees within the high end of the midpoint of their pay brackets and offering growth opportunities within the City as beneficial to the employees, the City, and the residents as it increases expertise, retains job knowledge, and prevents costs associated with attrition such as hiring and training new employees.

Councilmember Clark recognized that the City has a higher workload than other cities due to high growth and thinks the City should pay for the level of experience and training of employees. She thinks that the City should take advantage of the funding available to make the adjustments to entice employees to stay or join the workforce.

Councilmember Burnham noted that the pay increase will only apply to employees meeting their goals rather than be a cost-of-living increase for all staff.

Mayor Westmoreland acknowledged that any staff member at the higher end of the pay band was an intentional, merit-based decision.

Discussion ensued regarding property taxes; and the need to ensure that salary adjustments help bring all employees, particularly lower earners, closer to the midpoint of market rate pay bands to maintain fairness and ensure the City's pay structure is equitable and competitive.

Mayor Westmoreland opened the public hearing at 8:35. As there were no comments, he closed the hearing.

Councilmember Clark noted the importance of making the budget process transparent to the public, with the recommendation to better classify and explain budget expenditures, especially concerning public art and rebranding efforts. The other Councilmembers supported Councilmember Clark's recommendation.

MOTION: *Councilmember Burned moved to approve a resolution of Eagle Mountain City, Utah, tentatively adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2024-2025 and setting a public hearing for adoption of the final budget on June 4, 2024. Councilmember Gray seconded the motion.*

Councilmember Wright requested that the public record reflect that although he will vote upon the budget as a whole, he will recuse himself from any discussion and vote upon the public art element approval in the future should his company desire to submit a proposal for the project.

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

The motion passed with a unanimous vote.

- 13.B. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Rezoning 0.62 acres, located at 1215 E Harmony Way, from Tier 1 Residential to R1 for the purpose of locating an LDS Seminary Building

Senior Planner David Stroud presented a proposal for rezoning a 0.62-acre lot at 1215 East Harmony Way from a Tier 1 Residential Zone to an R1 Zone to accommodate a seminary building for The Church of Jesus Christ of Latter-day Saints. The proposed change aims to address setback non-conformities under the current zoning, which does not match Municipal Code's specifications for setback requirements. The R1 Zone would allow for less restrictive setbacks, facilitating the building's construction adjacent to a new middle school in the Clearview Estates area. Staff recommended approval of the rezoning, noting that the changes were consistent with the area's development plans.

Mayor Westmoreland opened the public hearing at 8:59 p.m. As there were no comments, he closed the hearing.

Councilmember Gray questioned the appropriateness of the R1 Zone and suggested that a Public Facilities Zone might be more suitable since it would align with the use of the land for public purposes without the possibility of subdivision that R1 would permit. He emphasized the importance of aligning the zoning with the specific needs and future intentions of the property for a seminary building to prevent the land from being developed as residential and a willingness to reevaluate the application should issues arise with public facilities zoning. Councilmember Wright concurred.

Discussion considered whether to apply R1 zoning or a Public Facilities Zone to the land with consideration of consistency with the character of the neighborhood, which predominantly features larger residential lots, and factors such as setbacks, buffering, parking requirements, and the seminary's operational needs.

Applicant Mike Davey, with BHD Architects representing the Church of Jesus Christ of Latter-day Saints, stated that they would be amenable to the Public Facilities Zone as long as it permitted the necessary setbacks.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, rezoning 0.62 acres, located at 1215 E Harmony Way, from Tier 1 Residential to the Public Facilities Zone. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

AMENDED MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, rezoning 0.62 acres, located at 1215 E Harmony Way, from Tier 1 Residential to the Public Facilities Zone for the purpose of locating a Church of Jesus Christ of Latter-day Saints seminary building. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

13.C. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code 17.80 Regarding Electronic School Signs

Planner Steven Lehmitz presented a proposed amendment to Eagle Mountain Municipal Code 17.80, aiming to adjust regulations around school signage. The proposal included allowing electronic message centers or reader boards on wall signs at schools, adjusting the height and square footage allowances for school monument signs, and allowing signs for athletic facilities. He reviewed notable changes to the standards.

Councilmember Burnham expressed frustrations with previous experiences where schools did not comply with agreements to turn off electronic signs, impacting residential areas, including her own home. She voiced concerns about the enforceability of sign regulations and the potential for ongoing issues if electronic signs were permitted more broadly without strict controls.

Mayor Westmoreland opened the public hearing at 9:19 p.m. As there were no comments, he closed the hearing.

Councilmember Clark stated that while she does not wish to be punitive and deny the request for a school that raised funds for an electronic sign, she is concerned about the precedent that might be set by changing the code to accommodate one school, potentially leading to widespread non-compliance impacting the City's aesthetics. She also raised issues about the existing signs at other schools, questioning whether they were compliant with current codes and how the City would handle enforcement going forward.

Councilmember Gray raised concern over a provision in current standards to allow illuminated signs in residential zones if approved by the Planning Director. Mr. Mumford clarified that the section referenced was intended for other types of illuminated signs and not electronic message boards.

Discussion ensued regarding the following:

- The appropriateness of allowing electronic signs at schools, especially given existing irregularities and non-compliance with current codes;
- Concerns about the potential proliferation of electronic signs and the precedent it might set for future requests;
- Frustration with past enforcement of sign regulations, particularly signs that may have been installed without proper approvals;
- The inclination to deny the proposed code changes due to concerns about increasing the number of electronic signs and a desire to maintain stricter control over signage at schools;
- The need for clearer regulations and enforcement mechanisms to effectively address existing non-compliant signs;
- Consideration of the implications of either enforcing the removal of non-compliant signs or allowing some exceptions without broader code amendments; and
- The need for potential further review of the sign code to address inconsistencies and enforcement challenges.

MOTION: *Councilmember Wright moved to deny an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code 17.80 Regarding Electronic School Signs. Councilmember Gray seconded the motion.*

Donna Burnham	Yes
Melissa Clark	Yes
Jared Gray	Yes

Rich Wood
Brett Wright

Absent
Yes

The motion passed with a unanimous vote.

- 13.D. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City Utah, Enacting Eagle Mountain Municipal Code Chapter 2.20 Compensation Schedule of Statutory Officers

City Attorney Marcus Draper presented a new chapter of the Eagle Mountain Municipal Code to establish the salary ranges for statutory officers. This action was necessary to comply with changes brought about by the enactment of Senate Bill 91 during the 2024 legislative session. Previously, cities *may* set compensation schedules by ordinance, but the new law changes this to a mandatory requirement *shall*. The code amendment ensures compliance by specifying salary ranges for appointed statutory officers, adding to the existing code that already includes elected officials' salaries.

Mr. Draper clarified that the salary range for the City Recorder is a function of the current dual role of City Recorder and Assistant City Manager. In the future should the positions be separated and held by two individuals; the compensation scale could be adjusted accordingly.

Mayor Westmoreland opened the public hearing at 9:39 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Wright moved to approve an ordinance of Eagle Mountain City Utah, enacting Eagle Mountain Municipal Code Chapter 2.20 Compensation Schedule of Statutory Officers. Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous vote.

- 13.E. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending Eagle Mountain Municipal Code Title 15, Building and Construction

City Engineer Chris Trusty presented amendments to Eagle Mountain Municipal Code Title 15, Building and Construction:

15.35 Water

- Refer to current Eagle Mountain Standards.
- Maximum spacing of 500 feet for fire hydrants.

15.45 Sewer

- Changes remove the option to install a concrete sewer pipe and will only allow for polyvinyl chloride (PVC) or high-density polyethylene (HDPE) unless approved otherwise.
- Maximum spacing of sewer manholes to not exceed 400 feet to facilitate maintenance.
- Removes option for wet well sewer lift station design and restricts construction of lift stations if gravity flow can be provided.
- Clarifies that septic waste cannot be disposed of at the City wastewater treatment facility. This could change in the future if the City installs a dump line.

15.70 Street Light Spacing

- Local streets minimum spacing of 250 feet; maximum spacing of 350 feet.
- Arterial and collector roads minimum spacing of 150 feet; maximum spacing of 250 feet.

Construction Standards Details

- Eagle Mountain has adopted American Public Works Association (APWA) construction standards and details unless otherwise modified.
- Details are intended to provide a visual representation of standards already adopted in Municipal Code.

Councilmember Gray recommended clarification on the types of PVC pipes used, specifically advocating for specifying types such as standard dimensional ratio (SDR) 35 or Schedule 40 to avoid potential loopholes.

Discussion considered exploring revenue generation opportunities of allowing the disposal of septic waste at the City facility contingent upon further study to assess the financial and operational implications and infrastructure impacts.

Mayor Westmoreland opened the public hearing at 9:47 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Gray moved to approve an ordinance of Eagle Mountain City, Utah, amending Eagle Mountain Municipal Code Title 15, Building and Construction. Councilmember Wright seconded the motion.*

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

The motion passed with a unanimous vote.

14. LEGISLATIVE ITEMS

14.A. UPDATE – Legislative Priorities List

Director of Legislative Affairs Cliff Strachan reviewed the progress of items on the Legislative Priorities List as well as actions from the 2024 Legislative Session, and the impact to the City.

Discussion ensued regarding modular homes and staff performing additional research to assist the City Council in determining whether to create standards for modular homes or to attract a modular home manufacturer.

Councilmember Clark raised safety concerns about close side setbacks in light of the recent fire and methods the City could employ to mitigate hazards.

Discussion considered setback distance, firewall, and fire break standards, and considerations of limitations due to international building codes and housing affordability.

15. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Gray

Councilmember Gray verified with staff that Applebee's is no longer in negotiations with the City but a fast-food restaurant has expressed interest in the site located at the northeast corner of Ranches Parkway and Pony Express Parkway. He and Councilmember Wood have discussed exchanging liaison assignments between the Development Review Committee and the Parks and Recreation Advisory Board due to personal scheduling conflicts with their current duties. He also suggested implementing a school district liaison assignment.

The elected officials discussed options to improve communication and interaction with the school district.

Councilmember Clark

Councilmember Clark requested for staff to create a graphic with the best methods for contacting the City and Councilmembers that the Eagle Mountain Chamber of Commerce can distribute to residents.

16. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Gray

Councilmember Gray announced that Pony Express Days is coming up from May 29 to June 1. The rodeo queens will be attending the May 21, 2024 City Council meeting. He can provide interested parties with information about the Utah Transit Authority (UTA) ride-along event scheduled for the end of the month.

Councilmember Wright

Councilmember Wright invited staff and elected officials to participate in a Legislative Policy Committee (LPC) meeting which will be held on May 20, 2024, at Utah Local Governments Trust.

17. COMMUNICATION ITEMS

17.A. Financial Update

17.B. UPDATE – Upcoming Agenda Items

18. ADJOURNMENT

MOTION: *Councilmember Wright moved to adjourn at 10:32 p.m. Councilmember Gray seconded the motion.*

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

The motion passed with a unanimous vote.

The meeting was adjourned at 10:32 p.m.

Approved by the City Council on May 21, 2024.

Fionnuala B. Kofoed, MMC
City Recorder

DRAFT

		EAGLE MOUNTAIN CITY CITY COUNCIL MEETING MAY 21, 2024		
TITLE:		SITE PLAN - Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd. (County Parcel # 59:052:0021)		
ITEM TYPE:		Site Plan		
FISCAL IMPACT:				
APPLICANT:		Candlelight Homes - Heather Upshaw and David Vitek representing		
GENERAL PLAN DESIGNATION Per Firefly MDP - mix of future plan map categories/settings (e.g., Open Space/Natural, Residential Density 1 & 3, Community Commercial, Town Center Mixed-Use, etc.)		CURRENT ZONE Per Firefly MDA	ACREAGE Affected area: 5.1 ac	COMMUNITY Firefly
PUBLIC HEARING: No PREPARED BY: Robert Hobbs, Planning PRESENTED BY: Robert Hobbs, Senior Planner		RECOMMENDATION: Staff recommends that the City Council approve the proposed Site Plan for [the] Firefly NPA 8 A Plats 4 & 5, located in the southwest area of the City near SR-73 and Pole Canyon Blvd (County Parcel # 59:052:0021). BACKGROUND: In 2023, the Pole Canyon 2010 era Master Development Plan and Master Development Agreement were amended and re-stated to recompose the project into the "Firefly" planned community. The changeover included a collection of changes to layout and building design concepts. Submittal of the Master Site Plan made the subject of this report come on the heels of the City's approval of the Firefly project. [Note: "Master" only because the combined property in this request exceeds five acres even though a Master Site Plan was created and approved for the whole of Firefly.] Firefly NPA 8 Phase A Plats 4 & 5 is another of various anticipated site plans (or site plan sets) to be submitted to the City for review and approval within the scope of the planned community. Future land use categories are blended in the Firefly area. The Planning Commission, during their regularly scheduled public hearing of April 23, 2024, voted to recommend to the City Council that		

the site plan be approved, contingent upon developer/project compliance with the following conditions and suggestions:

- 1) Add at least two additional building architectural elements to the elevations. Colors have been changed on the elevations since the above-referenced Planning Commission meeting.
- 2) Include various new elevations in the package to give more variety to the community.

As per the code and the Planning Commission's recommendation, the applicant went from eight architectural features to ten (addition of bay windows with associated wall popouts [almost like having large area pilasters] and decorative gables).

**ITEMS FOR CONSIDERATION:
SITE PLAN/ARCHITECTURAL REVIEW ITEMS (EMMC §
17.100.050, 060 & Community Plan)**

City code and the Firefly re-stated MDA and Community Plan (Chapter 4 pgs. through 14) provide architectural standards (including elevations, landscaping, etc.) to govern the build-out of multi-family, townhouse structures. NPA 8 Phase A 4 & 5s' site plan depicts 12 four-to-five-unit townhouse buildings. Standards listed hereafter are taken/quoted from code in order and supplemented with associated standards copied from Firefly's Community Plan. Units are also subject to HOA review and approval.

Applicant proposals to satisfy City zoning and adopted Community Plan architectural standards are noted hereafter as "Finding(s)". Requirements are listed in the order they are stated in code. Conflicts between City code and the adopted Community Plan are to be weighted in favor of the adopted Plan per the Firefly ARMDA (see attached ARMDA paragraph 43). Refer to attached plans.

Minimum Lot Area(s):

Per the ARMDA, for multi-family structures -- including townhomes, "there are no minimum lot area requirements". (Conformance to setbacks will shape the sizing of any given lot.) Setback check is executed during the City plan review in conjunction with an application for a Building Permit. Density is at 9.6 du/a.

Building Size(s):

Per the ARMDA, "...townhomes shall consist of buildings between one and 12 units and shall not be greater than 200 feet in length. They

[shall] share at least one structural component (e.g., concrete pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS (parks, trails and open space) platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for...townhomes [35']."

Finding(s): Buildings contain five or fewer units each. None of them are over 200' in width/length or depth. Buildings are uniformly under 35' in height from finished grade (most are just under 30' tall) though the adopted Community Plan allows for multi-family buildings to be four stories and 55' in height.

Architectural Style/Theme:

Basic City Requirement(s): All facades of...multifamily structures shall be designed with consistent architectural style, detail, and trim features as the primary facade. Separate structures on the site shall be designed similar to the primary structure, including colors, materials, and design elements.

Adopted Community Plan Requirement(s): Per approved Community Plan concepts. The Plan states that the images represented therein are, "*intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly*".

Finding(s): Architectural renderings provided by the Applicant suggest compliance with the architectural theme requirement.

Main Entrance(s)/Front Facade(s):

Basic City Requirement(s): The main entrance of a structure should orient to major sidewalks, pedestrian ways, plazas, courtyards, or other public spaces. It shall also be clearly identifiable and consist of a sheltering element such as a porch, stoop, awning, arcade, or portico.

Adopted Community Plan Requirement(s): "The street facing portion of [a] building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break.... Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."

Finding(s): Architectural renderings provided by the Applicant suggest an amount of compliance with the above written standard(s). They are

not carbon copies of concept elevations shown in the approved Community Plan (see attached C.P. Chapter 4, pages 12-14). Since the Planning Commission's review, new elevations have been added to the package to give more variety to the community. Buildings are horizontally and vertically articulated.

Roofs:

Basic City Requirement(s): Sloped roofs, overhanging eaves & multiple roof planes & heights.

Adopted Community Plan Requirement(s): The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 2/12.

Finding(s): Townhouses' building designs feature conforming, sloped roof systems using 30-year shingles.

Building Articulation:

Basic City Requirement(s): That vertical & horizontal articulation, including facade modulation, changes in textures/materials, window patterns, offsets, recesses and projections. Adopted Community Plan Requirement(s): n/a

Adopted Community Plan Requirement(s): Per concept elevations. Also, "The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."

Finding(s): Building designs feature conforming, horizontal and vertical articulation.

Architectural Detailing:

Basic City Requirement(s): A majority [10] of the following 18 select features on each side of each building in the development: Decorative shutters, bay windows, popouts, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grills and railings, architectural lighting, decorative masonry pattern, window

grids, and decorative doors and windows.

Adopted Community Plan Requirement(s): As per concept elevations found in the adopted Community Plan. Also, "The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials."

Finding(s): Architectural renderings provided by the Applicant suggest compliance in spirit with one of the four concept elevations exhibited by the adopted Community Plan (see C.P. pages 10-12 through 10-14). As noted above, the Plan states that the images represented therein are, "intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly". Since the Planning Commission's April 23rd review, bay windows and decorative gables were added to the elevations. Colors were since changed on the elevations. Furthermore, various new elevations were added to the package to give more variety to the community. As per code and the Planning Commission's recommendation, the applicant went from eight architectural features to ten (see Legend on page D-201A of the attached "Update Design Package" plans pages). Buildings are horizontally and vertically articulated.

Building Materials:

Basic City Requirement(s): That a minimum of two exterior material types on all building faces, minimum of 30% material type be used on any given wall face.

Adopted Community Plan Requirement(s): "Exterior materials are to be consistent with the architectural styling of the [town]home [unit]. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular home. All materials and colors must be approved by the ARC (Architectural Review Committee)."

Finding(s): The report to the Planning Commission regarding this application noted that, "Townhomes comply with the Community Plan's standards but not City standards. Exterior finish material appears to be limited to one type -- cementitious fiberboard (cement board)." Since the Planning Commission hearing, the building elevations have been revised to 1) add two additional design

elements per building; and, 2) to incorporate two [more] main colors (4 total) as elsewhere noted on buildings; and, 3) pointedly, to show use coverage of front and rear building elevations with some board and batt treatment and cementitious fiberboard in/with varying basically compliant percentages on the exterior walls of buildings (see attached "Materials Callouts" exhibit).

Use of board and batt on elevations other than the front of buildings, however, appears to be absent save in the gables and below the same where popouts (i.e., bay window treatments) exist. The Council will have to decide if the nature of the coverage (board and batten) in the gables and the popout wall sections below some of them [typ.: front facades], and, the fiberboard on the walls in the percentages noted is, or will be, an acceptable proposal -- especially given the perceived flexibility afforded by adopting concept elevations into the approved entitlement package for the project via the Community Plan etc. and the varying percentages noted by the "Materials Callouts" exhibit.

Building Colors:

Basic City Requirement(s): Wide palette (circa 13 colors -- 4 main building), not wholly restricted to earth tones or desert landscape colors.

Adopted Community Plan Requirement(s): n/a

Finding(s): Whether the color suite is sufficiently compliant is a subjective decision left to the Council. Thirteen color hues are [now] proposed in grey and brown tone shades (includes taupe and off-white coloring) with buildings featuring four main colors between walls, roof, and trim-out.

Garages/Garage Doors:

Basic City Requirement(s): So that garage doors not be a dominant architectural element, they will be placed at the sides or rears of buildings or be recessed from front wall planes of units. Multi-unit buildings containing three or more units to have 22'x 22' garages.

Adopted Community Plan Requirement(s): n/a; "Garage dimensions are required to be a minimum of 20' x 20'."

Finding(s): Townhouses comply with the Community Plan's standards and City standards. Note that the concept elevations in the adopted Community Plan facilitate a garage below, living space aside, behind, and above the garage arrangement. It appears that all 49 of the units will have rear loading garages.

Lighting:

Basic City Requirement(s): Streetlights and all lighting fixtures on buildings (and poles) to be shielded/boxed and downwardly directed (i.e., aiding dark-sky compliance).

Adopted Community Plan Requirement(s): n/a

Finding(s): Lighting expected to be customary residential lighting supplemented by streetlights compliant with City code. Preliminary plat review will check streetlight locations and quantity -- and correct any deficiencies. Building lighting expected to be as per any other residence (i.e., no "wall packs" etc. as found with commercial structures).

Mailbox Structure(s):

Basic City Requirement: It is recommended that cluster mailboxes for multi-family townhouse projects should be used and that those should, in materials and color, harmonize with the buildings to which they are associated.

Adopted Community Plan Requirement(s): n/a

Finding(s): Mailbox clusters expected to be customary in accordance with current City and USPS policies.

Mechanical Equipment:

Basic City Requirement(s): Mechanical equipment shall be screened from public view. No precise code standard noted.

Adopted Community Plan Requirement(s): n/a

Finding(s): Townhouse unit exterior HVAC equipment (e.g., condenser units) expected to be compliant with City adopted building code and be in care and keeping with that expected in the circumference of a detached residential house.

Storage, Loading Areas & Trash Enclosures:

Basic City Requirement(s): Outdoor storage, loading or trash areas require screening/enclosure.

Adopted Community Plan Requirement(s): n/a

Finding(s): N/A. Given the nature of structures in the development, individual units will have their own trash and recycling cans in like manner as detached houses.

Parking Provision:

Basic City Requirement(s): Rate of 2 non-tandem stalls per unit plus 1 guest stall for every 3 units (78 total); min. 1 stall per unit to be enclosed/covered.

Adopted Community Plan Requirement(s): "Parking requirements shall be based on the number of bedrooms in each [town]home [unit]. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking spaces are required. For 3-bedroom homes, 3 parking stalls are required. 4-bedroom homes and greater, 3.5 parking stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'."

Finding(s): Units appear to have two-car garages and two-car driveways (i.e., four countable spaces per unit irrespective of bedroom count). Four spaces per unit exceed the minimum quantity required. No breakdown parking space tally by/per bedroom count is provided. Guest parking and other spaces are shown at a minimum as 9' wide x 18' deep. Total stall count: 72 required, 149 proposed (1:3 ratio), 220 parking spaces in the park/open space areas in all of Phase A.

Access & Streets:

Basic City Requirement(s): Public streets' widths to be 20' for alleys, 26' for private drives, 59' for locals, 77' for collectors, 122' for arterials...

Adopted Community Plan Requirement(s): Conformance to City standards.

Finding(s): Proposed that service drives/alleys be 26' wide and local roads be 59' wide in conformance to City code and the adopted Community Plan. Connectivity Index compliance at 1.57.

Screening:

Basic City Requirement(s): Six-foot (6') privacy fencing along the rear or side lot lines of lots intended to abut collector and/or arterial rights-of-way.

Adopted Community Plan Requirement(s): "Fences or walls in front

yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations approved by the ARC (Architectural Review Committee). Limited common open space may be fenced.... Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced."

Finding(s): Fencing/screening not depicted on submitted civil site or architectural elevation plans. Given that observation, fencing is anticipated to be installed by individual owners after they occupy a townhouse unit. Also, NPA 8 Phase A Plats 4 & 5s' housing units do not front or rear-load directly onto a "collector" or "arterial" street. All streets within the plats are [proposed to be] private.

Open Space & Amenities:

Basic City Requirement(s): All open space is intended to be maintained by a future HOA or the City as designated by the adopted Community Plan and other Firefly documents.

Adopted Community Plan Requirement(s): As per callouts in the plan and other Firefly documents.

Finding(s): Open space provided for NPA 8 Phase A 4 & 5 totals 1.26 acres out of 11.77 total Phase A area per the applicant's engineer. The overall open space and landscape plan have been approved via the ARMDA and Community Plan and greatly exceed the City's bare requirements. No callout of a clubhouse or pool is shown on the plats' site plan which is agreeable given the open space already proposed by approved Exhibit in the ARMDA and Plan. Spread of open space means that in some areas of the Firefly planned community open space minimums will be well exceeded. Refer to the attached landscape plan. Park area parcels presumed to be intended to be HOA owned/maintained - developer may confirm.

...

Utilities: Review of utilities is handled via the platting process.

REQUIRED FINDINGS:

Site plan approvals are based upon compliance with City code

requirements and requirements of any applicable Development Agreement(s). Approval criteria [Conclusions of Law] for a Site Plan Approval request are stated in EMMC §§ 17.100.050 & 17.100.060. Site plans are to be approved if all required plan elements are present and demonstration of code compliance is provided in plan drawings. Some criteria are subjective.

PLANNING COMMISSION ACTION/RECOMMENDATION:

Approve, contingent upon developer/applicant:

1) Adding at least two additional building architectural elements to the elevations. Colors were since changed on the elevations.

It was also suggested that they also use various new building elevations to give more variety to the community.

ATTACHMENTS:

[Townhouses' Overall Site Plan](#)

[Updated Design Package](#)

[Materials Callouts](#)

[Approved Community Plan](#)

[Updated Landscape Plans](#)



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NOT FOR
CONSTRUCTION

NPA 8 PHASE A PLATS 4 & 5
EAGLE MOUNTAIN, UTAH
MULTI-FAMILY SITE PLAN

firefly

REVISIONS	
1	
2	
3	
4	
5	
6	

LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
BCT
SCALE:
1"=30'
DATE:
04/01/2024

SHEET
1

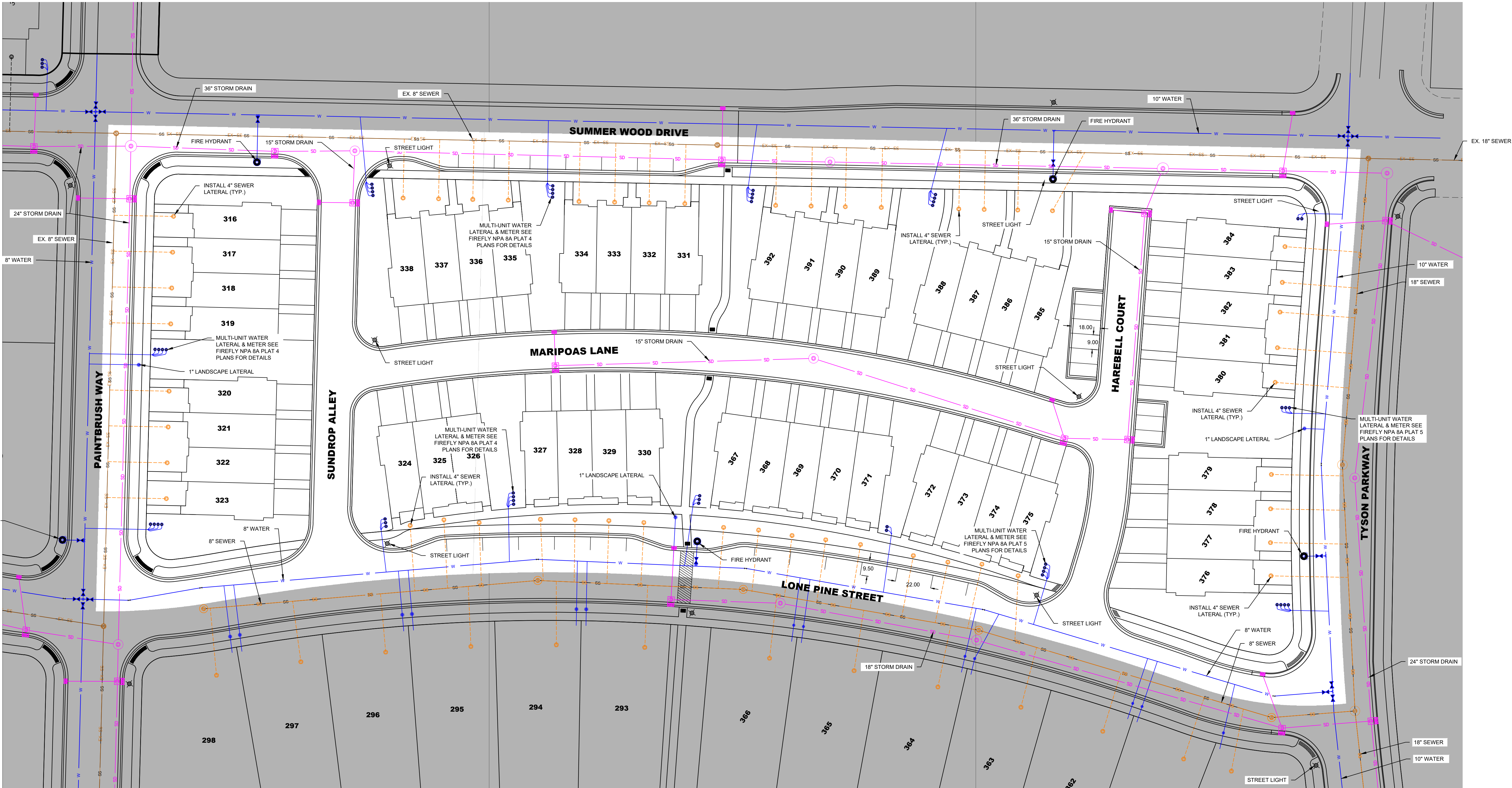
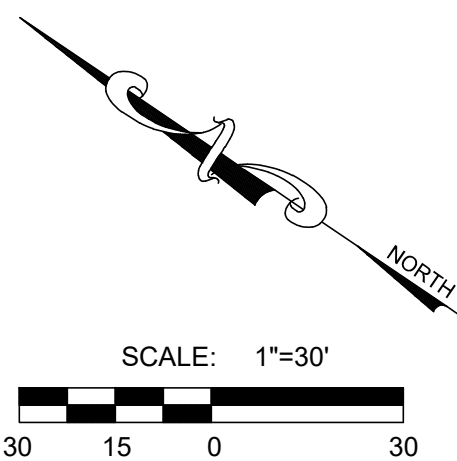
NOTE

1. SEE FIREFLY NPA 8 PHASE A, PLATS 4 & 5 DRAWINGS FOR ADDITIONAL INFORMATION REGARDING THIS & THE SURROUNDING AREA.
2. ALL APPLICABLE ELEMENTS OF THE AMERICANS W/ DISABILITIES ACT ACCESSIBILITY GUIDELINES WILL BE ADHERED TO.

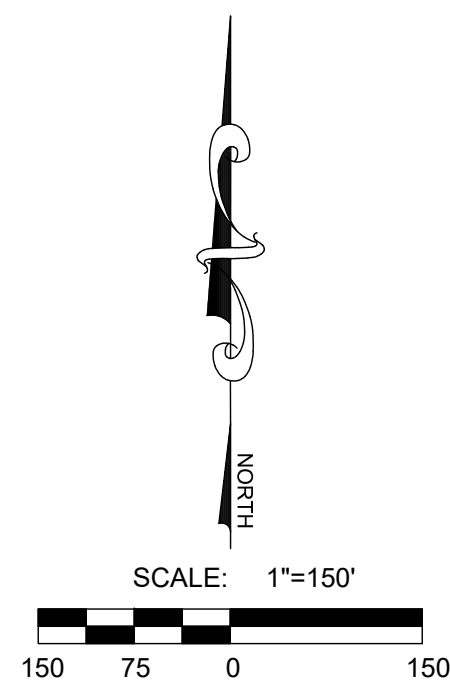
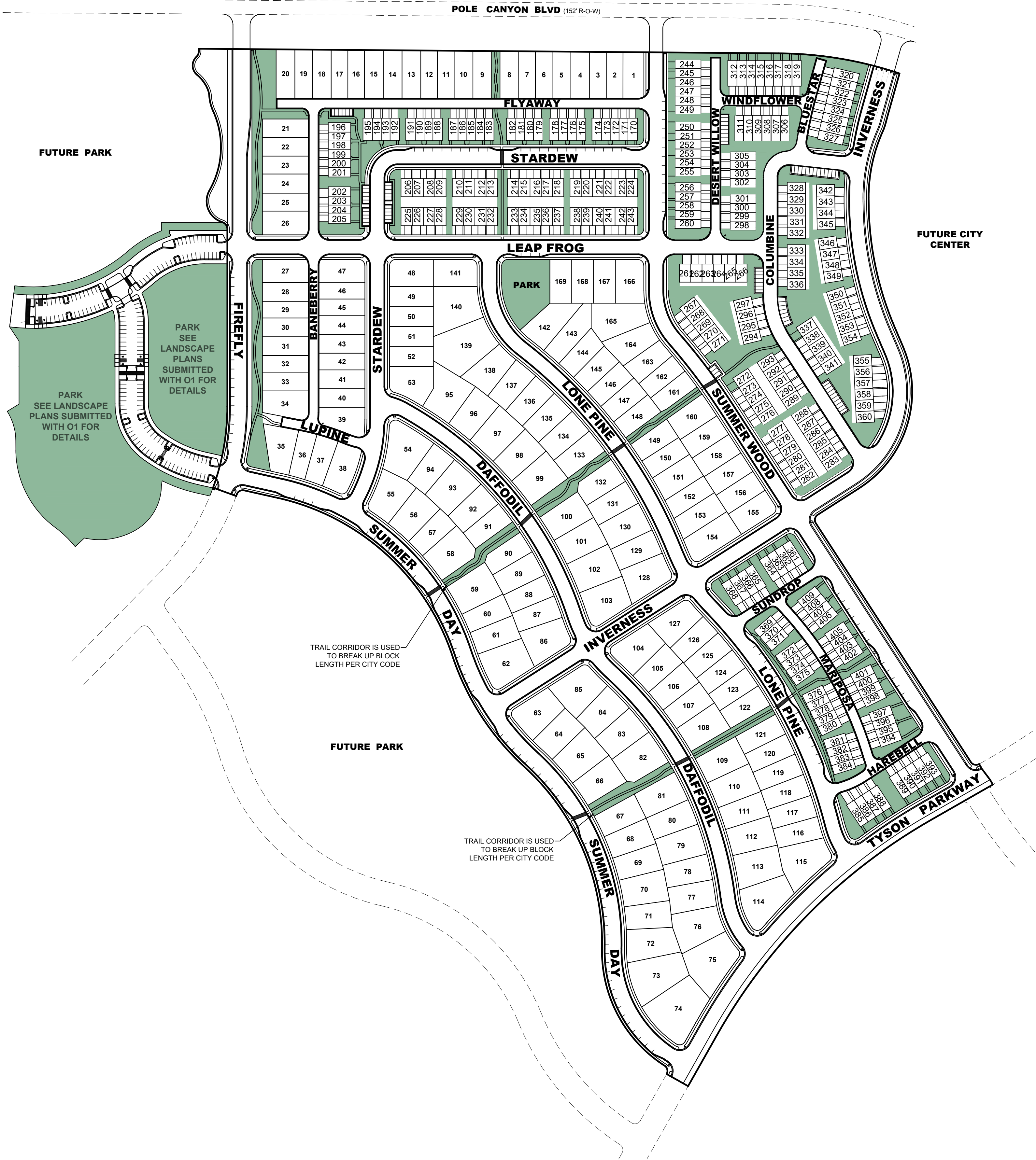
TABULATIONS

TOTAL ACREAGE: 5.1 ACRES
TOTAL OPEN SPACE: 1.26 ACRES
TOTAL IMPROVED OPEN SPACE: 1.26 ACRES+
OVERALL DENSITY: 9.6 U/A
TOTAL # OF LOTS/UNITS: 49
ASPHALT PAVEMENT AREA: 59,089 SQ. FT.
PARKING STALL REQUIRED: 196
PARKING STALL PROVIDED: 222*

* PARKING STALLS PROVIDED
INCLUDES GARAGES, DRIVEWAYS,
OFF-STREET & ON-STREET PARKING
PER THE APPROVED FIREFLY
COMMUNITY PLAN



firefly
NPA 8
PRELIMINARY PHASE A
EAGLE MOUNTAIN CITY, UTAH



VICINITY MAP

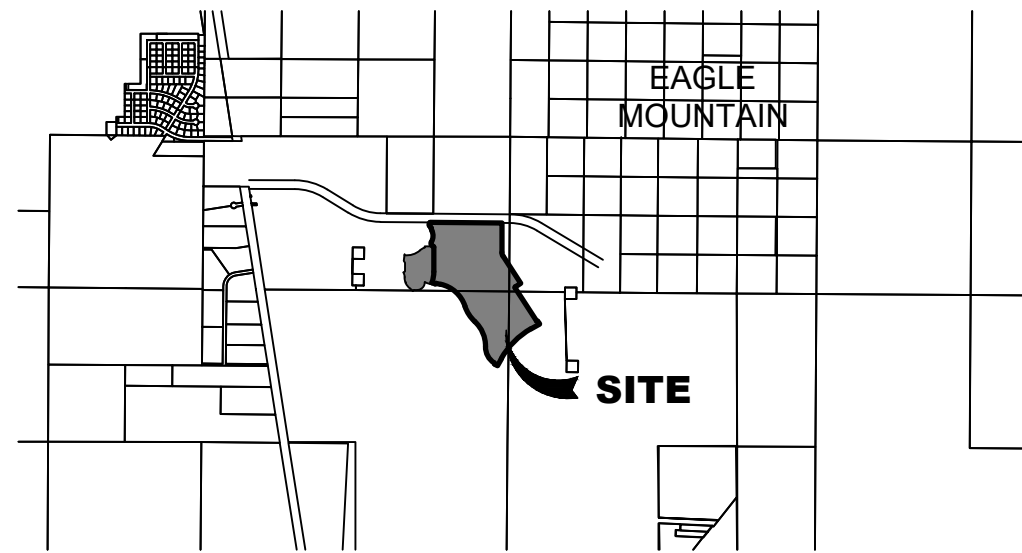


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SHEET 202	LOT LAYOUT 2	SHEET 309	SIGNAGE STREET LIGHT PLAN 4
SHEET 203	LOT LAYOUT 3	SHEET 401	GRADING PLAN
SHEET 204	OPEN SPACE LAYOUT	SHEET 402	OPEN SPACE GRADING PLAN
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SHEET 305	OPEN SPACE UTILITY PLAN		
SHEET 306	SIGNAGE STREET LIGHT PLAN 1		

TABULATIONS

TOTAL ACREAGE:	74.66 ACRES
ASPHALT PAVEMENT AREA:	14.80 ACRES
TOTAL OPEN SPACE:	11.77 ACRES
UNITS	
SINGLE FAMILY:	169 LOTS
MULTI-FAMILY:	240 UNITS
TOTAL # OF UNITS ALLOWED IN NPA 8:	1,115
TOTAL # OF UNITS IN THIS PHASE:	409 LOTS
TOTAL # OF UNITS REMAINING:	706
OVERALL DENSITY OF THIS PHASE:	5.48 UNITS/ACRE
PARKING	
MULTI-FAMILY PARKING REQUIRED:	72 STALLS (1:3 TOWN HOME UNITS)
MULTI-FAMILY PARKING PROVIDED:	149 STALLS
ADDITIONAL PARKING PROVIDED FOR	
PARKS:	220 STALLS
# OF NODES:	35
# OF LINKS:	55
CONNECTIVITY INDEX NUMBER:	1.57

NOTES

- ALL CONSTRUCTION TO CONFORM TO THE LATEST EDITION OF EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND LOCATION OF EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- ALL INTERSECTIONS TO HAVE ADA HANDICAP RAMPS ACCORDING TO CITY STANDARDS.
- ALL EXISTING IRRIGATION DITCHES LOCATED WITHIN THE PROPERTY BOUNDARY ARE TO BE ABANDONED.
- ALL WATER TEES TO BE FLANGED WITH FLANGED VALVES.
- SECONDARY ACCESS AND TEMPORARY TURNAROUNDS TO BE PROVIDED ACCORDING TO CITY/FIRE CODE.
- DRIVEWAY SLOPES NOT TO EXCEED 12%.
- NO DEFLECTIONS ALLOWED ON WATER LINES.
- ALL FILL WITHIN ROADWAYS TO BE ENGINEERED FILL.
- STORM DRAIN PIPE SIZING TO BE PROVIDED AT FINAL DESIGN.
- SUBDIVISION MUST MEET DARK SKY STANDARDS (PER CODE 17.56).
- GARBAGE COLLECTION WILL BE DONE WITH INDIVIDUAL GARBAGE CANS.
- ALL APPLICABLE ELEMENTS OF THE AMERICANS WITH DISABILITIES ACT ACCESSIBLE GUIDELINES WILL BE ADHERED TO.

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY LINE
---	---	STREET CENTERLINE
---	---	EASEMENT LINE
---	---	LOT LINES
---	---	SEWER PIPE
---	---	SEWER MANHOLE
---	---	SEWER SERVICE
---	---	STORM DRAIN PIPE (RCP)
---	---	STORM DRAIN MANHOLE
---	---	CURB INLET
---	---	COMBO BOX
---	---	4"x4" CATCH BASIN
---	---	3"x3" CATCH BASIN
---	---	INLET/OUTLET W/ GRATE
---	---	CULINARY WATER PIPE
---	---	45" PIPE ELBOW (W)
---	---	22.5" PIPE ELBOW (W)
---	---	11.25" PIPE ELBOW (W)
---	---	FIRE HYDRANT
---	---	SERVICE & METER (W)
---	---	PRV (W)
---	---	AIR-VAC VALVE (W)
---	---	BLOW-OFF (W)
---	---	TEMP. BLOW-OFF (W)
---	---	VALVE (W & SW)
---	---	TEE
---	---	CROSS
---	---	PRESSURIZED IRRIGATION
---	---	45" PIPE ELBOW (PI)
---	---	22.5" PIPE ELBOW (PI)
---	---	11.25" PIPE ELBOW (PI)
---	---	SINGLE SW SERVICE
---	---	DUAL SW SERVICE
---	---	AIR-VAC VALVE (PI)
---	---	BLOW-OFF (SW)
---	---	TEMP. BLOW-OFF (PI)
---	---	STOP SIGN
---	---	STREET SIGN
---	---	MONUMENT
---	---	FENCE
---	---	STREET LIGHT
---	---	POWER POLE
---	---	DITCH
---	---	FIBER OPTIC
---	---	GAS
---	---	OVERHEAD POWER
---	---	FLOW/ARROW
---	---	CONTOURS

EAGLE MOUNTAIN CITY GENERAL NOTES

SEWER:

- PIPE BEDDING: 3/4" GRAVEL REQUIRED 6" BELOW, ON THE SIDES & 12" ABOVE THE PIPE (MINIMUM).
- DEPTH: SEWER MAIN/LATERALS TO MAINTAIN 4' OF COVER (MINIMUM) FROM FINISHED GRADE, 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SEPARATION: SEWER MAINS & LATERALS TO MAINTAIN 10' SEPARATION (MINIMUM) FROM CULINARY WATER MAINS & LATERALS.
- SEWER Y'S: 3' MINIMUM SEPARATION BETWEEN SEWER Y'S.
- LATERAL STUBS: A) STUBS MUST EXTEND 15' INTO PROPERTY AND BE MARKED WITH 2X4 PAINTED GREEN. B) ALL LATERALS MUST BE GIS (SHOT IN) AT THE Y'S AND STUBS. ALSO SLOPES (3% MIN. ON 4" PIPE) TO BE CHECKED BEFORE BACKFILL.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF WHIRLY GIG FORM (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLE/BOXES.

WATER:

- VALVES: 1. VALVES MUST BE FLANGED TO TEES (FITTINGS). 2. VALVES 12" AND LARGER TO BE BUTTERFLY VALVES.
- BEDDING: SAND MUST MEET AASHTO (A-3) GRADATION WITH 100% PASSING THE #4 SIEVE. 6" BELOW PIPE ON THE SIDES & 12" ABOVE PIPE (MINIMUM).
- DEPTH: WATER MAIN & LATERALS MUST MAINTAIN 4' COVER FROM FINISHED GRADE (MINIMUM), 3' MINIMUM FROM TOP OF PIPE AT TIME OF INSTALLATION.
- SERVICE & FITTINGS: SERVICES & FITTINGS TO MAINTAIN 3' MINIMUM SEPARATION FROM PIPE JOINTS AND OTHER FITTINGS.
- SETTERS: ALL SETTERS TO BE 21" TALL (MINIMUM), HAVE UNIONS AT THE BASE AND BE DUAL CHECK MODEL, ALSO 3/4" SETTERS TO HAVE DOUBLE BRACES. SETTERS TO BE SET AT: 18" TO 22" FROM THE TOP OF SETTER TO TOP OF LID.
- WATER CAN LID: ALL LIDS TO SAY "EAGLE MOUNTAIN" ON THEM RECESSED WITH A HOLE FOR THE ERT AND TO BE SET AT LEVEL TO 1" ABOVE THE PLANE OF THE CURB & SIDEWALK.
- WATER CAN: THE WATER CAN FOR THE 3/4" & 1" SERVICES WILL NEED TO BE A 36" TALL MINIMUM AND AND 21" INSIDE DIAMETER. WATER CAN FOR THE 1 1/2" TO 2" SERVICE WILL NEED TO FOLLOW APWA SPECIFICATIONS.
- HYDRANTS: HYDRANTS TO BE 5' BURY (MINIMUM).
- LATERALS: ALL LATERALS NEED TO BE GIS (SHOT IN) AT THE CORP. STOP & SETTER, AND ALSO VISUAL INSPECTION ON POLY INSERTS BEFORE BACKFILL. WATER LATERALS TO EXTEND 15' INTO PROPERTY AND BE MARKED WITH A 2X4 PAINTED BLUE. ALL POLY LINES TO HAVE VISUAL POLY INSERT INSPECTION.
- TRACER WIRE: RUN TRACER WIRE ALONG MAIN & EXTEND UP SETTERS AND HYDRANTS, DO NOT RUN UP VALVE BOXES.
- WATER FITTINGS: ALL WATER FITTINGS TO BE CHECKED FOR THRUST BLOCKS (PRE & POST) AND GIS (SHOT IN) BEFORE BACKFILL.
- VERTICAL SEPARATION: WATER MAIN TO MAINTAIN 18" MINIMUM SEPARATION FROM STORM DRAIN OR OTHER OBSTACLES/UTILITIES.
- WATER LINE FITTINGS: ALL FITTINGS TO HAVE MEGA-LUG FOLLOWERS.
- WATER MAIN LINE: DEFLECTION OR BENDING OF PIPE WILL BE ALLOWED ONLY PER MANUFACTURE'S SPECIFICATIONS. BEND FITTINGS WILL BE REQUIRED OTHERWISE. ALL FITTINGS TO BE MEGA-LUG FITTINGS.

STORM DRAIN:

- BEDDING: 3/4" GRAVEL 6" BELOW AND ON SIDES OF PIPE & 12" ABOVE PIPE (MINIMUM).
- ADS: ALL ADS PIPE TO BE "HP" BRAND.
- COLLARS: COLLARS TO BE 1'X1' AROUND PIPE, 4000 psi CONCRETE, INSPECTION IS NEEDED PRE & POST COLLAR POUR.
- MANHOLES: MANHOLES TO BE WITHIN 1' OF FINISHED GRADE. 12" OF GRADE RINGS (MAX) AND NO FLAT RINGS ALLOWED. 12" OF 3/4" GRAVEL REQUIRED UNDER MANHOLES/BOXES.

ROAD SECTION:

- PROOF ROLLS: PROOF ROLL REQUIRED ON ALL SECTION OF ROAD: i.e. SUB-GRADE, SUB-BASE, AND CURB BASE AND ROAD BASE. CURB STAKES REQUIRED FOR SUB-GRADE INSPECTION AND STRING LINE REQUIRED FOR SUB-BASE AND ROAD BASE INSPECTION.
- UTBC: STATE SPEC. ROAD BASE REQUIRED FOR ALL ROAD, COMMERCIAL BASE ACCEPTABLE FOR THE SIDEWALKS & TRAILS.
- COLLARS: ALL COLLARS TO BE 1' WIDE BY 1' DEEP WITH A 6000 psi CONCRETE WITH 1.5# FIBER MESH PER CUBIC YARD (2% MONOFILAMENT) REQUIRED FOR ALL STREET COLLARS. MANHOLE COVERS AND WATER VALVE TOWERS TO BE 1/2' DOWN FROM ASPHALT EDGE AND CONCRETE TO BE 3/4" TO 1" DOWN FROM ASPHALT EDGE.

DEVELOPER / OWNER

Candlelight homes
We Build Beautiful.

14034 SOUTH 145 EAST, SUITE 202
DRAPER, UT 84020
(801) 495-3414

ENGINEER

LEI CONSULTING ENGINEERS
3302 NORTH MAIN
SPANISH FORK, UTAH 84660
(801) 798-0555

PROJECT NAME

FIREFLY

LEI
- A Utah Corporation -
ENGINEERS
SURVEYORS
PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

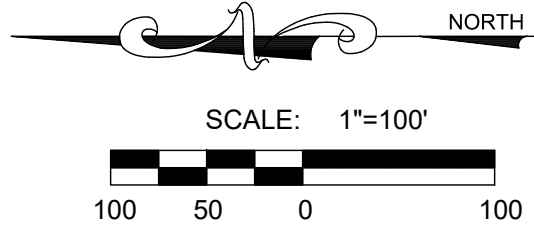
NPA 8 PRELIMINARY PHASE A
EAGLE MOUNTAIN, UTAH

firefly

REVISIONS	
1	-
2	-
3	-
4	-
5	-

LEI PROJECT #:
2021-0080
DRAWN BY:
TJP
DESIGNED BY:
GDM / BCT
SCALE:
1" = 150'
DATE:
09/05/2023

SHEET
101



LEI

A Utah Corporation

ENGINEERS

SURVEYORS

PLANNERS

3302 N. Main Street
Spanish Fork, UT 84660
Phone: 801.798.0555
Fax: 801.798.9393
office@lei-eng.com
www.lei-eng.com

NOT FOR
CONSTRUCTION

firefly

NPA 8 PRELIMINARY PHASE A

EAGLE MOUNTAIN, UTAH

GRADING PLAN

REVISIONS	
1	
2	
3	
4	
5	

LEI PROJECT #:
2021-0080

DRAWN BY:
TJP

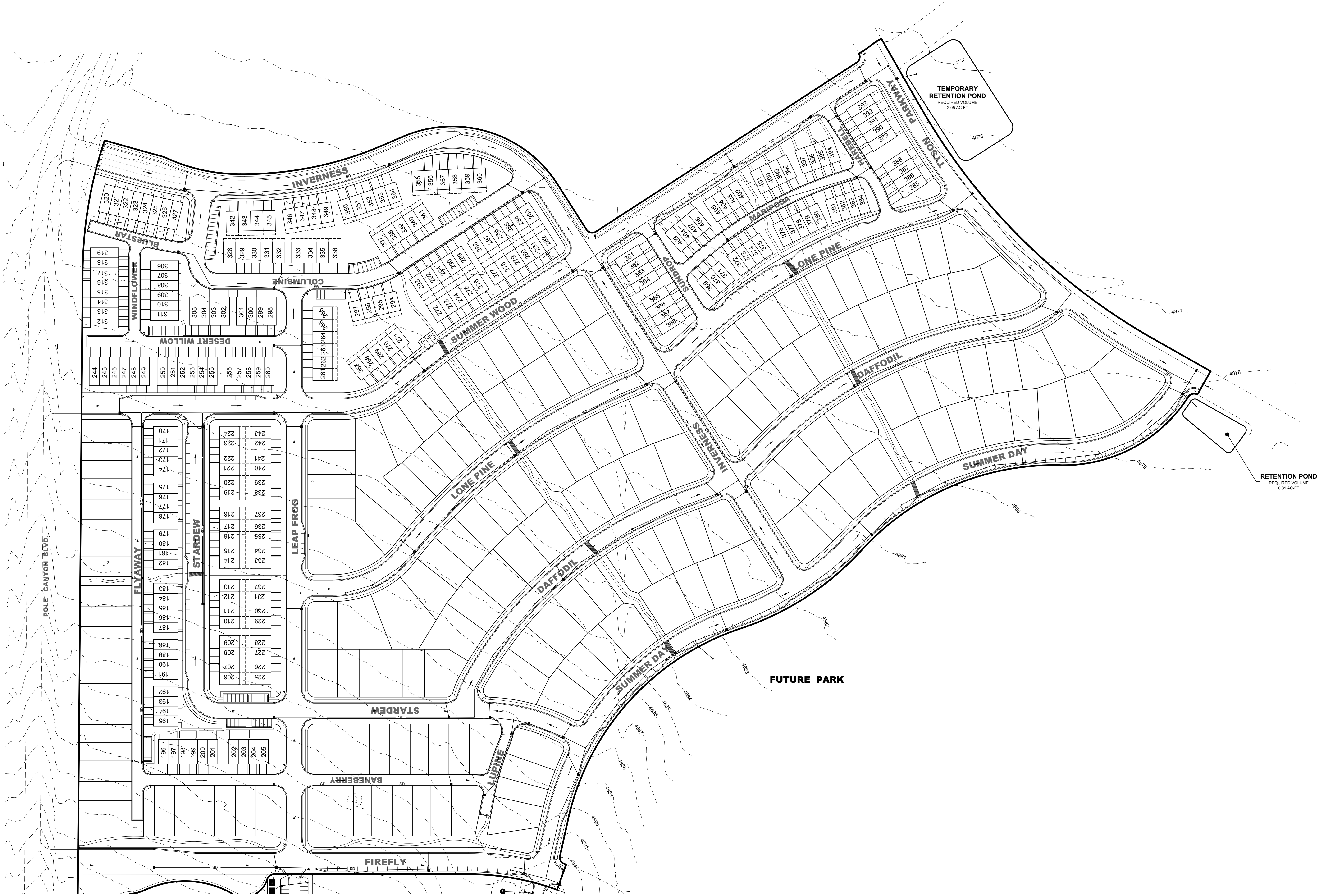
DESIGNED BY:
GDM / BCT

SCALE:
1" = 100'

DATE:
09/05/2023

SHEET

401





CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

08 MAY 2024

Per the approved Community Plan Page 4-11

Parking Standards

Parking requirements shall be based on the number of bedrooms in each home.

For 1-bedroom homes, 1.75 stalls are required.

For 2-bedroom homes, 2.5 parking stalls are required.

For 3-bedroom homes, 3 parking stalls are required.

For 4-bedroom homes and greater, 3.5 stalls are required.

Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#1

D101-A

08 MAY 2024



CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#2

D101-B

08 MAY 2024



CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#3

D101-C

08 MAY 2024



CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

3-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#4

D101-D

08 MAY 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

4-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#2

D102

08 MAY 2024



BUILDING RENDERING IS CONCEPTUAL. FINAL DESIGN MAY DIFFER SLIGHTLY. SEE D200 SERIES SHEETS FOR FINAL DESIGN FEATURES.



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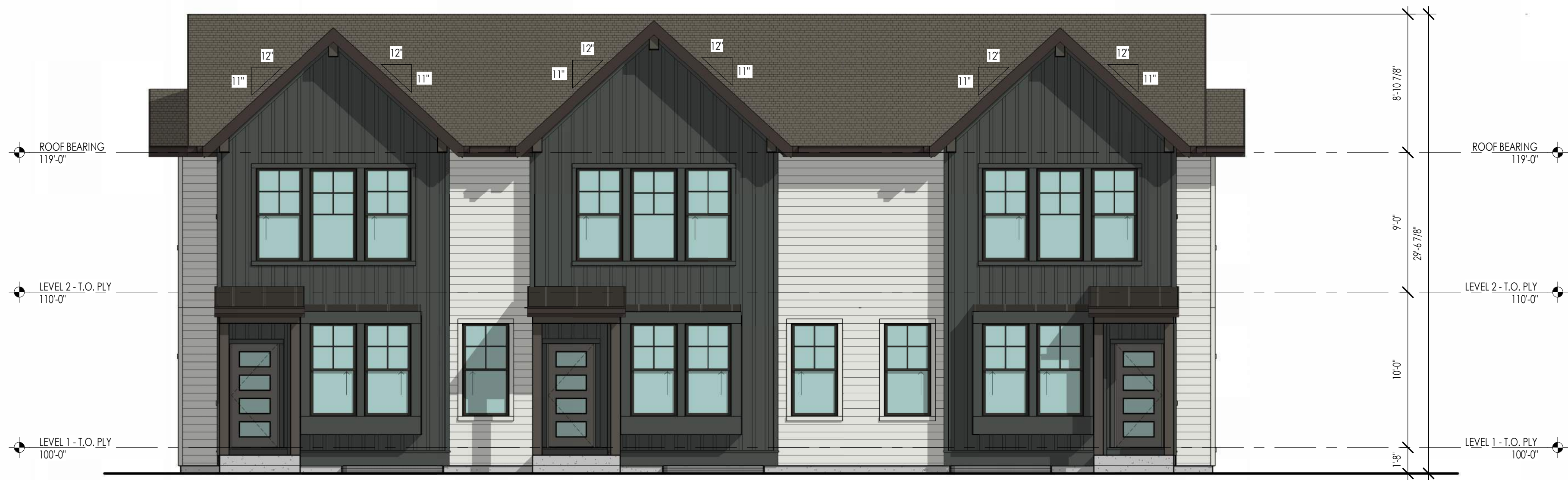
CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

5-PLEX-01 REAR LOAD
EXTERIOR VIEW
OPTION#4

D103

08 MAY 2024



FRONT ELEVATION
3/16" = 1'-0"

1
D201-A



LEFT ELEVATION
3/16" = 1'-0"

2
D201-A

PERCENTAGES OF MATERIALS-3PLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	298	155	156	1210	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARTIC WHITE)	0	0	0	0	0	0
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

- DECORATIVE SHUTTERS - NO
- BAY WINDOWS - YES
- POP-OUTS - YES
- TRELLIS OR ARBOR STRUCTURES - NO
- PORCHES - YES
- DECORATIVE GABLES - YES
- DORMER WINDOWS - NO
- EXPOSED TIMBERS - YES
- BALCONIES - NO
- COLUMNS - YES
- TURRETS - NO
- DECORATIVE TRIM AND MOLDINGS - YES
- DETAILED GRILLS AND RAILINGS - NO
- ARCHITECTURAL LIGHTING - YES
- DECORATIVE MASONRY PATTERN - NO
- WINDOW GRIDS - YES
- DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION

3/16" = 1'-0"

1
D202-A



RIGHT ELEVATION

3/16" = 1'-0"

2
D202-A

PERCENTAGES OF MATERIALS-3PLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	258	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARTIC WHITE)	0	0	0	0	0	0
WINDOWS AND DOORS	382	582	48	61	1083	21
TOTAL SF					5223	100

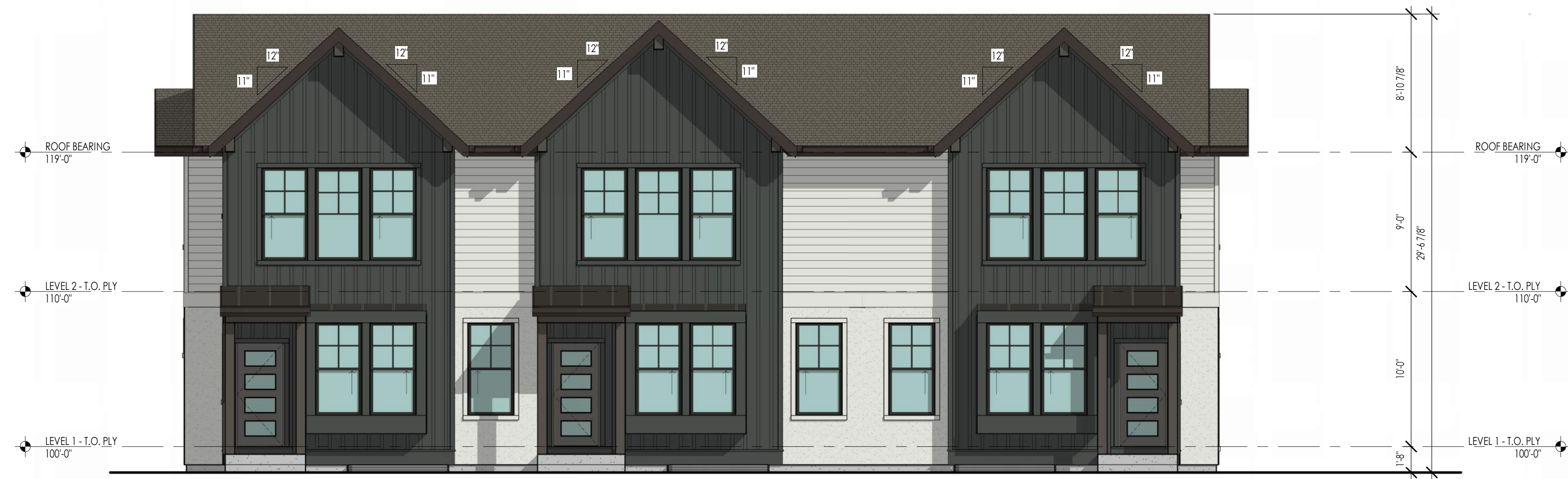
ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"

PERCENTAGES OF MATERIALS-3PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	661	561	1508	29
STUCCO (ARTIC WHITE)	154	328	473	459	1414	27
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D202-B



RIGHT ELEVATION
3/16" = 1'-0"

2
D202-B

PERCENTAGES OF MATERIALS-3PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	661	561	1508	29
STUCCO (ARTIC WHITE)	154	328	473	459	1414	27
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION
3/16" = 1'-0"



LEFT ELEVATION
3/16" = 1'-0"

PERCENTAGES OF MATERIALS-3PLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	296	155	156	1063	20
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	551	551	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



PERCENTAGES OF MATERIALS-3PLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	296	155	156	1063	20
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D201



LEFT ELEVATION

3/16" = 1'-0"

2
D201

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	296	155	156	1083	20
FIBER CEMENT LAP SIDING (IRON GRAY)	204	142	551	551	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D202



RIGHT ELEVATION
3/16" = 1'-0"

2
D202

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	296	155	156	1083	20
FIBER CEMENT LAP SIDING (IRON GRAY)	204	142	551	551	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D203



LEFT ELEVATION

3/16" = 1'-0"

2
D203

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	883	329	153	156	1512	25
FIBER CEMENT LAP SIDING (ARTIC WHITE)	255	186	581	581	1603	27
STUCCO (ARTIC WHITE)	195	426	473	459	1553	26
WINDOWS AND DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

1
D204



RIGHT ELEVATION
3/16" = 1'-0"

2
D204

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	883	329	153	156	1512	25
FIBER CEMENT LAP SIDING (ARTIC WHITE)	255	186	581	581	1603	27
STUCCO (ARTIC WHITE)	195	426	473	459	1553	26
WINDOWS AND DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

ARCHITECTURAL FEATURES PER EMMC 17.72.040 ARCHITECTURAL STANDARDS (E.2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



FRONT ELEVATION

3/16" = 1'-0"

1
D205



LEFT ELEVATION

3/16" = 1'-0"

2
D205

PERCENTAGES OF MATERIALS-SPLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	861	389	155	156	1561	22
FIBER CEMENT LAP SIDING (IRON GRAY)	298	228	561	561	1688	24
STUCCO (ARTIC WHITE)	541	524	473	459	1997	29
WINDOWS AND DOORS	616	970	48	61	1695	24
TOTAL SF					6941	100

ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E2)	
1.	DECORATIVE SHUTTERS - NO
2.	BAY WINDOWS - YES
3.	POP-OUTS - YES
4.	TRELLIS OR ARBOR STRUCTURES - NO
5.	PORCHES - YES
6.	DECORATIVE GABLES - YES
7.	DORMER WINDOWS - NO
8.	EXPOSED TIMBERS - YES
9.	BALCONIES - NO
10.	COLUMNS - YES
11.	TURRETS - NO
12.	DECORATIVE TRIM AND MOLDINGS - YES
13.	DETAILED GRILLS AND RAILINGS - NO
14.	ARCHITECTURAL LIGHTING - YES
15.	DECORATIVE MASONRY PATTERN - NO
16.	WINDOW GRIDS - YES
17.	DECORATIVE DOORS AND WINDOWS - YES
TOTAL FEATURES PROVIDED = 10	

ELEVATION / SECTION MATERIAL LEGEND	
HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.



REAR ELEVATION
3/16" = 1'-0"

3
D206



RIGHT ELEVATION
3/16" = 1'-0"

1
D206

PERCENTAGES OF MATERIALS-SPLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	861	389	155	156	1561	22
FIBER CEMENT LAP SIDING (IRON GRAY)	298	228	561	561	1588	24
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WINDOWS AND DOORS	616	970	48	61	1695	24
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ARCHITECTURAL FEATURES PER EMHC 17.72.040 ARCHITECTURAL STANDARDS (E2)

1. DECORATIVE SHUTTERS - NO
2. BAY WINDOWS - YES
3. POP-OUTS - YES
4. TRELLIS OR ARBOR STRUCTURES - NO
5. PORCHES - YES
6. DECORATIVE GABLES - YES
7. DORMER WINDOWS - NO
8. EXPOSED TIMBERS - YES
9. BALCONIES - NO
10. COLUMNS - YES
11. TURRETS - NO
12. DECORATIVE TRIM AND MOLDINGS - YES
13. DETAILED GRILLS AND RAILINGS - NO
14. ARCHITECTURAL LIGHTING - YES
15. DECORATIVE MASONRY PATTERN - NO
16. WINDOW GRIDS - YES
17. DECORATIVE DOORS AND WINDOWS - YES

TOTAL FEATURES PROVIDED = 10

ELEVATION / SECTION MATERIAL LEGEND

HATCH PATTERN	DESCRIPTION
	ASPHALT SHINGLE ROOFING 30YR MIN. SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STANDING SEAM METAL ROOFING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	FIBER CEMENT LAP SIDING SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	BOARD AND BATT SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.
	STUCCO SEE COLOR/MATERIAL BOARD FOR COLOR SELECTION.

SWATCH:



DESCRIPTION:

FIBER CEMENT

MANUFACTURER:

JAMES HARDIE

COLOR:

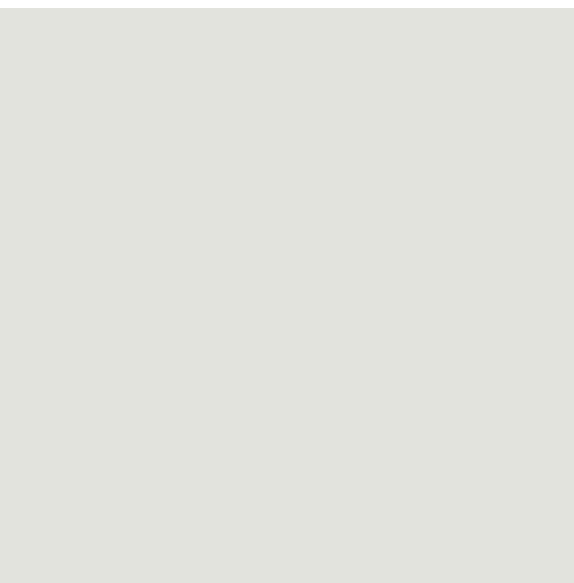
"IRON GRAY"
OR SIMILAR



FIBER CEMENT-SIDING

JAMES HARDIE

"ARTIC WHITE"
OR SIMILAR



STUCCO

JAMES HARDIE

"ARTIC WHITE"
OR SIMILAR



ALUM FASCIA/SOFIT

MASTIC

"DARK BRONZE"
OR SIMILAR



FRONT DOOR

TBD

SHERWIN WILLIAMS
"DOVETAIL"
(SW 7018)
OR SIMILAR



GARAGE DOOR

CHI

"BRONZE"
OR SIMILAR



TIMBERS

TBD

SHERWIN WILLIAMS
"URBAN BRONZE"
(SW 7048)
OR SIMILAR

SWATCH:



DESCRIPTION:

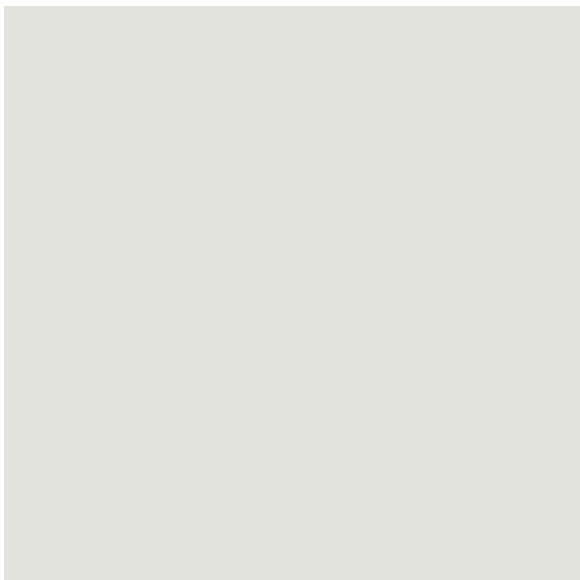
WIN.DR & BAND TRIM

MANUFACTURER:

JAMES HARDIE

COLOR:

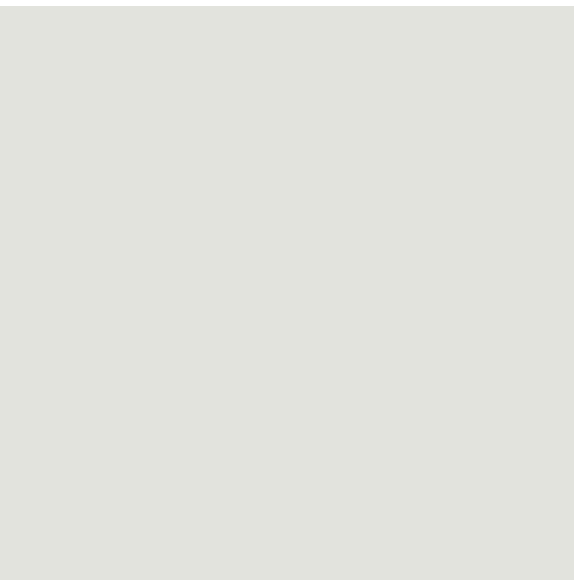
"IRON GRAY"
OR SIMILAR



WIN.DR & BAND TRIM

JAMES HARDIE

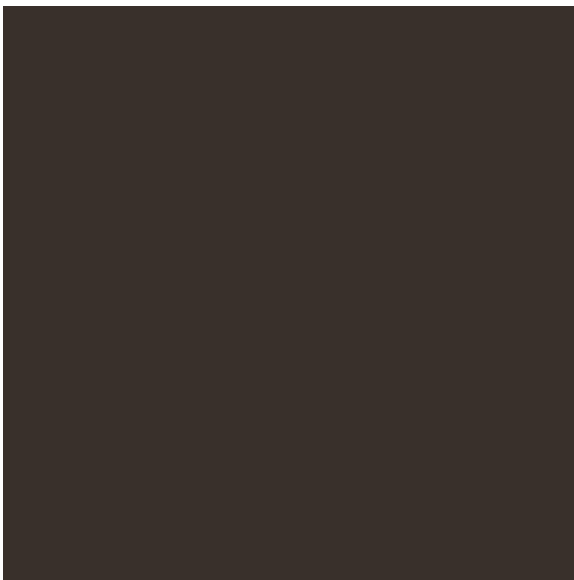
"ARTIC WHITE"
OR SIMILAR



WIN.DR & BAND TRIM
(STUCCO)

JAMES HARDIE

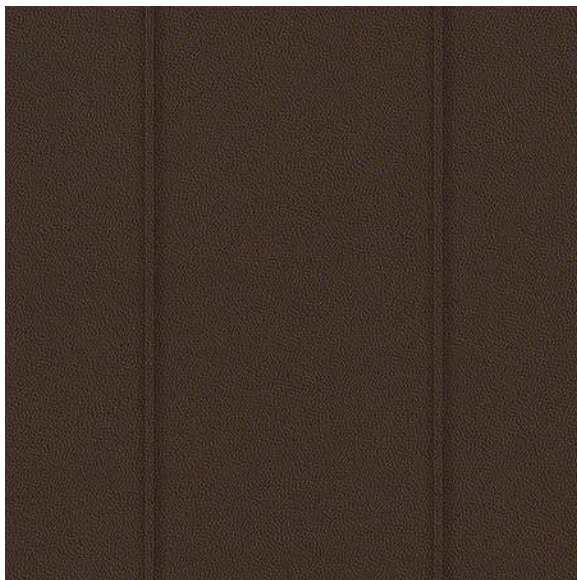
"ARTIC WHITE"
OR SIMILAR



WINDOWS

ANDERSON

"DARK BRONZE "
OR SIMILAR



ROOF-STANDING
SEAM.

MBCI

"MEDIUM BRONZE"
OR SIMILAR



ROOFING

CERTIANTEED

"WEATHEREDWOOD "
OR SIMILAR



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CANDLELIGHT HOMES - FIREFLY NPA 8 PHASE A PLAT 4&5

EAGLE MOUNTAIN, UTAH

COLOR/MATERIAL
BOARD

D501

08 MAY 2024

PERCENTAGES OF MATERIALS-3PLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARTIC WHITE)	0	0	0	0	0	0
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARTIC WHITE)	154	328	473	459	1414	27
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	256	155	156	1063	20
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	256	155	156	1063	20
FIBER CEMENT LAP SIDING (IRON GRAY)	204	142	581	581	1508	29
STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	883	320	153	156	1512	25
FIBER CEMENT LAP SIDING (ARTIC WHITE)	255	186	581	581	1603	27
STUCCO (ARTIC WHITE)	195	426	473	459	1553	26
WINDOWS AND DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

PERCENTAGES OF MATERIALS-5PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	861	389	155	156	1561	22
FIBER CEMENT LAP SIDING (IRON GRAY)	298	228	581	581	1688	24
STUCCO (ARTIC WHITE)	541	524	473	459	1997	29
WINDOWS AND DOORS	616	970	48	61	1695	24
TOTAL SF					6941	100

Materials Callouts
For Firefly Townhouse Buildings
NPA 8 Phase A Plats 4 & 5

PERCENTAGES OF MATERIALS-3PLEX OPTION-1						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	358	470	1054	1040	2922	56
STUCCO (ARTIC WHITE)	0	0	0	0	0	0
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	651	256	155	156	1218	23
FIBER CEMENT LAP SIDING (ARTIC WHITE)	204	142	581	581	1508	29
STUCCO (ARTIC WHITE)	154	328	473	459	1414	27
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5223	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-3						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	496	256	155	156	1063	20
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STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

PERCENTAGES OF MATERIALS-3PLEX OPTION-4						
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BOARD & BATT FIBER CEMENT (IRON GRAY)	496	256	155	156	1063	20
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STUCCO (ARTIC WHITE)	340	328	473	459	1600	30
WINDOWS AND DOORS	392	582	48	61	1083	21
TOTAL SF					5254	100

PERCENTAGES OF MATERIALS-4PLEX OPTION-2						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	883	320	153	156	1512	25
FIBER CEMENT LAP SIDING (ARTIC WHITE)	255	186	581	581	1603	27
STUCCO (ARTIC WHITE)	195	426	473	459	1553	26
WINDOWS AND DOORS	465	776	48	61	1350	22
TOTAL SF					6018	100

PERCENTAGES OF MATERIALS-5PLEX OPTION-4						
	FRONT ELEVATION	REAR ELEVATION	LEFT ELEVATION	RIGHT ELEVATION	TOTAL SF	PERCENTAGE
BOARD & BATT FIBER CEMENT (IRON GRAY)	861	389	155	156	1561	22
FIBER CEMENT LAP SIDING (IRON GRAY)	298	228	581	581	1688	24
STUCCO (ARTIC WHITE)	541	524	473	459	1997	29
WINDOWS AND DOORS	616	970	48	61	1695	24
TOTAL SF					6941	100



firefly

A **DA** Community

A PLACE WHERE OUR KIDS CAN BECOME THEIR BRIGHTEST



firefly

PREPARED BY:

DAI

EGI

JACKSON ENGINEERING

LEI

DTJ

DHM

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01 PROJECT INTRODUCTION

ABOUT FIREFLY

Firefly is a master planned community in Eagle Mountain, designed to be “A Place Where Our Children Can Reach Their Full Potential.” The master plan encompasses unique Parks, Trails, Open Space (PTOS), and amenity designs providing activities that encourage our kids to put down their devices and get outdoors. As a result, they will become more well rounded, healthy individuals with the tools needed to reach their full potential.

Firefly is comprised of approximately 2,780 acres of land. Approximately 2,280 acres of the community make up residential, PTOS, and commercial, while an additional 495 acres is dedicated to industrial uses.

Firefly residents will enjoy 356 acres of PTOS connected by a trail network expanding from the southeast to northwest corners of the property. Featured throughout the trail network are a variety of opportunities to explore the outdoors including stargazing, indoor/outdoor playground, pickleball, sports fields, agricultural activities, mountain biking, and much more.

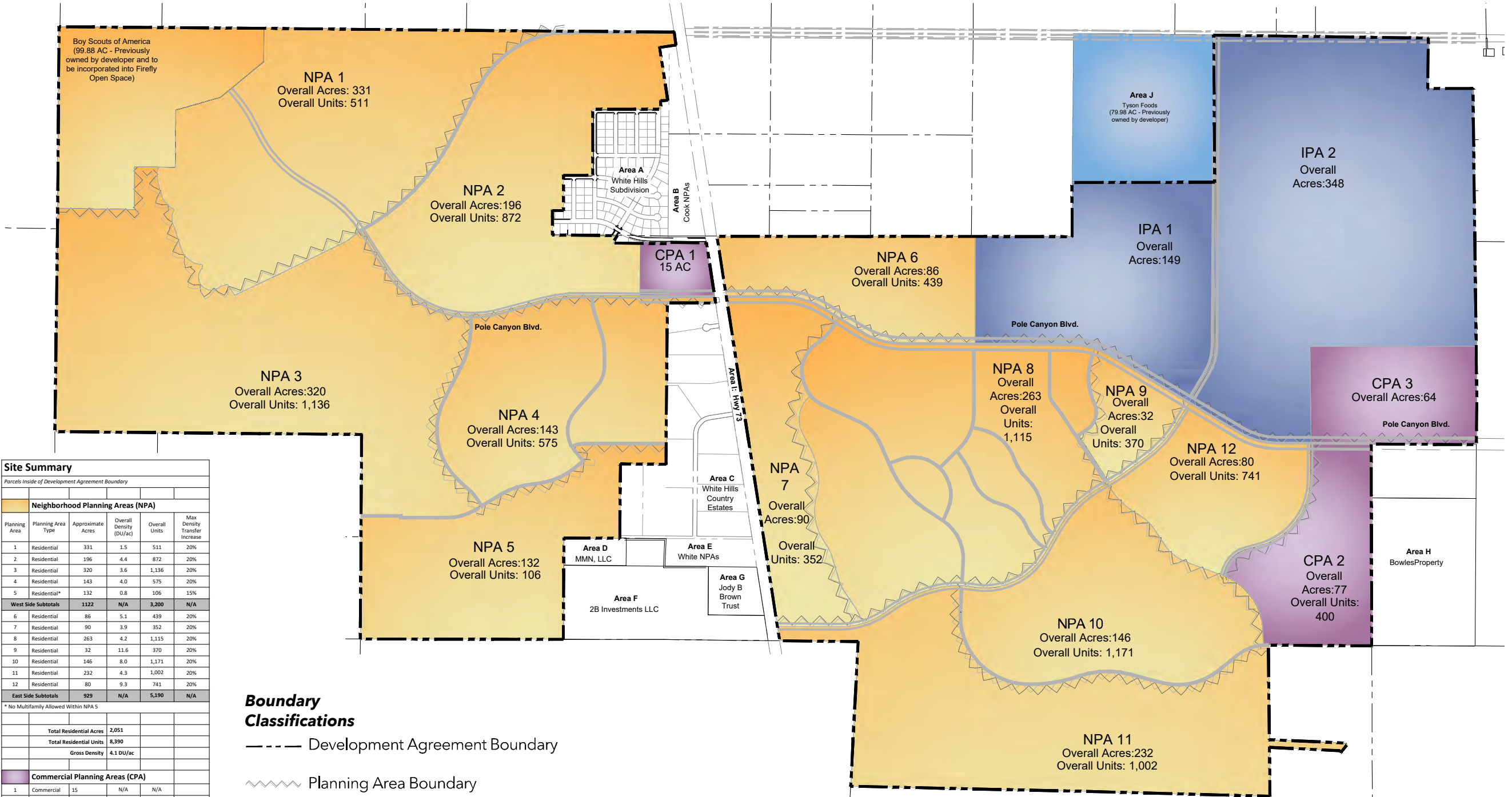
The community, with its unique features and diverse housing types, will attract a broad multi-generational demographic. Young families just getting started, more mature families, and grandparents, all living in close proximity to each other, will be able to stay physically and emotionally connected.

PLANNING GOALS

1. Improve the quality of life of families by providing amenities and activities that will enhance their social, emotional, educational, and physical development.
2. Create an active-lifestyle community focused on encouraging our children to get outside and play without their digital devices, which will increase their physical activity, health, and well-being.
3. Create recreational areas and amenities that spark imagination and creativity.
4. Prioritize social and physical connectivity through a network of PTOS assuring homesites have easy access to trails.
5. Create local jobs and tax base by integrating strategically located industrial and commercial use areas.
6. Implement the Firefly Landscape Water Efficiency (LWE) standards establishing water conservation standards for outdoor landscaping.
7. Provide housing types to meet various homeownership needs.
8. Develop quiet, friendly, and safe neighborhoods.
9. Contribute public and private amenities that bolster existing valley-wide parks.
10. Protect and maintain PTOS.
11. Plan for quality, managed growth.
12. Emphasize the area’s incredible views.



LAND USE MASTER PLAN



Site Summary					
Parcels Inside of Development Agreement Boundary					
	Neighborhood Planning Areas (NPA)				
Planning Area	Planning Area Type	Approximate Acres	Overall Density (DU/ac)	Overall Units	Max Density Transfer Increase
1	Residential	331	1.5	511	20%
2	Residential	196	4.4	872	20%
3	Residential	320	3.6	1,136	20%
4	Residential	143	4.0	575	20%
5	Residential*	132	0.8	106	15%
West Side Subtotals		1122	N/A	3,200	N/A
6	Residential	86	5.1	439	20%
7	Residential	90	3.9	352	20%
8	Residential	263	4.2	1,115	20%
9	Residential	32	11.6	370	20%
10	Residential	146	8.0	1,171	20%
11	Residential	232	4.3	1,002	20%
12	Residential	80	9.3	741	20%
East Side Subtotals		929	N/A	5,190	N/A
* No Multifamily Allowed Within NPA 5					
Total Residential Acres			2,051		
Total Residential Units			8,390		
Gross Density			4.1 DU/ac		
	Commercial Planning Areas (CPA)				
1	Commercial	15	N/A	N/A	
2	Mixed Use	77	N/A	400	
3	Commercial	64	N/A	N/A	
	Industrial Planning Areas (IPA)				
1	IPA 1	149	N/A	N/A	
2	IPA 2	348	N/A	N/A	
Total NPA Acres			2051		
Total CPA Acres			156		
Total IPA Acres			497		
Tyson Foods Acreage			80		
Total Dev. Agreement Acres			2784		
Total Residential Units			8,790		
Gross Density			3.16 DU/ac		

Boundary Classifications

----- Development Agreement Boundary

~~~~~ Planning Area Boundary

- NOTE:**
- 1. All acreages are approximate.
  - 2. This plan is conceptual and representative of the general land uses proposed in Firefly and is subject to change as permitted herein. Final details will be determined at Development Application.
  - 3. Planned units as noted in each residential area can be increased up to 20% if units are reduced in one or more areas by the same number.
  - 4. Churches, schools, and neighborhood commercial allowed in all NPAs.



# 03 PARKS, TRAILS & OPEN SPACE (PTOS) PLAN

## INTRODUCTION

The Parks, Trails, and Open Space (PTOS) plan includes any use of land for active or passive, public or private, indoor or outdoor space, including such uses as parks, plazas, greenways, playgrounds, or community gardens. In addition, this PTOS plan calls out other uses that are permitted as PTOS within Firefly. The intent of this PTOS plan is to establish uses for the purpose of conservation, preservation, agricultural resource enhancement, recreation, enhancing value to the public of adjacent parks or preserves, or otherwise providing a buffer to adjacent property. These specific and intended uses, as well as other similar uses not specifically identified herein, but which may satisfy the intent and purpose of PTOS, shall be counted toward the minimum PTOS requirement in Firefly.

## DETAILS

The Master Developer will develop (based upon factors such as water availability, phasing of Firefly, number of residential units, and other factors determined relevant by Master Developer) approximately 356 acres of public and private PTOS and amenities. Firefly's PTOS and amenities, which are to be anchored by a year-round indoor/outdoor playground, are designed to encourage kids to ditch their devices, get outdoors, explore, recreate, socialize in person, imagine, learn, and have an abundance of fun.

The PTOS is designed to allow our children to safely walk, bike, run, skateboard, or scooter to parks and amenities that shall be programmed for a variety of activities. PTOS within Firefly may provide both private and public areas for sports and educational experiences, which may include, but is not limited to, soccer, lacrosse, basketball, pickleball, skateboarding, biking, bouldering, horseback riding, astronomy, art, performing arts, agriculture, etc.

The Master Developer will install parks in the approximate locations as depicted within the PTOS exhibit. The approximate park locations shown on the PTOS exhibit may be waived at the Administrator's discretion when an alternative PTOS layout is more advantageous to the immediate and surrounding neighborhoods proposed by a Development Application. Any modification by the Administrator shall be based upon the best community benefit and any other relevant considerations determined by the Administrator. The acreage set aside by Master Developer for PTOS uses as identified herein shall be counted at one hundred percent (100%) of the actual acreage of such PTOS.

In honor of Eagle Mountain heritage, horse trails will be incorporated into the PTOS plan along the western portion of Firefly. The community will also include agricultural homesites. Horse trails will be designed to allow access to Manning Canyon and adjacent BLM land (as allowed by BLM).





## TYPES OF PTOS

The term **PTOS** within the Firefly plan refers to open, landscaped, native (non-irrigated), and other improved areas that meet any one or more of the following criteria:

1. Public and private parks, recreational areas, gateways, trails, trailhead parking, buffer areas, berms, view corridors, or other public or private amenities that facilitate the creation of more attractive neighborhoods
2. Entrance node (may contain entrance feature) and any portion of park strip or landscaped median
3. Land set aside for a cemetery
4. Improved, native (non-irrigated), and passive areas—Native (non-irrigated) means undisturbed landscaping or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. Native landscape also includes the restoration of disturbed areas.
5. Contributed PTOS such as Camp Eagle Mountain, the 100-acre parcel donated to the BSA
6. General common areas that are managed by a master or a sub-HOA, commonly referred to as limited common open space
7. Green roofs or rooftop decks that are “contained” green spaces on top of a human-made structure
8. Outdoor storage (includes trailers, vehicles, RVs and other similar uses)

## PTOS STANDARDS

While the final details (such as location, type, and amenitization of PTOS) will be included with each Development Application, some examples of the various types of PTOS in Firefly include:

1. **Neighborhood Parks**—These parks often serve as the focal point of a neighborhood, providing recreational space and amenities, as well as an informal gathering area for Firefly residents. The intent of the park design is to create a sense of place that enhances neighborhood and community identity while meeting the recreational needs of the residents. Neighborhood Parks are larger and more substantial in nature.
2. **Greenways**—Greenways are linear PTOS with passive and sometimes active recreational elements. They may be designed around or integrated within natural PTOS, or they may take the form of linear, developed parks. Greenways often serve as trail corridors, connecting key PTOS, while providing critical connections from neighborhoods to larger parks and other PTOS.
3. **Community Parks**—Community Parks are large parks that contain a variety of active and passive uses that serve the needs of all residents, carefully organized to allow many groups of varying sizes to utilize the park at the same time comfortably. These parks provide gathering spaces for events, sports fields, and/or larger clubhouse and pool complexes, as well as smaller picnic areas, playgrounds, and open lawns. Parking areas and trail connections create a variety of ways to bring people to this central destination. Shade is a key component and will be provided through both structures and trees. Often a community park has a municipal component and is open to the wider public. This park is highly designed, well-crafted, and adds to the primary identity for the community.





4. **Regional Park**—A Regional Park is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the regional population. Regional parks require a substantial amount of design and infrastructure cost.
5. **Amenity Areas**—These areas are to provide recreational and social opportunities exclusively for the residents of Firefly. Amenity Areas may include, but not be limited to, community buildings, sports fields, outdoor recreation areas, amphitheaters, splash pads, swimming pools, picnic areas, etc. These areas shall be maintained and operated by the HOA for the enjoyment of the Firefly residents.
6. **Connector Trails**—Connector Trails may be composed of sidewalk connections, multipurpose paved trails, or unpaved pathways. They are used by pedestrians and cyclists to connect to the main trail and PTOS network. See Typical Trail Section Exhibit on page 3-10.
7. **Primary Pedestrian Trails**—Primary Pedestrian Trails are typically asphalt. These major multi-use trails connect residents to major amenities and village areas without having to get in the car. Trails are wide enough to accommodate large and small groups, bikes, and traffic in both directions with easy passing. They provide public access and major connections across the entire community and to regional systems.
8. **Secondary Pedestrian Trails**—Secondary Pedestrian Trails are typically asphalt or unpaved. These trails are suitable for small groups and provide the ability to easily pass. Split between private and public access, these trails provide the means for users to leisurely stroll through neighborhoods and connections to other nearby sub-neighborhoods or amenities. These trails are generally internal to the community and are appropriate for bike users, but warning or traffic signage should be considered in areas of lower visibility.
9. **Tertiary Pedestrian Trails**—Tertiary Pedestrian Trails are typically unpaved or dirt. They are single-track trails catering to individual users or small groups. These trails will primarily serve the immediate residents, not the wider public. They are provided for users to take leisurely strolls through natural areas, not major connections. These trails may be appropriate for bike users, but need to be carefully considered and signed to avoid traffic conflicts.
10. **Equestrian Trails**—Equestrian Trails are typically compacted soil. Pedestrians are allowed, but bikes are restricted. Amenities may be located along equestrian trails. Horse trailer parking may be located at designated trailhead(s). There are typically few intersections with other trails or roads, and intersections are well identified.
11. **Native Open Space** —Native refers to undisturbed, non-irrigated landscaping, or the installation of natural landscaping commonly found in unimproved, unmanicured landscapes. This term commonly refers to native species of grasses, forbs, and shrubs commonly found in undisturbed landscapes. All parks and trails may include Native Open Space within their design. Native Open Space is considered complete when untouched.
12. **Demonstration Community Gardens**—Demonstration Gardens are individual planting beds that feature collections of plants that make up a specific type of garden. Examples include a pollinator garden, kitchen/herb garden, sensory garden, water efficiency garden, succulent garden, woodland garden, etc. Demonstration Gardens may be used as a perimeter, buffer around pergolas, barrier along a ravine, or may be a fill between pathways, etc.





13. **Pocket Parks**—These small parks allow for people to gather, relax, and enjoy the outdoors. The green spaces typically feature simple elements such as benches and a few trees but may also include more active amenities like playground equipment, climbing boulders, and landscaping. The goal of these smaller parks is to meet the recreational needs of local residents and accommodate as many different users as possible, prioritizing the needs of the surrounding neighborhoods.
14. **Entrance Nodes**—Formal nodes serve as entrances into Firefly and showcase neighborhood identity through landscaping, public art structures, entrance features (monuments) and/or signage.





## PARKS AND AMENITY AREA PHASING DETAILS

| PARK AND AMENITY AREA PHASING |                                                                                                                                                                                                                                                                                                                                                                                                                                   |                 |                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                               | Included Features                                                                                                                                                                                                                                                                                                                                                                                                                 | Phasing Details |                                                                                                                                                                                                                                                                                                                                                                       |
| Community Park A              | <ul style="list-style-type: none"> <li>» Multisport field(s)</li> <li>» Pickleball courts</li> <li>» Basketball courts</li> <li>» Playground</li> <li>» Skate park</li> <li>» Pump track</li> <li>» Restroom facilities</li> <li>» Shade structure(s)</li> <li>» Walking trails</li> <li>» Parking</li> <li>» Maintenance building</li> </ul>                                                                                     | Phase 1         | <ul style="list-style-type: none"> <li>» Pickleball courts<sup>1</sup></li> <li>» Basketball courts<sup>1</sup></li> <li>» Skate park<sup>1</sup></li> <li>» Pump track<sup>1</sup></li> <li>» Restroom facility<sup>1</sup></li> <li>» Shade structure(s)<sup>1</sup></li> <li>» Walking trails<sup>1</sup></li> <li>» Parking (along street)<sup>1</sup></li> </ul> |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 2         | <ul style="list-style-type: none"> <li>» Multisport field(s)<sup>1</sup></li> <li>» Playground<sup>1</sup></li> <li>» Restroom facility<sup>1</sup></li> <li>» Shade structure(s)<sup>1</sup></li> <li>» Walking trails<sup>1</sup></li> <li>» Parking<sup>1</sup></li> </ul>                                                                                         |
| Amenity Area B                | <ul style="list-style-type: none"> <li>» Indoor/outdoor playground</li> <li>» Amenity building</li> <li>» Splash pad</li> <li>» Parking</li> <li>» Walking trail(s)</li> <li>» Sports field</li> <li>» Amphitheater</li> <li>» Gathering area(s)</li> <li>» Underpass connection to Community Park A</li> </ul>                                                                                                                   | Phase 1         | <ul style="list-style-type: none"> <li>» Indoor/outdoor playground<sup>2</sup></li> <li>» Amenity building<sup>2</sup></li> <li>» Parking<sup>2</sup></li> <li>» Amphitheater<sup>2</sup></li> <li>» Underpass connection to Community Park A<sup>1</sup></li> </ul>                                                                                                  |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 2         | <ul style="list-style-type: none"> <li>» Splash pad<sup>2</sup></li> <li>» Walking trail(s)<sup>1</sup></li> <li>» Gathering area(s)<sup>1, 2</sup></li> </ul>                                                                                                                                                                                                        |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 3         | <ul style="list-style-type: none"> <li>» Parking<sup>2</sup></li> <li>» Walking trail(s)<sup>1</sup></li> <li>» Sports field<sup>1, 2</sup></li> <li>» Gathering area(s)<sup>2</sup></li> </ul>                                                                                                                                                                       |
| Regional Park C               | <ul style="list-style-type: none"> <li>» NICA cross country trails</li> <li>» Downhill/flow trail(s)</li> <li>» Hiking trail(s)</li> <li>» Equestrian trail(s)</li> <li>» Shade structure(s)</li> <li>» Gathering area(s)</li> <li>» Overlook pavilion</li> <li>» Shade structures</li> <li>» Campground</li> <li>» Agricultural and equestrian area</li> <li>» Archery and ax throwing center</li> <li>» Trailhead(s)</li> </ul> | Phase 1         | <ul style="list-style-type: none"> <li>» NICA cross country trails<sup>1</sup></li> <li>» Downhill/flow trail(s)<sup>1</sup></li> <li>» Hiking trail(s)<sup>1</sup></li> <li>» Equestrian trail(s)<sup>1</sup></li> <li>» Trailhead parking<sup>1</sup></li> <li>» Mountain bike skills area<sup>1</sup></li> </ul>                                                   |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 2         | <ul style="list-style-type: none"> <li>» Community campground<sup>2</sup></li> </ul>                                                                                                                                                                                                                                                                                  |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 3         | <ul style="list-style-type: none"> <li>» Agricultural and equestrian area<sup>2</sup></li> </ul>                                                                                                                                                                                                                                                                      |
|                               |                                                                                                                                                                                                                                                                                                                                                                                                                                   | Phase 4         | <ul style="list-style-type: none"> <li>» Water tank hilltop area<sup>1</sup></li> <li>» Shade structure(s)<sup>1</sup></li> <li>» Overlook pavilion<sup>1</sup></li> <li>» Parking lot<sup>1</sup></li> <li>» Expert downhill course<sup>1</sup></li> <li>» Gathering area(s)<sup>1</sup></li> <li>» Archery and ax throwing center<sup>1</sup></li> </ul>            |

<sup>1</sup> Improvement to be dedicated to City   <sup>2</sup> Improvement to be dedicated to another public entity, an HOA, or other private entity





## OVERALL PTOS SPENDING SCHEDULE

Developer will complete Phase 1 of Community Park A, Phase 1 of Regional Park C, and the expansion of the White Hills Estates park upon the issuance of the 336th building permit issued. As to all other phases of Park A, Area B, and Park C, Master Developer may elect to build partial or complete phases of any Park or Area in any order so long as the Master Developer actually spends the dollars on PTOS at the issuances of the building permits identified below.

| Building Permit Issuance | PTOS Spend <sup>1</sup> |
|--------------------------|-------------------------|
| 1,250                    | \$11,250,000            |
| 2,500                    | \$22,500,000            |
| 3,750                    | \$33,750,000            |
| 5,000                    | \$45,000,000            |
| 6,250                    | \$56,250,000            |
| 7,500                    | \$67,500,000            |
| 8,790                    | \$79,110,000            |

<sup>1</sup> PTOS spending includes direct costs, design and engineering costs, contractor fees and all other soft costs, and annual cost adjustment. The dollar amount shown in the table above represents \$9,000 per unit.

## PTOS TIMING

The timing is defined below for the various types of PTOS in Firefly:

- 1. Neighborhood Parks**—Neighborhood Parks will be constructed on an NPA-by-NPA basis. Neighborhood Parks will be started before more than 50% of the building permits may be issued for the entire NPA. Neighborhood Parks within an NPA must be completed before Certificates of Occupancy of the final 10% of units within an NPA may be issued.
- 2. Greenways**—Greenways shall be constructed along with the timing of the road or trail infrastructure that they follow. If the road or trail infrastructure is contained within an NPA, then both sides of the greenway will be required to be installed within 12 months of the completion of the adjacent infrastructure. If the road or trail is the border between two NPAs, then the greenway improvements will be required within 12 months of the first building permit within an NPA.





3. **Community Parks**—Community Parks require a substantial amount of design and infrastructure cost. Community Parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.
4. **Regional Park**—Regional Parks require a substantial amount of design and infrastructure cost. Regional parks will be tied to timing of financing issued relating to the PID(s) for parks, infrastructure, and amenities.
5. **Amenity Areas**—Amenity Areas will be designed and constructed based on community amenity trends and facilities needs. Amenity Area B shall begin construction prior to the issuance of the 4,830th building permit.
6. **Connector Trails**—Connector Trails shall be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If Connector Trails are located within another park type, they will be required to be built at the same time as the park construction that they are located within.
7. **Primary Pedestrian Trails**—Primary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Primary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the Firefly Architectural Review Committee (ARC).
8. **Secondary Pedestrian Trails**—Secondary Pedestrian Trails will be constructed along with any adjacent lots or commercial ground at the time of their plat infrastructure construction. If trails are located within another park type, they will be required to be built at the same timing as the park construction that they are located within. If Secondary Pedestrian Trails include a pedestrian underpass, then the underpass shall be constructed at the time of either the trail installation or the overhead road installation, as determined by the ARC.
9. **Tertiary Pedestrian Trails**—Tertiary Pedestrian Trails will be constructed prior to the completion of any adjacent NPA.
10. **Equestrian Trails**—Equestrian Trails to be constructed prior to the completion of any adjacent NPA.
11. **Native Open Space** —Native Open Space is considered complete when untouched. When disturbed, Native Open Space will be re-established within 24 months of disturbance.
12. **Demonstration Community Gardens**—Demonstration Community Gardens, when included within an NPA's design, will be constructed by the completion of the NPA that they are located within. If located within another park, they will be completed within the install of the park.
13. **Pocket Parks**—Pocket Parks will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.
14. **Entrance Nodes**—Entrance Nodes will be platted and constructed with adjacent lots or PTOS. They will be included as part of plats and constructed along with the timing of the horizontal infrastructure.





## COMMUNITY IDENTIFIERS & MONUMENTATION



### PUBLIC ART STRUCTURE

Entrances(s) and other key locations at Firefly may feature a large public art structure that creates a strong first impression to those entering Firefly. Community signage highlighting the name of Firefly is separate from the public art structure, therefore, the art structure will not contain any words. However, the materials and colors of this unique structure will be incorporated into the design theme of the primary, secondary, neighborhood, and park entrance features to create a unifying brand. Public art structures may not exceed 50 feet in height, and may be illuminated. The structure may be incorporated into a fence or other boundary structure. Exact location(s), design, and landscaping will be determined at Development Application.

### ENTRANCE GATEWAY

Much like the public art structure, the entrance gateway monument over the entrance serves as a branded structure that welcomes residents and visitors, showcases the quality of the community, and represents a physical boundary. The overall height will not exceed 45', and the total width of the monument will not exceed 115'. The structure may include branding, the community logo, and/or tagline.

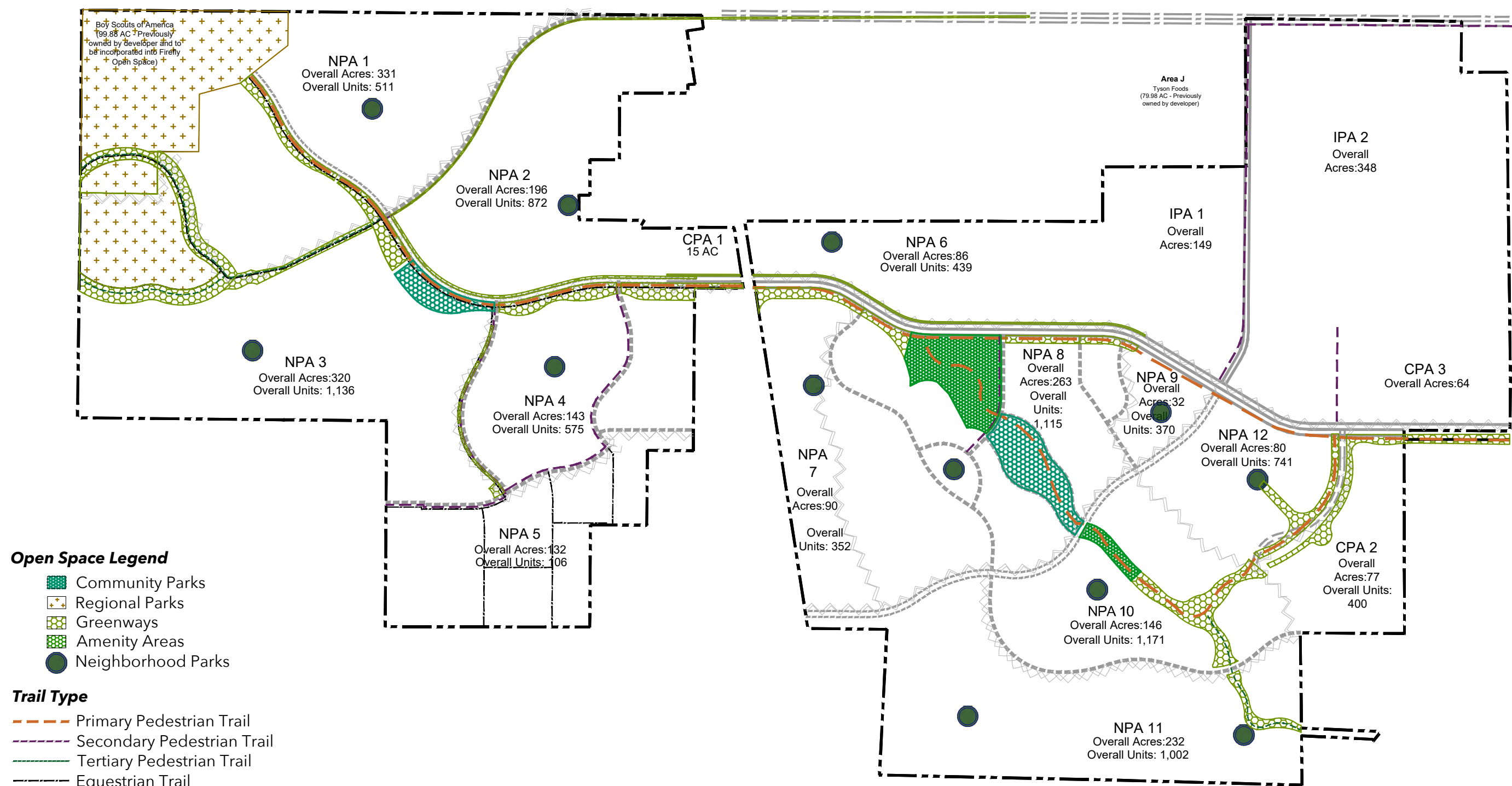


**NOTE:** Images shown on this page are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.





# PARKS, TRAILS & OPEN SPACE EXHIBIT



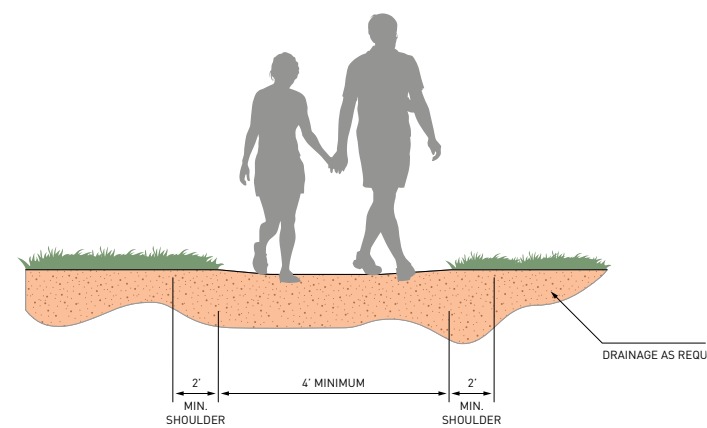
## NOTES:

1. Acreages are approximate.
2. The PTOS depicted in this Exhibit are conceptual and intended to depict potential PTOS in the amounts/types/distributions contemplated in this Community Plan.
3. Location and number of PTOS are approximate.
4. All parks, trails, and greenways may include Native Open Space.

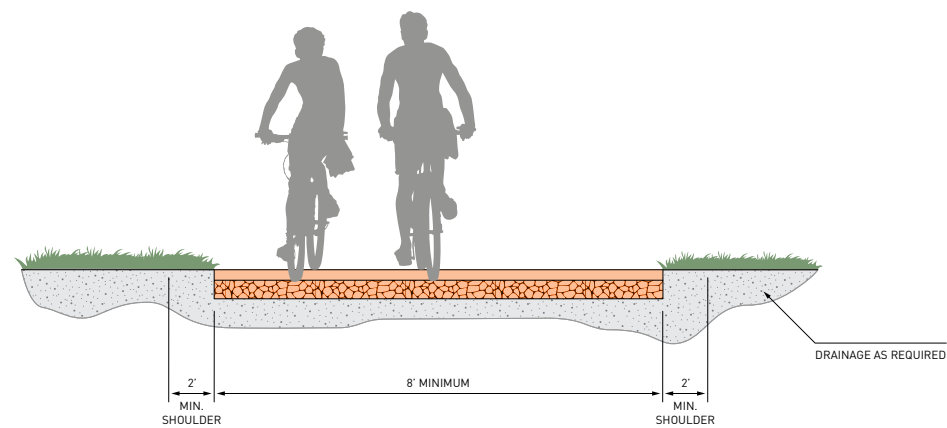




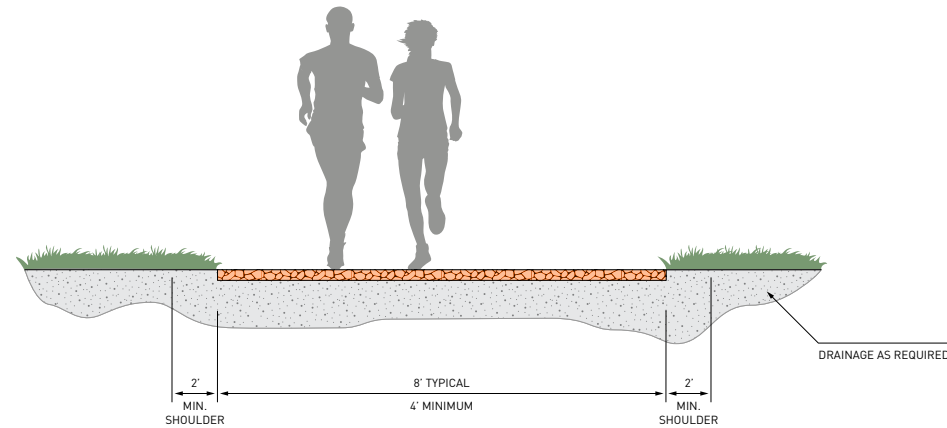
# TYPICAL TRAIL SECTION EXHIBIT



Dirt Trail



Asphalt Trail  
3" Asphalt / 6" Base

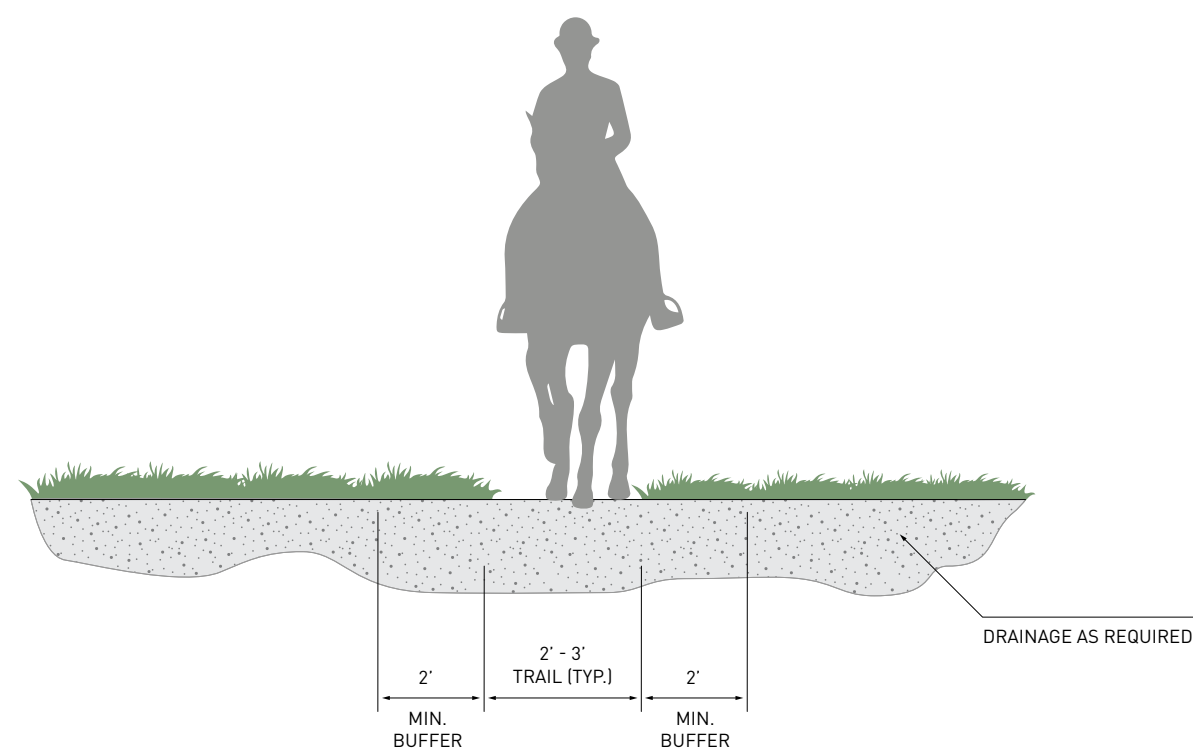


Unpaved Trail

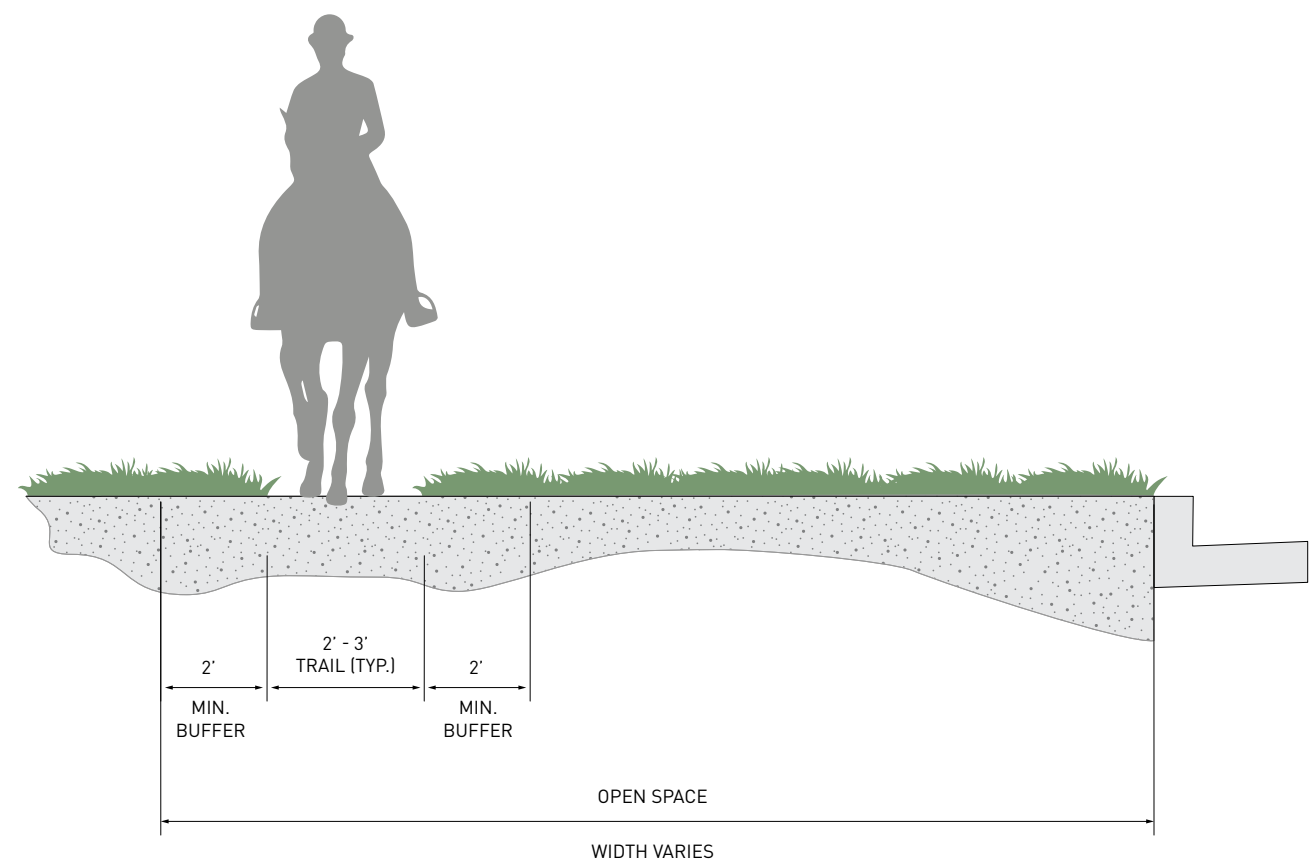
**NOTE:** Cross-sections of trails may be widened on any of the trail types.



# EQUESTRIAN TRAIL SECTION EXHIBIT



Off-Road Equestrian Trail

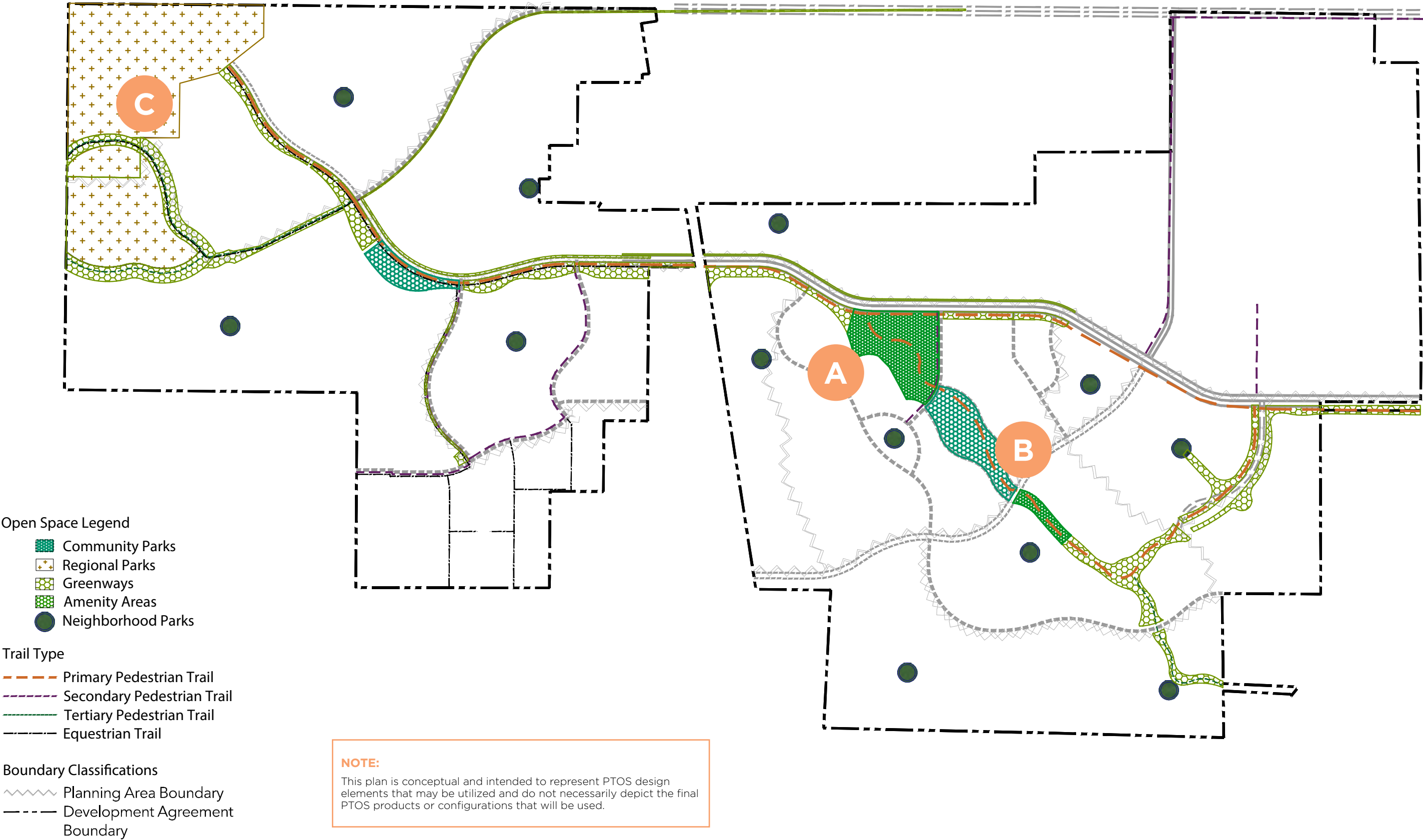


Roadway Equestrian Trail

**Note:** Cross-sections of trails may be widened on any of the trail types.



# PROPOSED PARKS A, B, AND C



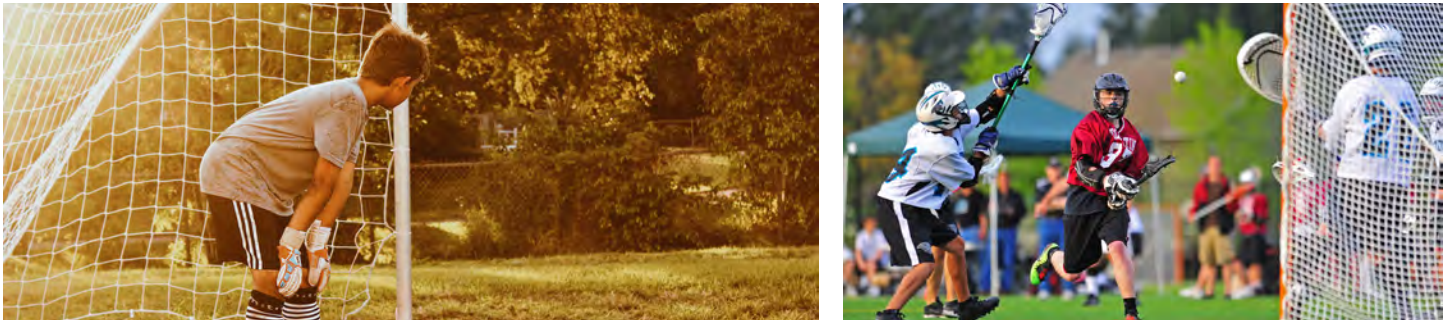


A—COMMUNITY PARK





A—COMMUNITY PARK EXAMPLES



**NOTE:**

These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.



# B—AMENITY AREA





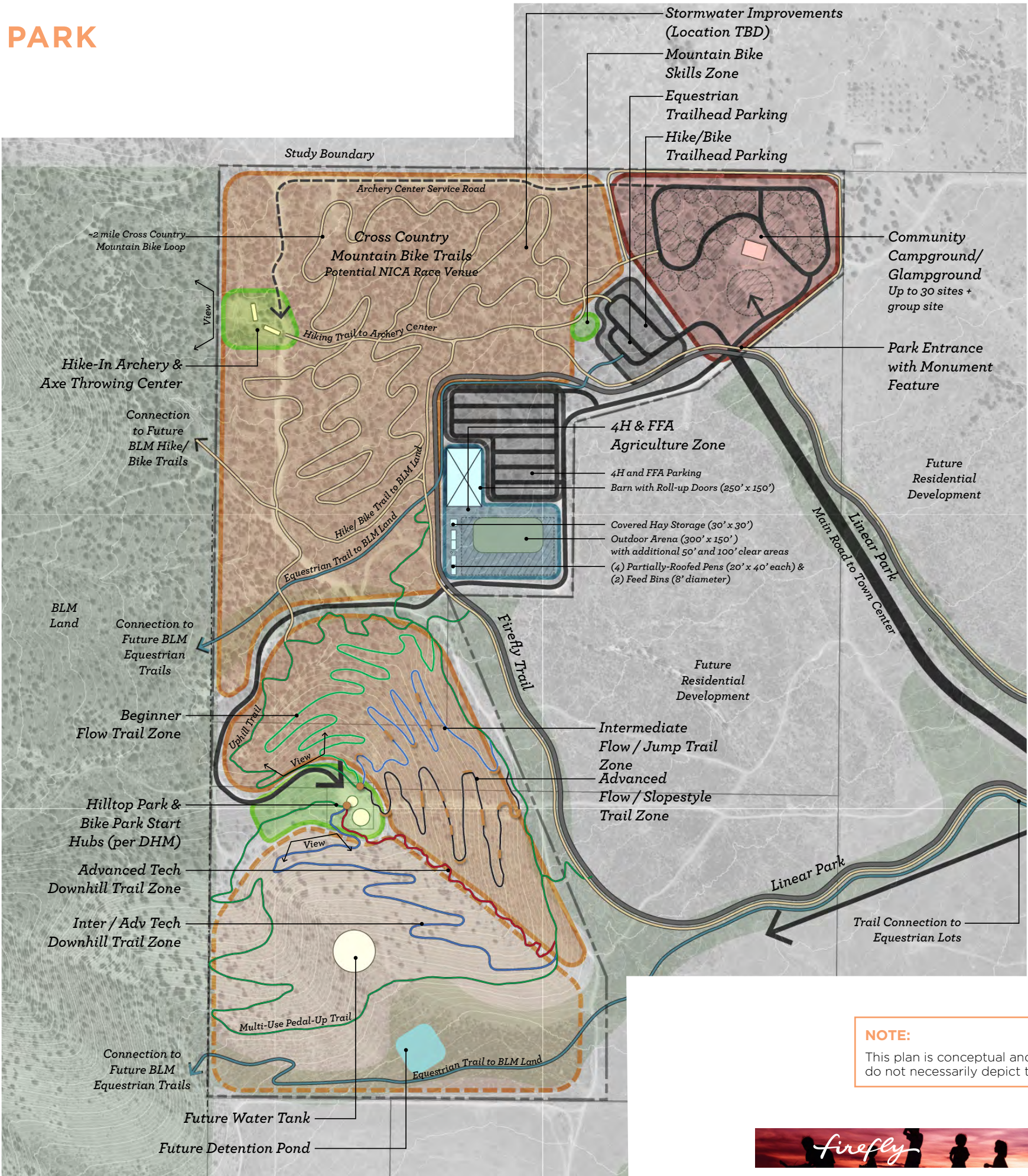
B—AMENITY AREA EXAMPLES



**NOTE:** These photos are intended to represent PTOS and amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.



C—REGIONAL PARK



**Legend**

|                                  |                      |
|----------------------------------|----------------------|
| Passive Recreation & Trails Zone | Road                 |
| Active Recreation Zone           | Service Road         |
| Campground Zone                  | Shared Use Path      |
| Parking                          | Multi-use Trail      |
| Agriculture Zone                 | Equestrian Trail     |
| Parks and Public Land            | Directional          |
| Study Boundary                   | Mountain Bike        |
|                                  | Trails by Difficulty |
|                                  | Bike Features        |

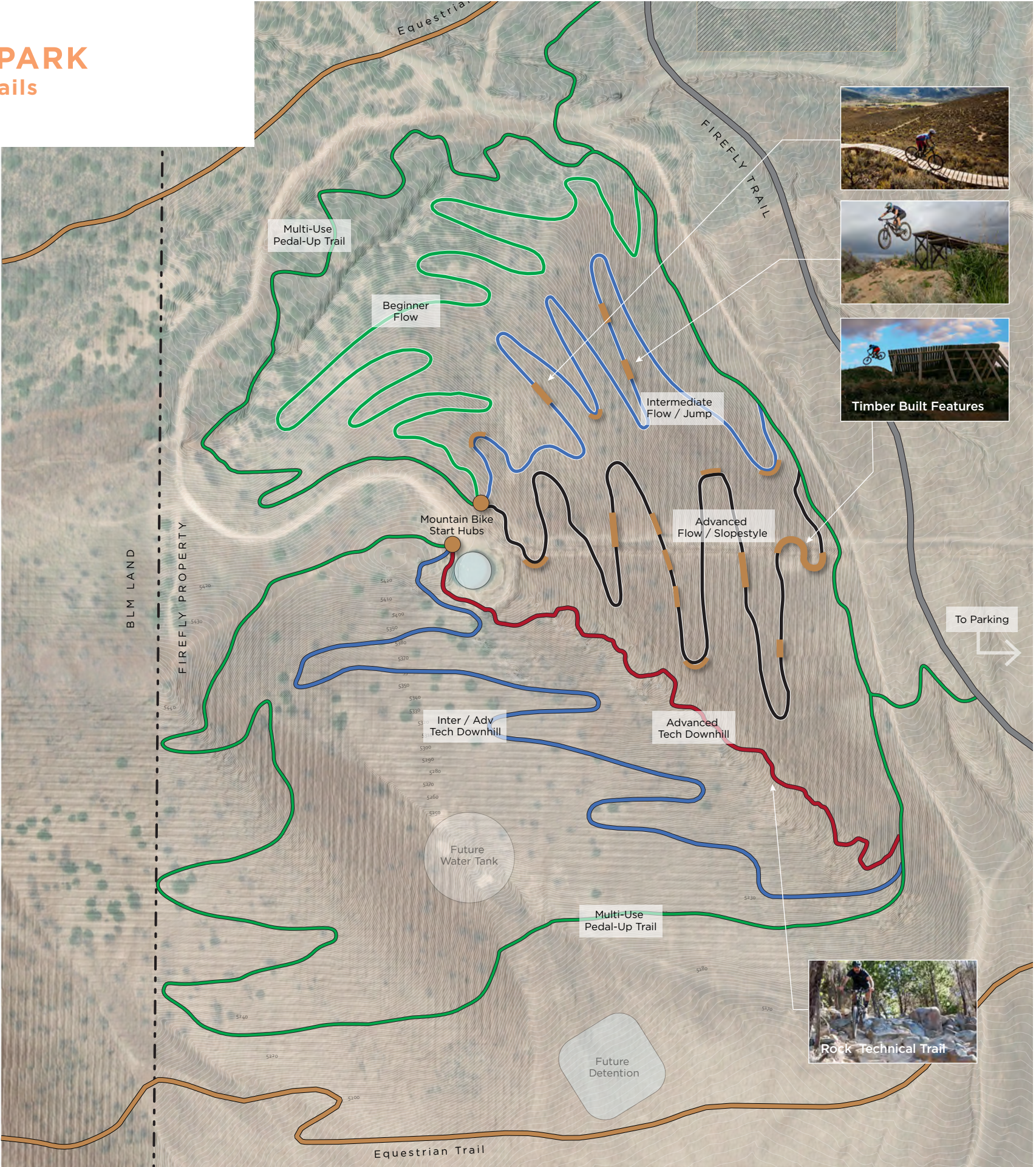
North  
1" = 200'-0"  
0 200 400 ft

**NOTE:**  
This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.





C—REGIONAL PARK  
Downhill Flow Trails



LEGEND

- Multi-Use Path from Firefly
- Multi-Use Two-Way Trail
- Downhill Beginner Flow
- Downhill Intermediate Flow / Jump
- Downhill Advanced Flow / Slopestyle
- Downhill Inter / Adv Technical
- Downhill Advanced Rock Garden
- Equestrian Trail to BLM Land
- Mountain Bike Start Hub
- Timber Mountain Bike Feature

NOTE:

This plan is conceptual and intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.





C—REGIONAL PARK EXAMPLES



NOTE:

These photos are intended to represent PTOS or amenity elements that may be utilized and do not necessarily depict the final amenities or themes that will be used.



## ENTRANCE FEATURES / MONUMENT SIGNAGE

Entrance features and monument signage may be installed by Master Developer to identify neighborhoods and promote the Firefly brand. All entrance features will be located outside public utility easements (PUEs). Placement of these monument signs will be in compliance with the AASHTO clear sight triangle regulations. Specific locations and landscaping plans will be detailed at Development Application.

Primary entrance features are monument signs that include the name and branding for Firefly as a whole, and are situated in highly visible locations which may be bermed up to increase visibility. The primary entrance feature may be double-sided and/or illuminated. Each face may not exceed 200 square feet, and the top of the sign may not be higher than 20 feet from grade.

Secondary, neighborhood, and park entrance monument signs are smaller than primary entrance features. These monument signs may be double-sided and/or illuminated. Each face may not exceed 100 square feet, and the top of the sign may not be higher than 12 feet from grade. Secondary signs may feature the Firefly logo. Neighborhood signs will generally highlight the name or special features of a neighborhood within Firefly. Park entrance monument signs feature the name of the park.

The supporting structures for entrance features/monument signs will be designed with materials and styles that are consistent with the character of Firefly. The signage plan will be approved by the ARC prior to Development Application(s) as appropriate.



**NOTE:** Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.



## COMMUNITY WAYFINDING SIGNS

Permanent wayfinding signage will guide residents and visitors to parks, trailheads, and other amenities within Firefly. Providing effective wayfinding will allow the PTOS network to be used to its full potential. Final design details for wayfinding signage will be determined at Development Application. Wayfinding signs may be illuminated. Additionally, wayfinding signs may be double-sided, and each face may not exceed 60 square feet. The top of wayfinding signs may not be higher than 10 feet from grade. The locations of these signs will be determined at Development Application as appropriate.



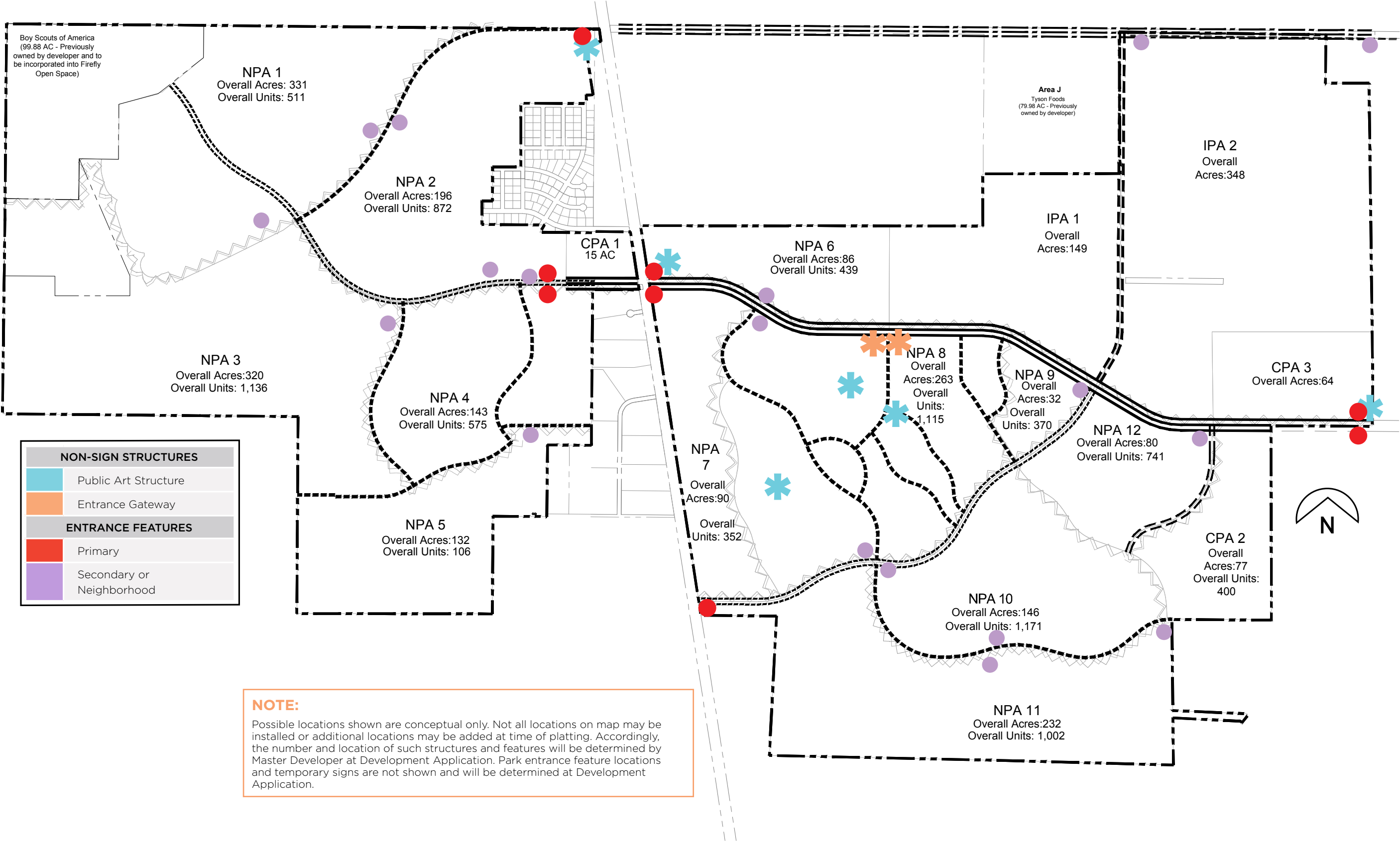
**NOTE:** Images shown are intended to represent design ideas and/or materials that may be used as inspiration and do not necessarily depict the specific theme, design, or materials that will be used in Firefly.

## TRAIL SIGNAGE

Permanent trailhead sign faces may be as large as 60 square feet. Supporting structures for trail signs will be designed with a style that is consistent with the character and appearance of the entrance features for each trail. Trail signs may be used to showcase trailhead locations, trail names, and distances. Final locations of signage will be determined at Development Application.



MONUMENTATION PLAN





## LANDSCAPING PHILOSOPHY

Landscaping will follow the Landscape Water Efficiency (LWE) standards. The landscaping philosophy for the LWE is based on best practices with an emphasis on aesthetics and water conservation. The overarching objective is to enhance the area's natural features, as well as the character of homes, buildings, streetscapes, and PTOS, in order to strengthen and frame vistas, while providing areas of intermittent shade.

All PTOS, as well as commercial and residential landscaping designs, are subject to approval by the Firefly Architectural Review Committee (ARC). The ARC or applicable Homeowners Association (HOA) will enforce the landscaping and maintenance requirements.

### Streetscapes

Thoroughfares will have attractive streetscapes, which may incorporate neighborhood entrance nodes and beautiful landscaping. Streetscapes are an important part of Firefly that will serve many functions including:

1. Contributing to the personality and brand of Firefly through continuity in design
2. Providing safety for all modes of transportation
3. Creating a sense of place for residents and visitors

### General Street Tree Standards

A plan for trees planted within park strips, provided at future Development Applications, shall show the plant schedule for the street trees within Firefly. Trees may be moved or removed from the plan to accommodate driveways and intersection requirements. The Master Developer may place street trees so they do not interfere with Low Impact Development (LID) street design requirements.

## LANDSCAPE WATER EFFICIENCY STANDARDS

### Purpose

The purpose of these Landscape Water Efficiency (LWE) standards is to conserve water resources by establishing water conservation standards for outdoor landscaping.

### Applicability

The following standards shall be required for all developer/contractor installed residential, commercial, institutional, and industrial construction, as applicable. The LWE standards shall also be required for new landscaping construction installed by homeowners.





## Outdoor Landscaping Standards

All new and rehabilitated landscaping for public agency projects, private development projects, developer-installed landscaping in multi-family, single-family residential projects, and two-family dwellings shall comply with the landscaping standards below:

### Definitions

1. **Active Recreation Areas**—Areas of the landscape dedicated to active recreation where lawn may be used as the playing surface (ex. sport fields and play areas).
2. **Front Yard**—A yard extending across the full width of the lot, the depth of which is the shortest distance between the main building and the front lot line. See Figure 1.
3. **Hardscape**—Durable landscape materials, such as concrete, wood, pavers, stone, or compacted inorganic mulch.
4. **Lawn**—Ground that is covered with grass or turf that is regularly mowed.
5. **Mulch**—Any material such as rock, bark, compost, wood chips, or other materials left loose and applied to the soil.
6. **Nonfunctional Turf**—An irrigated grass area not providing functional use and generally maintained for aesthetic purposes only.
7. **Park Strip**—A typically narrow landscaped area located between the back-of-curb and sidewalk.
8. **Paths**—Designed routes between landscape areas and features.
9. **Planting Bed**—Areas of the landscape that consist of plants, such as trees, ornamental grasses, shrubs, perennials, and other regionally appropriate plants.
10. **Rear Yard**—A yard extending across the full width of the lot and more or less opposite to the front lot line. The depth of the rear yard is the shortest distance between the rear of the main building and the rear lot line. See Figure 1.
11. **Side Yard**—A yard between a building and the adjacent side lot line, extending from the front yard setback to the rear yard setback. On corner lots, the side yard adjacent to a street shall extend from the front yard setback to the rear lot line. The width of the required side setback shall be the shortest distance between the side of the main building and the side lot line. See Figure 1.
12. **Total Landscaped Area**—Improved areas of the property that incorporate all of the completed features of the landscape. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, and other non-irrigated areas intentionally left undeveloped.





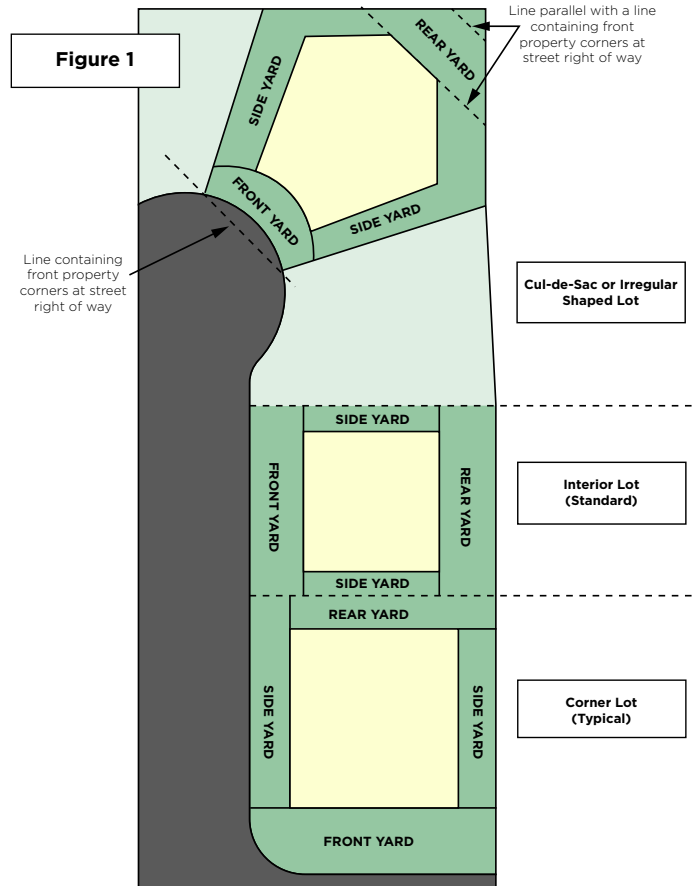
## Landscaping Requirements

1. Landscaped areas shall be provided with a smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities.
2. Nonfunctional turf to be used sparingly.
3. All irrigation shall be appropriate for the designated plant material to achieve the highest water efficiency. Drip irrigation or bubblers shall be used except in lawn areas. Drip irrigation systems shall be equipped with a pressure regulator, filter, flush-end assembly, and any other appropriate components.
4. Each irrigation valve shall irrigate landscaping with similar site, slope and soil conditions, and plant materials with similar watering needs. Lawn and Planting Beds shall be irrigated on separate irrigation valves. In addition, drip emitters and sprinklers shall be placed on separate irrigation valves.
5. At least 3-4 inches of mulch, permeable to air and water, shall be used in planting beds to control weeds and improve the appearance of the landscaping. ARC approved materials shall be used in areas located within a public right-of-way.
6. The following requirements shall apply to single-family residential properties.
  - a. Lawn shall not be installed in park strips, paths, or on slopes greater than 25% (4:1 grade) or be less than 8 feet wide at its narrowest point. To the extent reasonably practicable, lawn shall be free from obstructions (trees, signs, posts, valve boxes, etc.).
  - b. Lawn areas in the front and side yards shall not exceed the greater of 250 square feet, or 35% of the total landscaped area.
    - i. Single-family residential properties 0.25 acres or smaller wherein the combined square footage of the front and side yards is twice as large or greater as the rear yard square footage shall be permitted lawn areas up to 50% of the total landscaped area in the front and side yards.
    - ii. Residential lots that have no back yards, which the total landscaped area is less than 250 square feet, and which the front yard dimensions cannot accommodate the minimum 8 feet wide lawn area requirement of the landscaping requirements in section i, are exempt from the 8 feet minimum width lawn area requirement.
  - c. At maturity, landscape areas shall have enough plant material to create at least 50% living plant cover at the ground plane, not including tree canopies. Park strips are excluded.
7. In commercial, industrial, institutional, and multi-family development common area landscapes, lawn areas shall not exceed 30% of the total landscaped area, outside of active recreation areas.
8. Certain special purpose landscape areas (e.g. stormwater management areas, etc.) may receive exceptions from the slope limitations and other elements of the landscaping requirements (see paragraph 6, above). Applications to receive exceptions are to be considered on a case-by-case basis by the ARC.





9. These outdoor standards are not intended to be in conflict with other landscaping requirements as defined by Utah law, including stormwater retention requirements and low-impact development guidelines. Notwithstanding these outdoor standards, whenever any requirement may be in conflict with Utah law, such conflicting requirements shall not apply.





# EXAMPLES OF LANDSCAPING



**NOTE:** These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.



EXAMPLES OF COMMUNITY CONNECTIVITY



**NOTE:** These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products or configurations that will be used.



EXAMPLES OF COMMUNITY EVENTS & LIFESTYLE PROGRAMMING



**NOTE:** These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.



# 04 RESIDENTIAL DEVELOPMENT STANDARDS & ARCHITECTURE

## FIREFLY ARCHITECTURAL REVIEW COMMITTEE (ARC)

### Master Owners Association

A Master Homeowners Association (HOA) will be established to review, approve, and enforce architectural requirements and restrictions, and to address common area maintenance obligations for the entire Firefly Community. Where required, typically in multi-family areas, sub-HOAs will be established to address area-specific costs.

### Firefly ARC

The ARC shall be created within the HOA. The goal of the ARC is to ensure Firefly is a pleasant, desirable, and sustainable community, with a harmonious design concept. The ARC protects and promotes the present and future values of the Firefly development. All exterior architectural building elevations, materials, colors, fencing details, landscaping, and signage within Firefly shall be subject to a design review and approval process established by the ARC.

The ARC shall review and approve all residential site plans and building permits prior to beginning Development Application and review processes. The ARC may consist of representatives of the Master Developer, as well as a selected team of professionals. The Master Developer shall retain the right to retain or replace members of the ARC at its discretion.





## SINGLE-FAMILY TYPES

There are four types of single-family, detached homesites in Firefly. There are agriculture, standard, alley-load, and cottage homesites. Single-family alley-load and cottage lots may be traditional front-load homes, but may also be rear loaded with garages accessed from alleys and/or private driveways.

## SINGLE-FAMILY STANDARDS

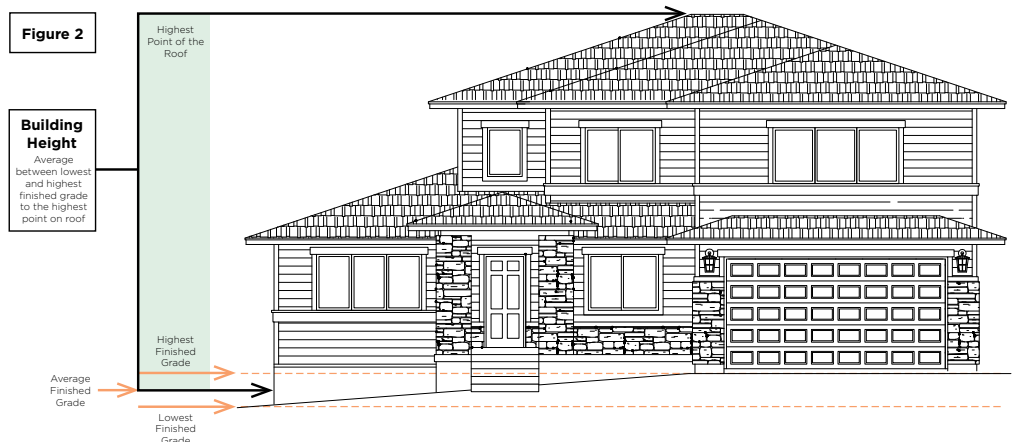
| SINGLE-FAMILY DETACHED* |       |        |      |                    |        |                                |                  |                                      |
|-------------------------|-------|--------|------|--------------------|--------|--------------------------------|------------------|--------------------------------------|
| Type of Lot             | Front | Garage | Rear | Side               | Corner | Minimum Lot Width <sup>1</sup> | Minimum Lot Size | Maximum Building Height <sup>2</sup> |
| Agriculture             | 25'   | 25'    | 35'  | 10'/30'            | 25'    | 90'                            | 21,780 sf        | 35'                                  |
| Standard A              | 25'   | 25'    | 25'  | 10'/10'            | 15'    | 85'                            | 10,890 sf        | 35'                                  |
| Standard B              | 15'   | 22'    | 20'  | 8'/10'             | 15'    | 80'                            | 8,000 sf         | 35'                                  |
| Standard C              | 15'   | 22'    | 20'  | 5'/8'              | 15'    | 48'                            | 4,500 sf         | 35'                                  |
| Alley Load              | 10'   | 22'    | 5'   | 5'/5' <sup>4</sup> | 15'    | 40'                            | 4,200 sf         | 35'                                  |
| Cottage                 | 15'   | 22'    | 10'  | 5'/5' <sup>4</sup> | 15'    | 40'                            | 3,600 sf         | 35'                                  |

| ACCESSORY BUILDINGS |      |      |                                      |
|---------------------|------|------|--------------------------------------|
| Type of Building    | Rear | Side | Maximum Building Height <sup>2</sup> |
| Barns               | 5'   | 5'   | 35'                                  |
| ADU <sup>3</sup>    | 5'   | 5'   | 35'                                  |

\* Upon a request by the applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

### Reference Notes

1. Lot width is measured from either the build-to line, when applicable, or the front setback, whichever is further back from the front property line to provide for curvilinear/coving design. See page 4-09.
2. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the roof, excluding ancillary structures.





If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

3. The living space of a detached ADU must be a minimum of 400 square feet and may not exceed 50% of the primary home's footprint including the garage, up to a maximum of 1,200 square feet. An ADU may be part of a larger barn structure that may exceed 50% of the primary home's footprint, and/or be larger than 1,200 square feet.
4. Homesites with a 5'/5' side setback shall be limited to a quantity of 900.

## **SINGLE-FAMILY DEVELOPMENT STANDARDS**

---

### **General Standards**

Homes shall be a variety of styles and colors. Gated neighborhoods are permitted. 3-story homes are allowed.

### **Roof Pitch**

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

### **Parking Standards**

A 2-car garage is required on all single-family homes. Additionally, a driveway matching the garage setbacks is required, except for alley-load lots. In the case of alley-load lots, parking must match townhome parking standards.

### **Fencing**

Materials, specifications, and locations to be approved by the ARC.

### **Architectural Relief**

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials





EXAMPLES OF SINGLE-FAMILY HOME DESIGNS



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.





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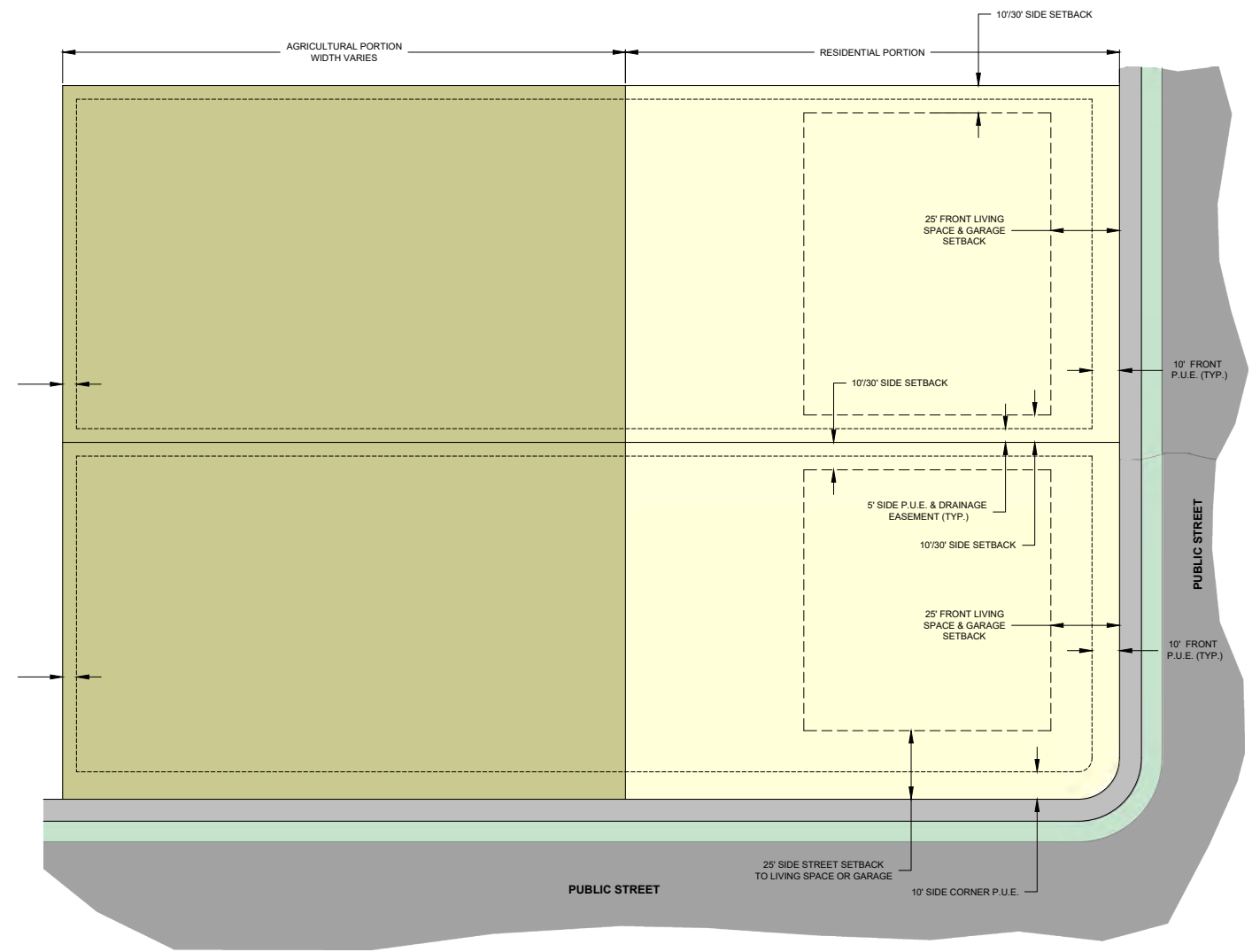


**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



# SINGLE-FAMILY SETBACK EXHIBIT

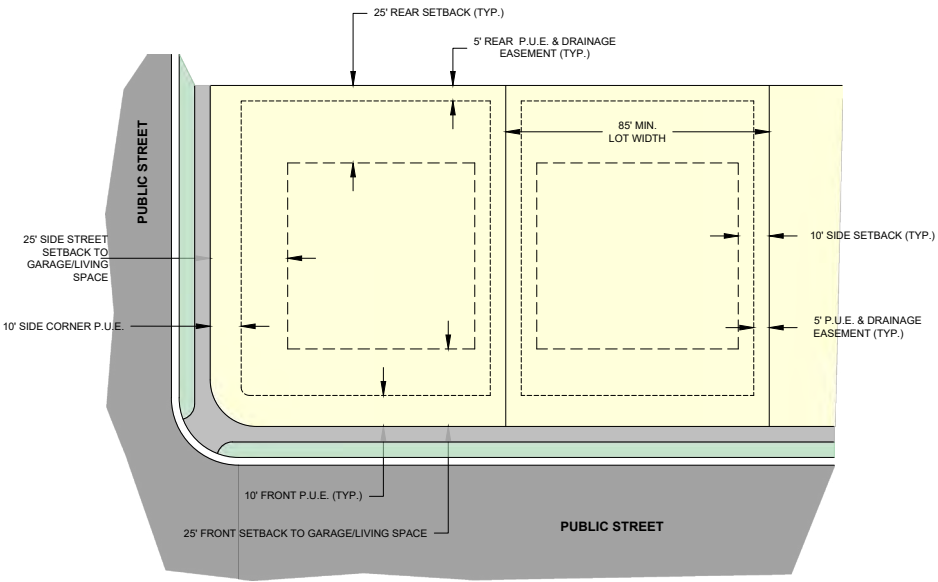
## Agriculture Lot



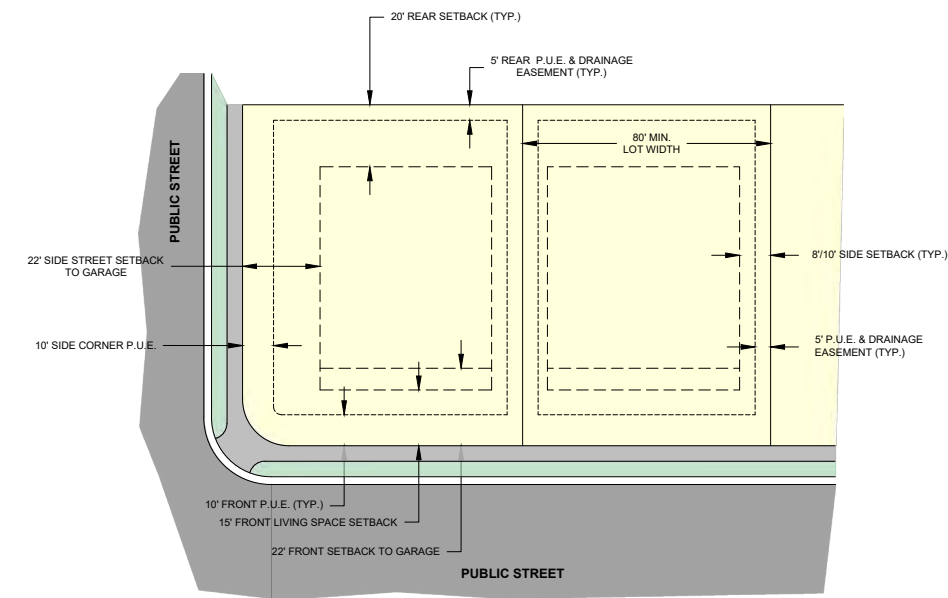
### AGRICULTURAL LOT

#### NOTE:

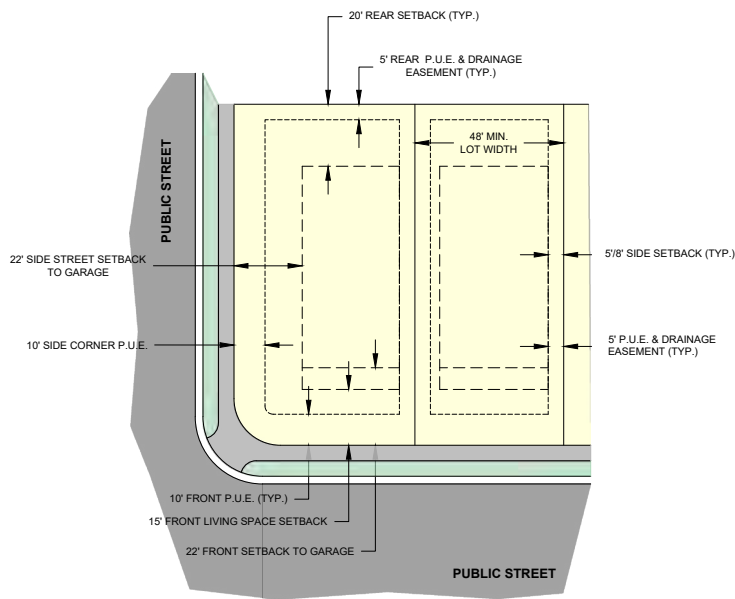
1. Structures or corrals housing animals: 50' from neighboring residences.
2. Shop, detached garage, ADUs, and other accessory buildings without livestock shall have 5' setbacks.



## Standard "A" Lot



## Standard "B" Lot



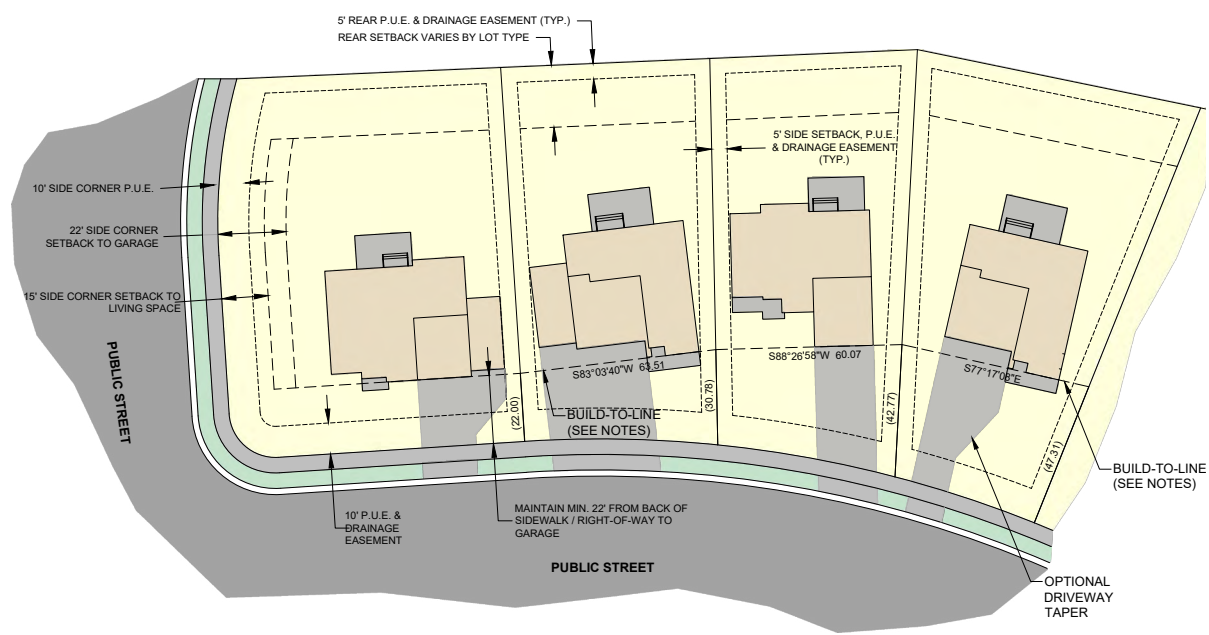
## Standard "C" Lot





# SINGLE-FAMILY SETBACK EXHIBIT (CONT'D)

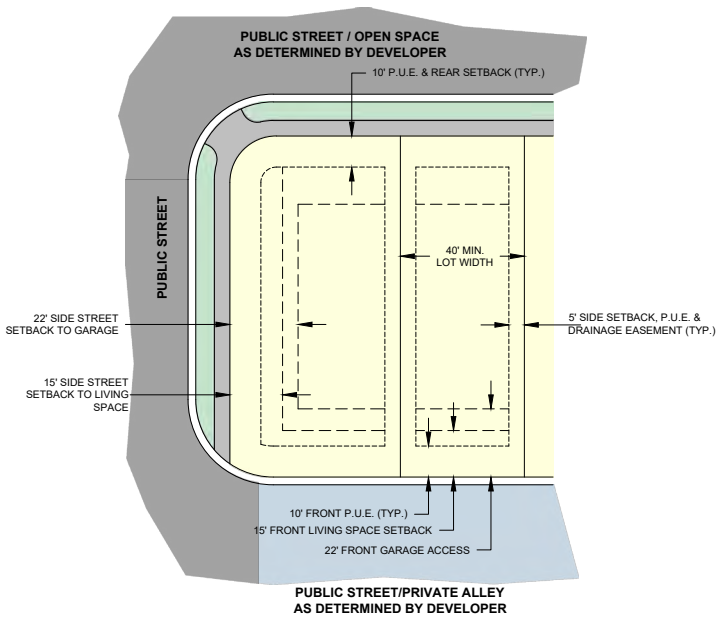
## Curvilinear / Coving



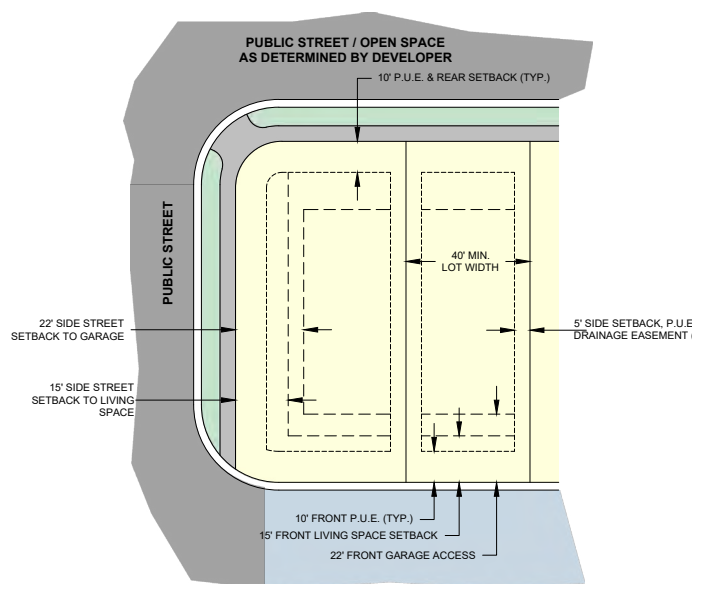
**NOTE:**

1. Build-to line has been established for front setback and orientation of house.
2. Build-to line to be a minimum of 22' to garage face or 15' to living space.

## Cottage



## Alley Load





## MULTI-FAMILY TYPES

Multi-family homes are higher density residential units. Townhomes are built in a row with all units sharing a similar style. Garages may be built at the front or rear of the home. These townhomes are referred to as front-load or rear-load. Multi-family types also include apartment homes and condos, which are self-contained housing units that occupy only part of a building.

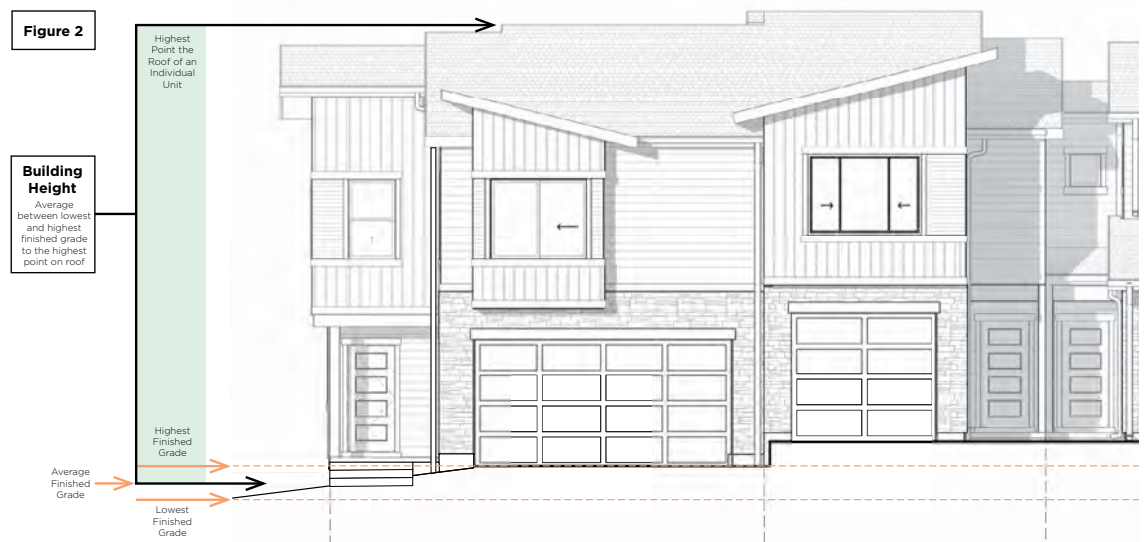
## MULTI-FAMILY STANDARDS

| MULTI-FAMILY*                        |       |        |      |                       |       |                       |        |                                   |                         |
|--------------------------------------|-------|--------|------|-----------------------|-------|-----------------------|--------|-----------------------------------|-------------------------|
| Type of Lot                          | Front | Garage | Rear | Rear Building Spacing | Side  | Side Building Spacing | Corner | Max. Building Height <sup>1</sup> | Max. Units Per Building |
| Twin Home                            | 15'   | 22'    | 10'  | 20'                   | 5'/5' | 10'                   | 15'    | 35'                               | N/A                     |
| Front-Load Townhome                  | 15'   | 22'    | 10'  | 20'                   | 15'   | 15'                   | 15'    | 40'                               | N/A                     |
| Rear-Load Townhome                   | 10'   | 3'     | 3'   | 30'                   | 15'   | 15'                   | 15'    | 40'                               | N/A                     |
| Apartment / Condominium <sup>2</sup> | 10'   | 5'     | 15'  | 30'                   | 15'   | 15'                   | 15'    | 55' <sup>2</sup>                  | 48                      |

\* Upon a request by the Applicant, these standards may be adjusted by the Planning Commission (or the applicable approving body of the City) upon Site Plan or Subdivision Application.

### Reference Note

1. Building height is measured from the average of the highest finished grade and the lowest finished grade across the front of each individual unit of the structure to the highest point of the unit's roof, excluding ancillary structures.



If the roof is a mansard or flat, the building height is measured from the average of the highest finished grade and the lowest finished grade across the front of the structure to the highest point of the coping of a flat roof or the deck line of a mansard roof.

2. Multi-family buildings to be limited to four stories and 55' in height.



## TWIN HOME & TOWNHOME DEVELOPMENT STANDARDS

### Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

### Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback requirements as determined in this community plan.

### Parking Standards

Parking requirements shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.75 stalls are required. For 2-bedroom homes, 2.5 parking stalls are required. For 3-bedroom homes, 3 parking stalls are required. For 4-bedroom homes and greater, 3.5 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot, or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. Garage dimensions are required to be a minimum of 20' x 20'.

### Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Materials, specifications, and locations to be approved by the ARC. Limited common open space may be fenced.

### Exterior Materials

Exterior materials are to be consistent with the architectural styling of the home. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with styling of the particular home. All materials and colors must be approved by the ARC.

### Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

### Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

### Building Size

Twin homes and townhomes shall consist of buildings between 1 and 12 units and shall not be greater than 200 feet in length. They share at least one structural component (e.g., concrete, pillars, piers, foundations, footings, or walls) which may be above or under the ground, and may be attached or detached, but will be platted consistent with the footprint of the building, with all yards, driveways, and other PTOS platted as common or limited common open space. The number of building stories shall be limited to the building height allowed for twin homes and townhomes.





## PTOS

Twin homes and townhomes may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

## EXAMPLES OF TWIN HOME & TOWNHOME DESIGNS



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.





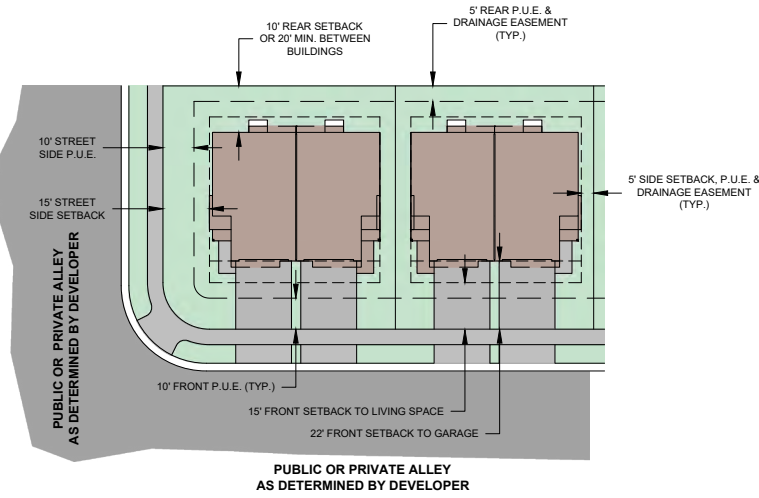


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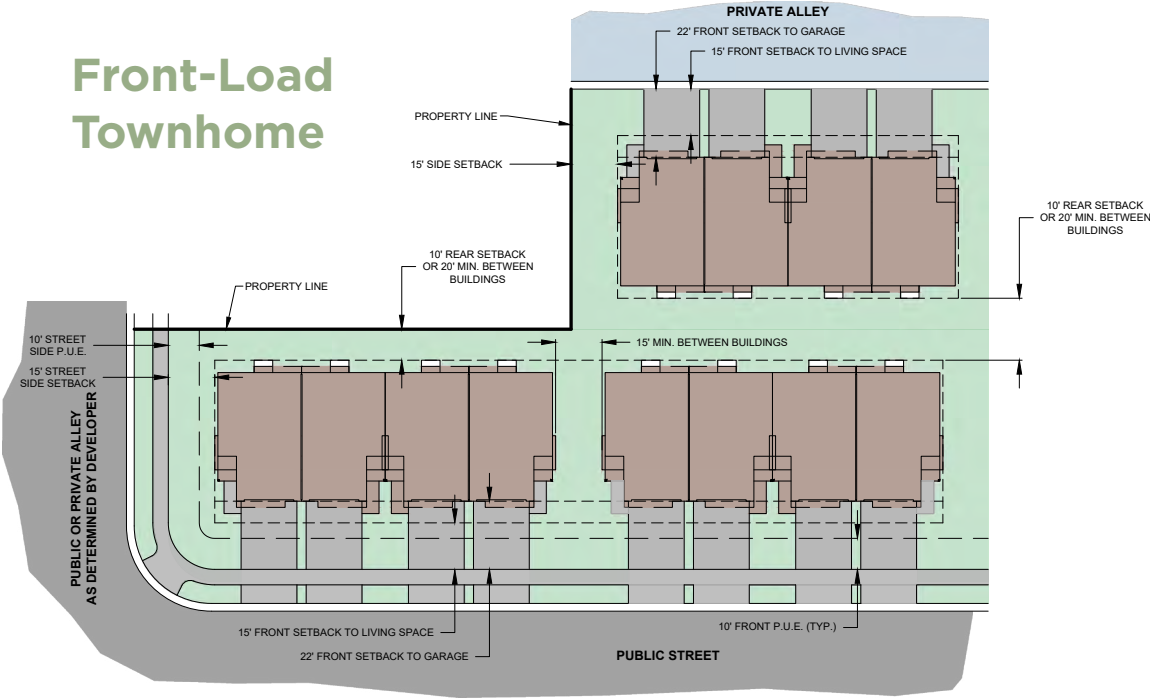


# TWIN HOME & TOWNHOME SETBACK EXHIBIT

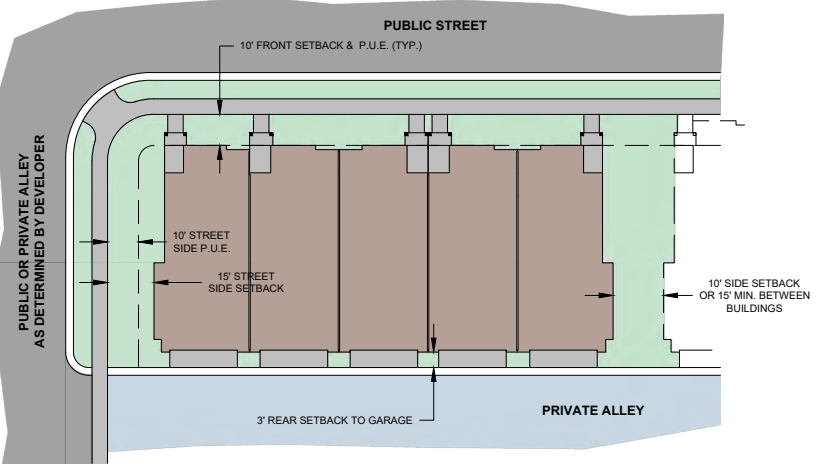
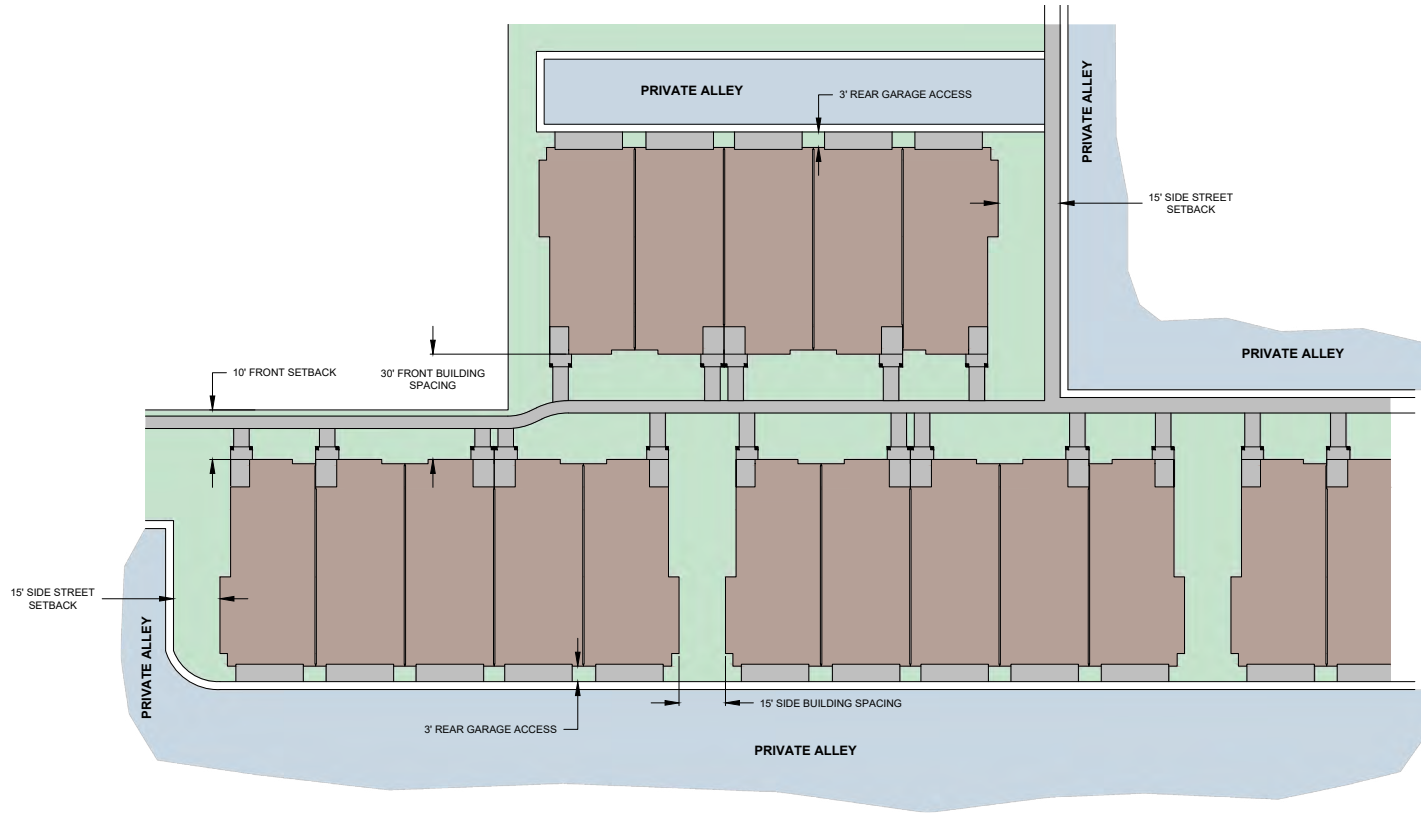
## Twin Home



## Front-Load Townhome



## Rear-Load Townhome





## APARTMENT & CONDOMINIUM DEVELOPMENT STANDARDS

### Roof Pitch

The roof type of any structure may be any of the following: gable, hip, gambrel, mansard, or flat. Roof type and design should match the styling of the overall home design. Roof pitches may be flat or 1/12 to 12/12.

### Minimum Lot Area

There are no minimum lot area requirements. Appropriate lot size is determined by the ability to meet development setback and parking requirements as determined in this community plan.

### Parking Standards

Parking requirements for apartments and condominiums shall be based on the number of bedrooms in each home. For 1-bedroom homes, 1.5 stalls are required. For 2-bedroom homes, 2.25 parking stalls are required. For 3-bedroom homes, 2.75 parking stalls are required. For 4-bedroom homes and greater, 3.25 stalls are required. Parking means a parking stall located within a garage, driveway, private parking lot (covered or open), or on a public street, and shall be sized at a minimum of 8' wide x 18' deep. For condominiums or apartments that are part of a mixed-use project, parking may be shared and the total number of shared parking spaces required for the mixed-use project may be reduced, at Master Developer's discretion, by up to 25% of the overall minimum parking requirement.

### Fencing

Fences or walls in front yards or side yards facing a street shall be no taller than three feet. Fences or walls along the side or rear yards shall be a minimum of six feet and a maximum of seven feet. Limited common open space may be fenced.

### Exterior Materials

Exterior Materials are to be consistent with the architectural styling of the building. Materials may include masonry, stucco, fiber-cement type siding, metal architectural paneling, or other materials consistent with the styling of the particular building. All materials and colors must be approved by the ARC.

### Roof Type

Roofing materials should be a minimum of 30-year architectural shingles, metal, or membrane roof for flat roofs.

### Architectural Relief

The street-facing portion of the building shall be designed to avoid flat planes or visual lines that give the appearance of one flat wall face for the length of the building facade fronting the street without a break. The same standard shall be required for homes adjacent to PTOS or on the corner side of corner lots. Street-facing facades greater than 40 feet in length must exhibit a change in the wall plane. Change of the wall plane shall be done by adding porches, balconies, windows, bay windows, or a change in materials.

### PTOS

Condominiums and Apartments may include common areas and/or limited common areas which are areas owned by the HOA. These areas (including, but not limited to, the setbacks, build-to lines, and spaces between buildings), shall be counted toward the PTOS requirements of this Community Plan so long as they are landscaped according to the approved landscape plans of the ARC for each individual plat.

### Apartment Pool

An apartment pool shall be a minimum of 1,000 square feet in size and must accommodate at least four square feet of pool space per residential unit being served by the pool.





EXAMPLES OF APARTMENT & CONDOMINIUM DESIGNS



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



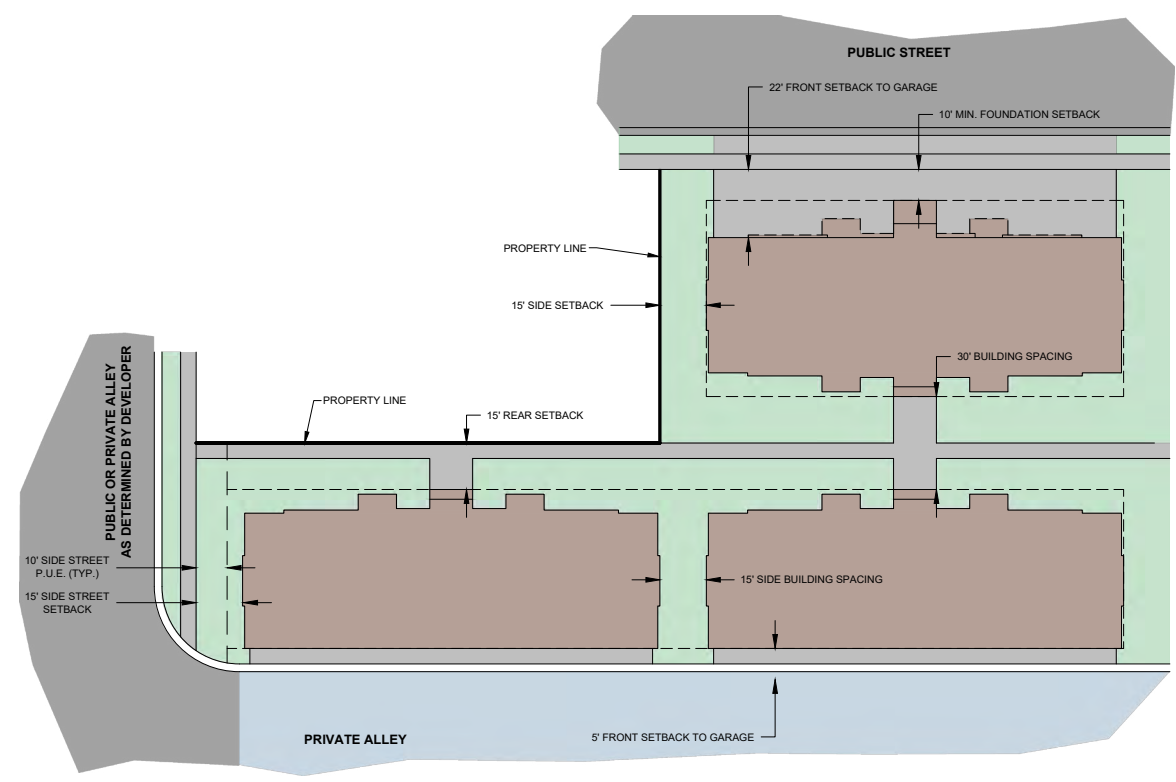


**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



# APARTMENT & CONDOMINIUM SETBACK EXHIBIT

## Apartment & Condominium Building





EXAMPLES OF RESIDENTIAL HOUSING



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## EXAMPLE ELEVATION STYLES FOR RESIDENTIAL HOMES

### Typical Craftsman Design

The Craftsman style originated in Southern California and quickly became the dominant style for smaller homes built throughout the country in the early 1900s. Though bungalows are the most common form of the Craftsman elevation, interpretations can be found in various locations and are sometimes called *stick houses*. The following features identify a Craftsman-style home:

1. Lap siding, board and batten, and shake (shingle) exteriors
2. Low-pitched gable roofs (4/12 and 6/12 roof pitches are most common)
3. Exposed rafter tails under eaves
4. Decorative corbels, braces, and beams
5. Window grids and window trim
6. Heavy, thick fascia
7. Large front porch
8. Porch supports (columns/pillars) are typically rectangular or tapered (not round) with masonry bases
9. Large roof overhangs (typically 18 to 24 inches)
10. Single-hung and double casement windows



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## Typical Farmhouse Design

The design of the American Farmhouse was initially influenced strictly by function and geography. The farmhouse was always unpretentious, straightforward, and functional. It was shaped by the needs of the farmers, the local climate, and the materials available. The original farmhouse represented simple shelter structures. Today, there is a growing interest in a simple, back-to-basics lifestyle. The new Farmhouse home design symbolizes that ideal. The following features identify a Farmhouse-style home:

1. Simple, single- or double-column porch supports
2. Simple, rectangular floor plan
3. Large, often wrap-around, porches
4. Window grids
5. Gable-style roofs (not hipped)
6. Large flat surfaces of board and batten on front elevation
7. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
8. Steeper roof pitches on all main roofs, often as steep as 10/12 to 12/12
9. Dormers (gabled and shed dormers are appropriate)
10. Taller, more narrow windows
11. White/light exteriors are common, and modern versions are black/dark or have mixed light/dark exterior color palettes
12. Dark windows are common
13. Use of copper or other metal on small roof elements



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## Typical Scandinavian Design

Scandinavian architecture includes traditional styles from Sweden, Norway, and Denmark. Typical designs focus on merging the structure with the surrounding environment, as well as integration of wood and natural materials, natural light, clean lines, neutral colors, etc. The overarching theme of Scandinavian architecture is minimalistic and simplistic design. The following features identify a Scandinavian style home:

1. Pitched roofs, oftentimes with no overhangs
2. Porch roofs may be flat
3. Dark casement windows with no trim or screens
4. Use of large windows and skylights to bring natural light indoors
5. Simple lines with no adornments
6. Use of natural colors and materials such as wood
7. Black, red, or yellow are often used to accent natural wood elements
8. Incorporation of functionality and comfort



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



## Typical Prairie Design

The Prairie elevation is a recent style created by incorporating modern elements into the style of a traditional prairie home. This design emphasizes the simplicity and integrity that combines comfort, utility, and beauty, without imitating past styles. Prairie home plans have broad, gently sloping, shelter roofs with prominent, low chimneys. Balconies and terraces extend in several directions beyond the basic house, creating a protected outdoor space. The following features identify a Prairie-style home:

1. Roof pitches are typically 3/12-6/12
2. Low roof pitches above porches, dormers, and other features (typically 1/12 to 5/12)
3. Large modern-style windows (typically without grids)
4. Overhanging eaves ranging from 18 to 24 inches
5. Horizontal, clean lines in the detailing
6. Lap siding with brick or stone details elements
7. Open floor plans
8. Wide, rectangular columns or pillars
9. Prominent low chimneys
10. Large, tall windows
11. Modern, glass panels in front door and garage
12. Wide front door (42 inches wide or larger)



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



## Typical Utah Traditional Design

Utah Traditional architecture is very similar to domestic architecture elsewhere in the United States. This style is based on existing cultural traditions and/or current trends in architecture, rather than being original. It does, however, represent the early pioneer heritage and the eventual merging of Utah with mainstream American society. The result provides a continuity from community to community. The following features identify a Utah Traditional style home:

1. Roof pitches of 6/12 and greater
2. A mix of hip and gable roof structures
3. Bay or boxed windows with shutters
4. Masonry (brick or stone)
5. Body materials such as lap siding, shingles, and board and batten
6. Gable returns
7. Arched windows, front entrances, and garage trim
8. Use of copper or other metals on small roof elements
9. Taller front door



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



## Typical Modern Design

Modern design favors strong horizontal and vertical elements, as well as geometric shapes, to create a sense of simplicity. The aim of modern design is to simplify the home, emphasize function, and remove any unnecessary frills. In place of extra adornments, clean, simple lines and shapes create interest. The following features are common in a Modern-style home:

1. Expansive roofs with pitches that are often flat with no pitch or dramatically angled
2. Minimalist design with straight, clean, lines and sharp edges
3. Low, horizontal massing with flat roofs and long-span steel trusses
4. Generous use of glass and natural light
5. Masonry (brick or stone) combined with concrete tiles or siding, stained wood cladding, and steel
6. Emphasis of rectangular forms and horizontal and vertical lines
7. Emphasis on open, flowing interior spaces
8. Wide front door



**NOTE:** Images shown are only intended to represent design elements and/or materials that may be utilized and do not necessarily depict the specific products that will be used in Firefly.



## SALES SIGNS

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### ON-PREMISE TEMPORARY COMMUNITY SIGNS

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Temporary community signs may be installed as needed to direct traffic to builder model home(s) and/or sales trailers during the selling process. These temporary community signs are permitted within Firefly.

Temporary community signs may be installed along collectors, parkways, and minor/major arterials prior to and during active development or any form of development activity. The design and message may vary, but the purpose is to provide direction to and information about Firefly. Temporary community sign faces shall not exceed 200 square feet and height of sign shall not exceed 20 feet from grade. Temporary community signs shall be at least 200 feet from any other temporary sign. The ARC must approve the design prior to submitting a Development Application as appropriate.

### BUILDER SIGNS FOR MODEL HOMES, SALES TRAILERS & LOTS

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A model home is considered a sales facility until it is sold. Temporary signs used on builder property, as well as areas in front of a model home, spec home, or sales trailer are builder-provided signs, and are not required to be community branded. They identify who the builder is and what the builder is offering in Firefly. Builder signs may also advertise builder contact info, as well as the name of the model home, floor plan, and features found in the model home. Model signs must be approved by the ARC, and/or HOA if applicable, and are required to adhere to the following community standards:

1. Model and spec homes may not be permitted to advertise properties or units located in another subdivision or property located outside Firefly.
2. Each model home lot may include a 32 square feet sign, an 18 square feet sign, and up to three smaller informational signs that are 10 square feet or less.
3. Model and spec home signs must be removed within 30 days of when the last home is sold in Firefly or when the model home is sold.
4. Model and spec home signage must be approved by the ARC prior to Development Application.
5. Model and spec home and signage must comply with City's Vested Laws in every aspect not specifically identified herein.
6. Builders may install temporary builder signs anywhere in Firefly in compliance with the requirements of this section.
7. Builder may install a sign that is no larger than 10 square feet on each lot.





# 05 COMMERCIAL DEVELOPMENT STANDARDS

## COMMERCIAL STANDARDS

Specific commercial uses are listed in the Permitted and Conditional Use table on pages 5-04 to 5-11. Commercial standards for IPA, CPA, and NPA areas are as follows:

### BUSINESS PARK / INDUSTRIAL PLANNING AREA (IPA)

The IPA has been established to create an attractive development that provides opportunities for employment and tax base for Eagle Mountain City. This Area is characterized by flat, open land particularly suited for business park and industrial uses. Representative of the uses within this area are business park; technology-oriented business; manufacturing; fabrication and processing; storage warehousing; wholesale distribution; fulfillment centers; service provider offices, yards, and retail space; and flex space. Area subdivisions and dwellings on small lots, along with other uses which tend to thwart or prevent the use of the land for its primary purposes, have been excluded from this area. The following exceptions to City's Vested Laws shall apply in the IPA.

#### Exceptions to City's Vested Laws

**Lot Area:** No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

**Lot Width:** No minimum lot width.

### COMMERCIAL WITHIN NPA AREAS

Commercial uses are permitted or conditional as set forth in the uses table on pages 5-04 to 5-11. Vertical and horizontal forms of mixed uses are also permitted or conditional so long as the commercial components of the proposed development are listed in the uses table. The following exceptions to City's Vested Laws shall apply in the NPA.





## Exceptions to City's Vested Laws

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**Lot Area:** No minimum lot area, except that an area sufficient to accommodate setback, off-street parking, loading and unloading, and vehicular access shall be provided and maintained, and no building to be built over underground utility easements.

**Lot Width:** No minimum lot width.

**Building Height:** Maximum height of 55 feet.

**Building Size:** No minimum or maximum requirement.

**Building Materials:** Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.

## COMMERCIAL PLANNING AREAS (CPA)

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The areas covered by CPAs are intended to be central retail, service, professional office, high-density apartments, and vertical or horizontal mixed-use centers. For this reason, the areas have been located in high traffic parts of the project where the street pattern makes the uses readily accessible to all parts of the community and the surrounding region. The areas are intended to provide for a variety of community activities. The CPAs are characterized by clean, well lit streets, ample pedestrian ways and vehicular parking lots for the convenience and safety of the public. Attractive, inviting and well maintained shops, stores, offices, theater, and cultural buildings, as well as high-density multi-family residential dwellings, are also characteristic of these areas. Representative of the uses in these areas are special retail, lodging, apartment housing, professional offices, theaters, restaurants, and a wide variety of retail outlets. The following exceptions to City's Vested Laws shall apply in the CPA.

## Exceptions to City's Vested Laws

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**Lot Area:** There shall be no minimum lot area requirements for commercial lots used for a commercial use permitted in the area. For buildings arranged, intended, or designed exclusively for residential use, the minimum lot area requirements shall be the same as for dwellings, except that no lot area requirements shall apply when the dwellings are mixed use (located above the ground floor and said ground floor is devoted exclusively to a commercial use permitted in the area).

**Lot Width:** There shall be no minimum lot width requirements for commercial lots used for a commercial use permitted in the area.

**Building Height:** The maximum height of any building with a commercial use shall be 75 feet except buildings arranged, intended, or designed exclusively for residential use, the maximum height requirement shall be the same as for multi-family dwellings.

**Building Size:** No requirements.

**Building Materials:** Commercial buildings may utilize an appropriate mix of materials including brick, rock, metal, fiber/cement siding, wood, glass, stucco, and CMU.





# EXAMPLES OF BUSINESS PARKS, INDUSTRIAL & COMMERCIAL AREAS



**NOTE:**  
These photos are intended to represent PTOS design elements that may be utilized and do not necessarily depict the final PTOS products that will be used.



## PERMITTED AND CONDITIONAL USES FOR CPA, IPA AND NPA AREAS

The following table lists the permitted (P) and conditional (C) commercial uses for CPA, IPA, and NPA areas located in Firefly. Uses that are listed as “C” (conditional) will follow the Conditional Use application procedures and approval standards found in the City’s Vested Laws.

| USE                             | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------------|-----|-----|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accessory Dwelling Unit (ADU)   |     |     | C/P <sup>1</sup> | Accessory Dwelling Unit (ADU) is an independent habitable living unit, with a kitchen, bath facilities, and its own entryway, which is (1) within or attached to an owner-occupied single-family residential dwelling, or (2) within a separate detached accessory structure, or above a detached garage, on a single-family lot. Does not include motor homes, fifth-wheels, travel trailers, campers, or other housing units on wheels.                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Agricultural Sales and Service  | P   | P   |                  | Agricultural Sales And Service is an establishment primarily engaged in the sale or rental of farm tools and implements, feed and grain, tack, animal care products, anhydrous ammonia, farm supplies and the like, and including accessory food sales and machinery repair services. This definition shall also include greenhouses which are used for wholesale and/or retail purposes.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Animal Care Service             |     |     | C/P <sup>1</sup> | Animal Care Service means a commercial or nonprofit facility providing medical or surgical treatment, clipping, bathing or other services, including incidental boarding to dogs, cats, and other animals. Typical uses do not include kennels, short-term pet sitting, or hobby breeding.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Animals and Fowl                |     |     | C/P <sup>1</sup> | Animals and Fowl for recreation and family food production means large animals including horses, mules/donkeys, cattle, llamas, and ostriches and small animals including roping steers, goats, sheep, hogs, and pigs. Up to 1 large animal, 1 small animal, and 4 chickens allowed per 5,000 square feet (minimum lot size of 21,780 square feet).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Asphalt and Concrete Production |     | P   |                  | Asphalt and Concrete Production means the production of asphalt and/or concrete in one or more plants, including, but not limited to, batch plants, together with the excavation and storage of rock, sand, gravel, and other materials used in the production of asphalt and/or concrete. This term shall include the presence and operation of rock crushers, screens, shredders and other earth and plant sorting, moving, processing, and grading equipment and buildings, facilities and storage yards used to mix asphalt and concrete products.                                                                                                                                                                                                                                                                                                                     |
| Assisted Living Facility        | P   |     | C/P <sup>1</sup> | Assisted Living Facility means a residential facility, licensed by the state of Utah, with a home-like setting that provides an array of coordinated supportive personal and healthcare services, available 24 hours per day, to residents who have been assessed under Utah Department of Health or the Utah Department of Human Services rules to need any of these services and who have a service plan based on the assessment, which may include: specified services of intermittent nursing care; administration of medication; and support services promoting residents’ independence and self-sufficiency. An assisted living facility does not include a residential facility for persons with a disability or an adult day care provided in conjunction with a residential facility for elderly persons or a residential facility for persons with a disability. |
| Auction (Except Animals)        | P   |     |                  | Auction is any sale where tangible goods, wares, or merchandise is sold by an auctioneer who is either the agent for the owner of such property or is in fact the owner thereof.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Auto Service, Major             | P   | P   |                  | Auto Service, Major means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including paint, body and fender, and major engine and engine part overhaul, provided it is conducted within a completely enclosed building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Auto Service, Minor             | P   | P   |                  | Auto Service, Minor means an establishment engaged primarily in the repair or maintenance of motor vehicles, trailers and similar large mechanical equipment, including brake, muffler, upholstery work, tire repair and change, lubrication, tune-ups and transmission work, provided it is conducted within a completely enclosed building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |





| USE                                                                   | CPA            | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------------------------------------------------------|----------------|-----|------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Automobile Gas Station                                                | P              | P   | C/P <sup>1</sup> | Automobile Gas Station means an establishment for the retail sale of automotive fuels and lubricants and at which no vehicle repair or maintenance service is offered. Such an establishment may offer for retail sale other convenience items such as food and may also include a car wash.                                                                                                                                                                                                                                                                                                                               |
| Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental | P              | P   |                  | Automobile, Truck, Recreational Vehicle and Equipment Sales or Rental means sales or rental of both new or used motor vehicles and equipment from indoor or outdoor areas, but not to include non-serviceable or junk vehicles or equipment.                                                                                                                                                                                                                                                                                                                                                                               |
| Bank                                                                  | P              | P   | C/P <sup>1</sup> | Bank means a business principally involved in the lending, borrowing, exchanging, issuing, or safeguarding of money, under charter from an agency of the state of Utah or the United States.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Bar or Tavern                                                         | P              | P   | C/P <sup>1</sup> | Bar or Tavern means a business principally involved in the sale of alcoholic beverages under license from the city and the state of Utah.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Bed and Breakfast Facility                                            | P              |     | C/P <sup>1</sup> | Bed and Breakfast Facility means a limited commercial activity conducted within a structure, which includes dining and bathroom facilities with sleeping rooms, on a residential scale for short-term guest rental. This definition will typically involve overnight accommodations, limited food services, parking facilities and open space in a natural setting.                                                                                                                                                                                                                                                        |
| Car Wash                                                              | P              | P   | C/P <sup>1</sup> | Car Wash means a facility engaged in cleaning or detailing motor vehicles, including cars, passenger trucks, and recreational vehicles, whether self-service, automatic or by hand. A car wash may be an accessory use to an automobile gas station or convenience store, or it may be a principal use on the lot.                                                                                                                                                                                                                                                                                                         |
| Commercial Food Preparation                                           | P              | P   |                  | Commercial Food Preparation is a facility in which food is processed or otherwise prepared, primarily for off-site consumption and/or sales. Facilities may be shared among various food processors, producers, or preparers. Uses may include but are not limited to: commissary kitchen and catering.                                                                                                                                                                                                                                                                                                                    |
| Communication Facility                                                | P              | P   |                  | Communication Facility means a tower or structure used for transmitting a broadcast signal or for receiving a broadcast signal (or other signal) for retransmission.                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Construction Sales and Service                                        | P              | P   |                  | Construction Sales and Service is an establishment engaged in retail or wholesale sale of materials and services used in construction of buildings or other structures, as well as outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses include lumber yards, home improvement centers, lawn and garden supply stores, construction equipment sales and rental, air conditioning, electrical, plumbing, and heating supply stores, swimming pool sales, construction and trade contractors' offices and storage yards, and public utility corporation storage yards. |
| Convenience Store                                                     | P              | P   | C/P <sup>1</sup> | Convenience Store is an establishment, not exceeding five thousand (5,000) square feet of gross floor area, serving a limited market area and engaged in the retail sale or rental, from the premises, of food, beverages and other frequently or recurrently needed items for household use, excluding gasoline sales.                                                                                                                                                                                                                                                                                                    |
| Data Center                                                           | P <sup>2</sup> | P   |                  | Data Center meaning electronic data management businesses, centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week.                                                                                                                                                                                                  |
| Day Care Center, Adult                                                | P              | P   | C/P <sup>1</sup> | Day Care Center, Adult means a non-medical facility for the daytime care of adults who, due to advanced age, disability or impairment, require assistance and/or supervision during the day.                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Day Care Center, Child, Large                                         | P              | P   | C/P <sup>1</sup> | Day Care Center, Child, Large means an establishment providing care and maintenance to 50 or more children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.                                                                                                                                                                                                                                                                                                                                                                            |





| USE                                   | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------|-----|-----|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Day Care Center, Child, Small         | P   | P   | C/P <sup>1</sup> | Day Care Center, Child, Small means an establishment providing care and maintenance to more than 12, but fewer than 50, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Day Care Establishment, Family, Child | P   |     | C/P <sup>1</sup> | Day Care Establishment, Family, Child means an establishment providing care and maintenance to four or more, but fewer than 12, children separate from their parents or guardians, and as licensed by the Office of Licensing of the Utah State Department of Human Services to be provided within a single-family residence.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Electronic Sales and Repair           | P   | P   |                  | Electronic Sales and Repair means a retail establishment that deals in the sale and repair of electronics.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Flea Market (Indoor)                  | P   | P   |                  | Flea Market (Indoor) is a building devoted to the indoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Flea Market (Outdoor)                 | P   | P   |                  | Flea Market (Outdoor) is an outdoor area devoted to the periodic outdoor sales of new and used merchandise by independent vendors with individual stalls, tables, or other spaces.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Funeral Home                          | P   |     | C/P <sup>1</sup> | Funeral Home is an establishment engaged in preparation of funeral services. Uses may include the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies or services related thereto. A funeral home may include facilities for embalming, but not for cremation. It may also include facilities for the storage of caskets, funeral supplies, and funeral vehicles. A funeral home may also be known as a funeral parlor or a mortuary.                                                                                                                                                                                                                                                                                                                                                         |
| Garden Center                         | P   | P   | C/P <sup>1</sup> | Garden Center means an establishment for the growing, cultivation, storage, or sale of plants, flowers, trees, shrubs, garden plants, bushes, landscaping materials, or similar plantings, including materials, tools, implements, equipment, and packaged substances for the maintenance and care of such plantings intended for ornamental, garden, or landscaping purposes. Typical uses include greenhouses, plant and tree nursery, permanent tree lots, and garden supply stores. Typical uses do not include sod farms, storage sites for landscaping materials or cannabis production facilities.                                                                                                                                                                                                                               |
| Government Service                    | P   | P   | C/P <sup>1</sup> | Government Service is any building or facility used, owned, or operated by a government entity which provides services for the public, excluding utilities and recreational services. Typical uses include administrative offices of government agencies and utility billing offices.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Grain Elevator                        |     | P   |                  | Grain Elevator is a storage area or structure where grain products are temporarily stored for transfer to trucks, train cars, or other forms of transportation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Heliport                              |     | P   |                  | Heliport is a landing area solely for the landing of helicopters. A heliport may include more than one helipad.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Hometel                               | P   |     |                  | Hometel is a building or buildings containing one-bedroom dwelling units which are primarily used for apartment style living, being rented on a monthly basis. However, the dwelling units may also be used as a motel being rented on a daily basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Hospital                              | P   | P   |                  | Hospital is a facility that: A. Offers services more intensive than those required for room, board, personal services and general nursing care; B. Offers facilities and beds for use beyond twenty four (24) hours by individuals requiring diagnosis, treatment, or care for illness, injury, deformity, infirmity, abnormality, disease or pregnancy; or C. Regularly makes available at least clinical laboratory services, diagnostic X-ray services and treatment facilities for surgery or obstetrical care, or other definitive medical treatment of similar extent. Hospitals may include accessory uses, such as offices for medical and dental personnel, daycare facilities for employees, patients, or patient visitors, and central service facilities, such as pharmacies, medical laboratories, and other related uses. |





| USE                             | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|---------------------------------|-----|-----|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Hotel or Motel                  | P   | P   |                  | Hotel or Motel means a building or group of buildings containing individual sleeping units designed and used primarily for the accommodation of short-term guests, and with automobile parking or storage available. This definition includes restaurant, food service and group meeting facilities.                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Indoor Shooting Range           | P   | P   |                  | Indoor Shooting Range means a target range used for shooting, or for any other use involving the discharge of handguns, rifles, shotguns, or archery bows, which is open to the general public upon payment of a fee and which is located within the confines of a building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Kennel                          | P   | P   |                  | Kennel is an establishment having three (3) or more dogs of any age for the purpose of boarding, letting for hire, or training for profit.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Laboratory, Medical Related     | P   | P   |                  | Laboratory, Medical Related is an establishment that performs research and analysis of medical tests and biologic samples collected for the purpose of medical diagnosis. A medical related laboratory is not a bio-medical facility.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Liquor Store                    | P   | P   |                  | Liquor Store is a State store, owned and operated by the State of Utah, as defined and regulated under Utah Code Annotated title 32B, or its successor, for the sale of alcoholic beverages for off premises consumption.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Manufactured Home or Dwelling   |     |     | C/P <sup>1</sup> | Manufactured Home or Dwelling means a single-family dwelling complying with the National Manufactured Home Construction and Safety Standards Act (4 USC 5401), the International Building Code or the International Residential Code. Mobile homes, travel trailers, houses mounted on self-propelled or drawn vehicles, shipping containers and tents or other forms of temporary housing or portable housing are not included within this definition.                                                                                                                                                                                                                                                                                           |
| Manufacturing, Heavy            |     | P   |                  | Manufacturing, Heavy means the assembly, fabrication or processing of goods and materials using processes that ordinarily have greater than average effects on the environment, or that ordinarily have significant effects on the use and enjoyment of adjacent property through noise, dust, smoke, fumes, odors, glare or health or safety hazards or that otherwise do not constitute "light manufacturing." This term includes processing and fabrication of large or bulky products, products made from raw or extracted materials, or products involving flammable or explosive materials and processes which require land area for fabrication or storage of products. This term shall include refineries and chemical manufacturing.     |
| Manufacturing, Light            | P   | P   |                  | Manufacturing, Light means the assembly, fabrication or processing of goods and materials using processes that ordinarily do not create noise, dust, smoke, fumes, odors, glare or health or safety hazards outside of the building or lot where such activities take place, where such uses are housed entirely within a building or where the area occupied by outdoor storage of goods and materials used in such processes does not exceed 25 percent of the floor area of all buildings on the property. Light manufacturing generally includes processing and fabrication of finished products, predominantly from previously prepared materials. This term shall include uses such as electronic equipment production and printing plants. |
| Medical and Health Care Offices | P   | P   | C/P <sup>1</sup> | Medical and Health Care Offices means offices or clinics which provide services for the prevention, treatment and care of illness or injury; medical, dental and chiropractic offices; offices devoted to the healing arts such as licensed, accredited massage therapists; licensed physical therapists; and psychotherapists; and which may include a pharmacy, drug store or laboratory intended to serve patients of the medical or dental professions as an accessory use.                                                                                                                                                                                                                                                                   |
| Mixed Use                       | P   |     | C/P <sup>1</sup> | Mixed Use means a type of development containing both residential dwelling units and other uses, such as commercial or office uses, on the same or adjacent portions of the project that share common features such as parking. Mixed Use includes both "vertical" (where the uses share part or all of the same building structure) and "horizontal" (where the uses are in different buildings but that share common features such as parking).                                                                                                                                                                                                                                                                                                 |
| Modular Unit                    |     |     | C/P <sup>1</sup> | Modular Unit is a structure built from sections manufactured in accordance with the construction standards adopted pursuant to Utah Code Annotated title 15A, and transported to a building site, the purpose of which is for human habitation, occupancy or use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |





| USE                                          | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|----------------------------------------------|-----|-----|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Moving and Storage Facilities and Businesses |     | P   |                  | Moving and Storage Facilities and Businesses means a facility or business engaged in the moving of household or office furniture, appliances, and equipment from one location to another, including the parking of moving vehicles.                                                                                                                                                                                                                                                                                                                                             |
| Multi-family Dwelling                        | P   |     | P                | Multi-family Dwelling means housing products and types, including condominiums, apartments, townhomes, and twinhomes. Multi-family dwellings may include dwelling units intended to be rented and maintained under central ownership or management, or cooperative apartments, condominiums and the like. Any multi-family dwelling in which dwelling units are available for rental or lease for periods of less than one month shall be considered a short-term rental.                                                                                                       |
| Museum                                       | P   |     | C/P <sup>1</sup> | Museum means an institution for the acquisition, preservation, study and exhibition of works of artistic, historical or scientific value and for which any sales relating to such exhibits are incidental and accessory to the exhibits presented.                                                                                                                                                                                                                                                                                                                              |
| Office Use                                   | P   | P   | C/P <sup>1</sup> | Office Use means a type of business use, which may or may not offer services to the public, that is engaged in the processing, manipulation or application of business information or professional expertise. An office use is not materially involved in fabrication, assembly or warehousing of physical products for the retail or wholesale market, nor is an office engaged in the repair of products or retail services. Examples include accounting, investment services, architecture, engineering, legal services and real estate services.                            |
| Office/Warehouse                             | P   | P   |                  | Office/Warehouse is a facility of single or multiple buildings or units where at least twenty-five percent (25%) of each building or unit is built as office space or showroom with the remainder of the building or unit built as storage or warehouse space. Such facility typically has garage bays to service the warehouse component.                                                                                                                                                                                                                                      |
| Open-Air Businesses                          | P   | P   |                  | Open-Air Businesses is any business which sells, primarily at retail, certain goods, products or merchandise which are displayed or otherwise merchandised outside an enclosed building, including but not limited to fresh fruits, fresh vegetables, flowers, landscape nurseries, home garden supplies and equipment, auto sales, parking lot sales, camper sales, recreational vehicles, arts, crafts, and playground equipment.                                                                                                                                             |
| Outdoor Storage                              | P   | P   |                  | Outdoor Storage means the storing of materials, products, and equipment incidental to an allowed use in an outdoor setting that is not accessible to the public.                                                                                                                                                                                                                                                                                                                                                                                                                |
| Park, Community                              | P   | P   | C/P <sup>1</sup> | Park, Community means one that is typically intended to serve a specific segment of the community and is generally medium-sized. Park improvements are generally intended to provide a full range of passive and active recreational events. However, extensive lighting or parking will not be utilized in these parks.                                                                                                                                                                                                                                                        |
| Park, Neighborhood                           | P   | P   | C/P <sup>1</sup> | Park, Neighborhood is a smaller park that provides for the immediate family and neighborhood recreational needs of a residential area.                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Park, Regional                               | P   | P   | C/P <sup>1</sup> | Park, Regional is a park with a large area, or it can be constructed in the form of a community recreation facility. It is intended to serve large segments of the population.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Parking Lot                                  | P   | P   | C/P <sup>1</sup> | Parking Lot is an open area other than a street, alley, or driveway, used for parking of more than four (4) automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers.                                                                                                                                                                                                                                                                                                                                           |
| Pawnshop                                     | P   |     |                  | Pawnshop is any person or establishment engaged in any of the following: A. Lending money on deposit of personal property. B. Dealing in the purchase, exchange, or possession of personal property on condition of selling the same back again to the pledgor or depositor. C. Lending or advancing of money on personal property by taking chattel mortgage security thereon and taking or receiving possession of such personal property. D. Selling unredeemed pledged personal property, together with such new merchandise, as will facilitate the sale of such property. |





| USE                                                | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|----------------------------------------------------|-----|-----|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Pet Sales                                          | P   |     | C/P <sup>1</sup> | Pet Sales is any establishment wherein dogs, cats, small household pets such as birds, fish, and reptiles, or other household pets of any age are kept or displayed for the purposes of retail sales. This definition does not include kennel; cattery; animals for sale by an animal breeder; or the sales of small household pets that may be associated with another allowed use. Pet sales does not include animal adoptions from a city or county animal shelter, animal control agency, or a non-profit animal welfare organization incorporated within the State of Utah for the purpose of preventing cruelty to animals, or by any properly authorized establishment used for the care and custody of seized, stray, homeless, quarantined, abandoned or unwanted dogs, cats or other small domestic animals. |
| Printing and Copying, Limited                      | P   | P   | C/P <sup>1</sup> | Printing and Copying, Limited is a business establishment engaged in retail photocopying, reproduction, photo developing or blueprinting services.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Private and Public Schools                         | P   |     | C/P <sup>1</sup> | Private and Public Schools means accredited schools for residential and nonresidential classroom instruction with state-approved curriculum.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Recreation and Entertainment, Indoor               | P   |     | C/P <sup>1</sup> | Recreation and Entertainment, Indoor is an establishment providing recreation and entertainment that is wholly enclosed in a building. Typical uses include amusement rides, athletic and fitness facilities, bowling alleys, dance halls, indoor theaters, pool halls, racquetball and handball courts, and swimming pools.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Recreation and Entertainment, Outdoor              | P   |     |                  | Recreation and Entertainment, Outdoor is an establishment providing recreation and entertainment which takes place in the open. Typical uses include archery ranges, batting cages, campgrounds, golf courses, golf driving ranges, drive-in theaters, miniature golf courses, rodeo grounds, tennis courts, and amusement rides.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Recreational Vehicle Storage Yard                  | P   | P   | C/P <sup>1</sup> | Recreational Vehicle Storage Yard is a fenced area for storage of recreational vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Recycling Center, Indoor                           |     | P   |                  | Recycling Center, Indoor is a building in which recyclable material is collected, processed, and/or baled entirely within an enclosed building. Said facility may also be used to prepare and ship materials to others who will use those materials to manufacture new products. On site drop off containers shall be located a minimum of thirty (30) feet back from the right of way line and shall be screened to mitigate blowing debris.                                                                                                                                                                                                                                                                                                                                                                          |
| Recycling Collection Station                       | P   | P   | C/P <sup>1</sup> | Recycling Collection Station is one or more outdoor freestanding containers available to the general public occupying an area not greater than four hundred (400) square feet, exclusive of area required for vehicular access, and designed to receive and store recyclable materials.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Religious or Cultural Meeting Hall                 | P   |     | C/P <sup>1</sup> | Religious or Cultural Meeting Hall means a building or buildings owned or maintained by organized religious organizations and nonprofit associations for social, civil or philanthropic purposes, or as a place of worship. Uses also include public nonprofit displays of art, historic or cultural artifacts or other inanimate exhibits, a building used as a lending library or reading room, seminaries (associated with schools), monasteries and convents. This definition shall not include tents or temporary structures.                                                                                                                                                                                                                                                                                     |
| Research Service                                   |     | P   |                  | Research Service is an establishment engaged in industrial, medical, or scientific inquiries.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Residential Dwelling Unit                          |     |     | P                | Residential Dwelling Unit ("RDU") means a single unit intended to be occupied for a residential living purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Residential Facility for Persons with a Disability | P   |     | C/P <sup>1</sup> | Residential Facility for Persons with a Disability means a residence in which more than one person with a disability resides and which is licensed or certified by: the Utah Department of Human Services under Utah Code Annotated Title 62A, Chapter 2, Licensure of Programs and Facilities; or the Utah Department of Health under Utah Code Annotated Title 26, Chapter 21, Health Care Facility Licensing and Inspection Act.                                                                                                                                                                                                                                                                                                                                                                                    |
| Restaurant                                         | P   | P   | C/P <sup>1</sup> | Restaurant means a building, property, or location where the primary purpose is to serve as an eating establishment with facilities in which food is prepared for either on- or off-site consumption. This definition also includes specialty food stores, such as ice cream parlors or delicatessens.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |





| USE                                                                     | CPA | IPA | NPA              | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-------------------------------------------------------------------------|-----|-----|------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Retail Goods Establishment                                              | P   | P   | C/P <sup>1</sup> | Retail Goods Establishment means a building, property, or activity, the principal use or purpose of which is the sale of physical goods, products, or merchandise directly to the consumer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Retail Services Establishment                                           | P   | P   | C/P <sup>1</sup> | Retail Services Establishment means a building, property, or activity where the principal use or purpose is the provision of personal services directly to the consumer. This term shall include barber shops, beauty parlors, laundry and dry cleaning establishments (with off-plant premises), tailoring shops, shoe repair shops, and the like.                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| Retail, General                                                         | P   | P   | C/P <sup>1</sup> | Retail, General is an establishment that rents or sells goods to the public but excluding uses specifically classified in another definition herein. Typical uses include apparel stores, antique shops, art and hobby supply stores, bicycle shops, bookstores, clothing rental stores, department stores, discount stores, drugstores, electronic appliance stores, florists, food stores, furniture and appliance stores, gift and novelty shops, glass and mirror shops, hardware stores, home improvement centers, jewelry stores, medical supply stores, music stores, optical retail sales, paint stores, pet supplies stores, photocopying and blueprinting shops, photography supply stores, record, tape and video stores, sporting goods stores, toy stores and variety stores. |
| Rock, Sand and Gravel Storage and Distribution (As Part of Development) | P   | P   | C/P <sup>1</sup> | Rock, Sand and Gravel Storage and Distribution is the outdoor storage and sale of rock, sand and gravel in bulk quantities and the storage on site of necessary loading equipment, facilities and vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| Short Term Rental                                                       | P   |     | C/P <sup>1</sup> | Short Term Rental is a lease or rental of a dwelling unit, or any portion thereof located within agricultural or residential zones for lodging or accommodation purposes for a period of less than thirty (30) consecutive days.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Sign, Painting, Fabrication                                             | P   | P   |                  | Sign, Painting, Fabrication is a facility and/or service that specializes in the fabrication of all types of interior and exterior signage and offers services including painting, printing, sandblasting, routing, engraving and/or sign installation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Stables                                                                 | P   |     | C/P <sup>1</sup> | Stables means a building in which horses are sheltered, which may be accessory to a resident or other use or a freestanding principal use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Store, Warehouse Club                                                   | P   |     |                  | Store, Warehouse Club is a retail business requiring patron membership, and selling packaged and bulk foods and general merchandise. They are characterized by high volume and a restricted line of popular merchandise in a no frills environment. They have centralized exit checkout stations, and utilize shopping carts for customers. These stores typically range from one hundred twenty thousand (120,000) to one hundred fifty thousand (150,000) square feet in size.                                                                                                                                                                                                                                                                                                           |
| Tattoo and Body Engraving Service                                       | P   |     |                  | Tattoo and Body Engraving Service is a personal service establishment furnishing tattoos and body piercing on the premises. This definition excludes permanent cosmetics when done in association with a permitted personal care service, such as a beauty shop or nail salon.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Trade/Vocational School                                                 | P   | P   |                  | Trade/Vocational School is an establishment, for profit or not, conducting a course of instruction, training, or retraining to prepare individuals to follow an occupation or trade offering regularly scheduled instruction in technical, commercial or trade skills, such as, but not limited to, business, real estate, building and construction trades, electronics, computer programming and technology, automotive and aircraft mechanics and technology, and similar types of instruction.                                                                                                                                                                                                                                                                                         |
| Travel Center                                                           | P   | P   |                  | Travel Center means a place for the transient stopping, parking, and fueling of commercial trucks. Travel Centers may also include facilities for eating, sleeping and recreation of the truck drivers, convenience stores; and may also serve the general public and their vehicles.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Truck Freight Terminal                                                  |     | P   |                  | Truck Freight Terminal is a premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |





| USE                             | CPA | IPA | NPA | DEFINITION                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------------|-----|-----|-----|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Utility, Major                  |     | P   |     | Utility, Major is a facility of any entity which provides the general public with electricity, natural gas, sewage collection, telecommunication, water, or other similar service. This term excludes wireless telecommunication facilities, storage buildings or yards, gas or oil processing, and manufacturing facilities. Typical uses include electric generation plants, water storage reservoirs, and water and wastewater treatment plants. |
| Warehouse                       |     | P   |     | Warehouse is a structure, or part thereof, or area used principally for the storage of goods and merchandise.                                                                                                                                                                                                                                                                                                                                       |
| Warehouse, Self Service Storage | P   | P   |     | Warehouse, Self-Service Storage is an enclosed storage facility of a commercial nature containing independent, fully enclosed bays which are leased to persons exclusively for storage of their household goods or personal property.                                                                                                                                                                                                               |
| Welding Shop                    |     | P   |     | Welding Shop is a business in which metal is joined, united, repaired, produced, or created by heating and allowing the parts to flow together, or by hammering or compressing with or without previous heating.                                                                                                                                                                                                                                    |
| Wholesale, Distribution         |     | P   |     | Wholesale Distribution is a business that maintains an inventory of materials, supplies and goods related to one or more industries and sells bulk quantities of materials, supplies and goods from its inventory to companies within the industry. A wholesale distributor is not a retail goods establishment.                                                                                                                                    |
| Woodworking Mill                |     | P   |     | Woodworking Mill is a facility where timber is processed to produce wood products.                                                                                                                                                                                                                                                                                                                                                                  |

**1** Permitted in NPAs 9 and 12. Conditional in all other NPAs.

**2** Permitted in CPA 3

## CONTINUING USE RESTRICTION

Once a final plat for a residential use is recorded there will be a plat note providing that the residential use cannot be modified except by a plat amendment.

## COMMERCIAL/BUSINESS PARK SIGNS

All signs within the Firefly boundaries are considered on-premise signs. Monument sign design will be detailed at Development Application. Pylon, pedestal, and wall signs consisting of letters and cabinets indicating the business, commodities, service, industry, or other activity sold, offered, or conducted on the premises are permitted in NPA, IPA, and CPA areas in accordance with the following criteria:

## MONUMENT SIGNS IN COMMERCIAL AREAS

Commercial developments with multiple businesses shall be permitted to construct monument signs. The ARC must approve the design and locations prior to submitting a Development Application, as appropriate.





## PYLON & PEDESTAL SIGNS

---

1. One detached on-premise sign is permitted for each developed parcel not exceeding one-and-a-half square feet of sign area for each linear foot of street frontage.
2. No sign face may exceed a total sign area of 200 square feet per side with a maximum of two sides. Electronic message centers may be incorporated into the sign, but are only allowed along arterial and major collectors.
3. If a developed parcel has in excess of 200 linear feet of street frontage, additional signs may be allowed, provided the distance between detached signs on each parcel is not less than 200 feet as measured in a straight line.
4. The maximum sign height is 35 feet above pavement grade or ground level. On properties adjacent to freeways, where the sign is freeway oriented, maximum sign height may be determined from highway grade.
5. The minimum sign clearance from grade to the bottom of the sign is eight feet.
6. Minimum sign setback from all property lines is two feet.
7. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.

## WALL SIGNS

---

1. A single-story building or unit is permitted one primary wall sign. A multiple story building is permitted to have multiple primary wall signs. Additionally, one wall sign is allowed per tenant space.
2. Primary wall signs shall not exceed ten percent (10%) of the facade on which the sign is mounted, or 96 square feet, whichever is less.
3. Each primary wall sign for single-story buildings shall maintain a minimum height of 8 feet of clearance between the top of the nearest sidewalk or curb and the bottom of the sign; each primary wall sign for multiple-story buildings shall be no lower than the bottom of the top floor of the building.
4. Signs must be integrated into the development with a common theme or integrated architecturally with the buildings and must be approved by the ARC.





# 06 TRANSPORTATION

## ROADWAY FACILITIES

The purpose of this document is to provide a basis for the planning and facilities required to provide transportation service to the area. These guidelines and requirements set forth herein are based upon the current property and do not account for any additional property that may be added to Firefly. It is intended that this document be the basis for planning infrastructure. The information included will be a guide for development of the roadway facilities in serving both current and future needs. The document will focus primarily on infrastructure located within Firefly.

The specific objectives of the document include:

1. Identifying existing transportation corridors and roads within Firefly to be built by Master Developer
2. Identifying typical standards for the design of the roadway and pavement sections
3. Providing direction for the planning of future facilities throughout Firefly

### Existing Transportation Corridors & Improvements

To develop the Tyson Food site, Master Developer was required to construct the following roadways within the boundary of City:

**Firefly Boulevard** – Firefly Blvd has been identified as the major arterial corridor transecting Firefly. From SR-73 east to Tiffany Lane, the right-of-way has been classified as 152 feet with five lanes. Construction to date has included improvements of SR-73 and a 2-lane roadway to Tyson Parkway. UDOT approved the intersection with SR-73. Pavement section determination was provided by a Geotechnical Engineer and approved by the City Engineer. The remainder of the 2-lane roadway, from Tyson Parkway to Tiffany Lane, was completed in December 2020.

**4000 North** – 4000 North has been identified as a major collector corridor from SR-73 to Eagle Mountain Boulevard. The road has long been a County maintained gravel road. UDOT has approved improvements of 4000 North at SR-73. The right-of-way has been classified as 94 feet with three lanes through the boundaries of the City. Curb, gutter, and trail were constructed along Tyson Food's frontage. Pavement within City extends 600 feet to the east of Tyson Parkway. The remainder of the western portion of the roadway is within Cedar Fort. City shall not require Master Developer to design or construct any portion of 4000 North that is not within Firefly.

**Tyson Parkway** – Tyson Parkway has been identified as a minor collector corridor from 4000 North to Firefly Blvd. The right-of-way has been classified as 77 feet. As an industrial land use corridor, the road section was approved to be modified. The section includes only a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.





## Level of Service & General Design Requirements

Master Developer shall supply the following level of service requirements:

1. Design and construct all streets within Firefly to a minimum level of service “D.”
2. Utilize the Street Sections contained herein that provide standards for each road way classification.
3. Obtain a Geotechnical Report as needed for the design of pavement sections when asphalt depths are greater than 3 inches.

These service and design requirements are based upon projected land uses and number of residential units within Firefly. Master Developer has certain discretion to adjust the final number of units, location of units, and types of units as well as layout of approved land uses within Firefly. Those final details may be different than the current projections upon which the existing Firefly road layout is based. Accordingly, Master Developer may, in its discretion, install any of the approved Street Sections within Firefly so long as the proposed Street Section supplies a level of service equal to or greater than “D” when taking into account the effects of the development proposed in a “Development Application.” Additionally, narrowed intersections and roundabouts may be used to safely control vehicular traffic, pedestrians, and bicyclists.

## Future City Transportation Corridors

Utilizing the updated Land Use Master Plan, future key corridors have been identified for appropriate traffic flow within Firefly. Multiple points of ingress and egress have been planned throughout the overall development. A third connection to SR-73 is planned on the southern border of Firefly. As more development occurs, the existing roads may be widened and improved to maintain the required level of service “D.”

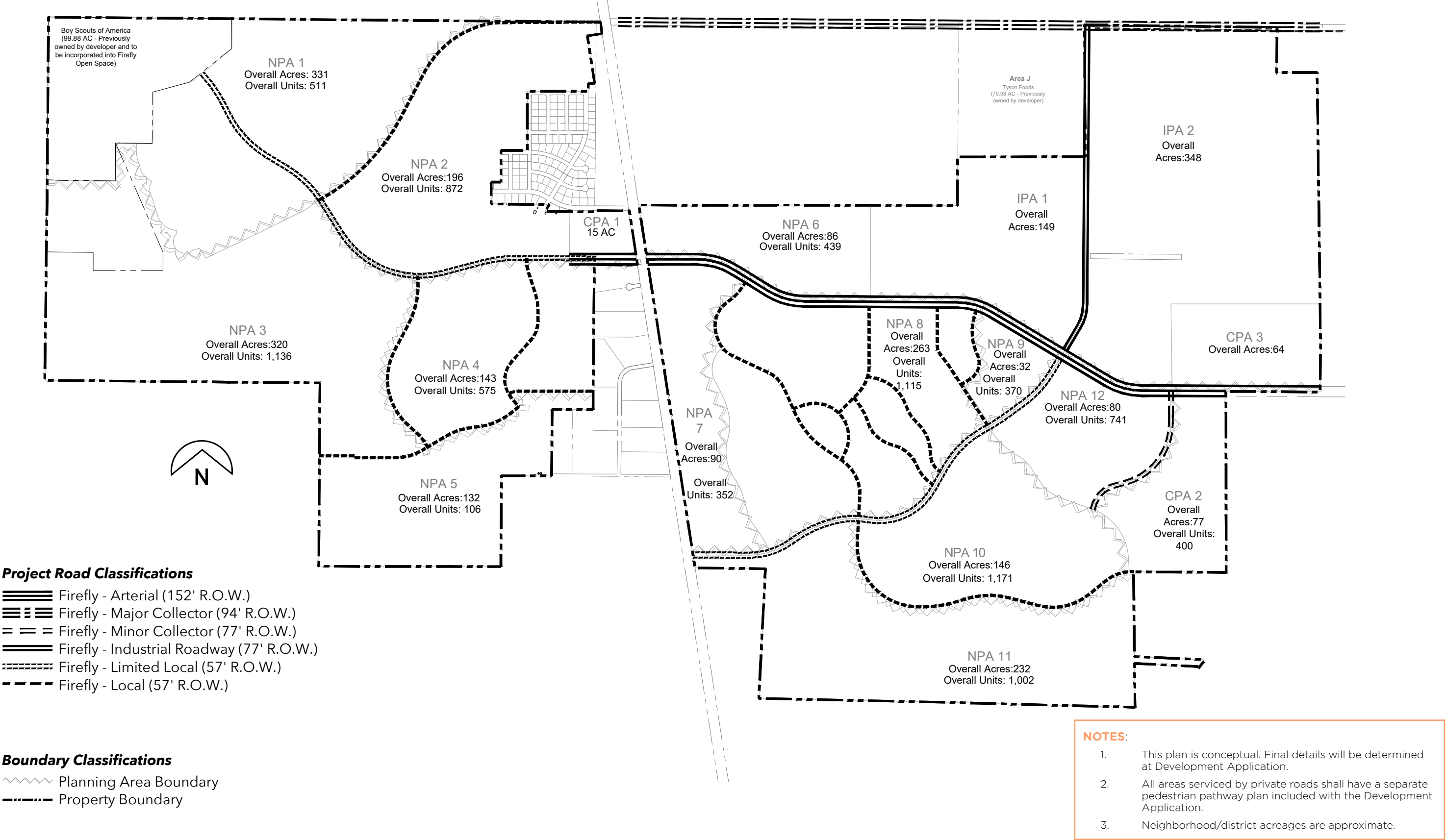
## Industrial Zone Area Road Standards

Within the Industrial Zone areas, the 55' and 77' industrial Street Sections will be used which include a trail on one side of the road with additional asphalt width for large truck traffic and turning lanes into properties as needed.





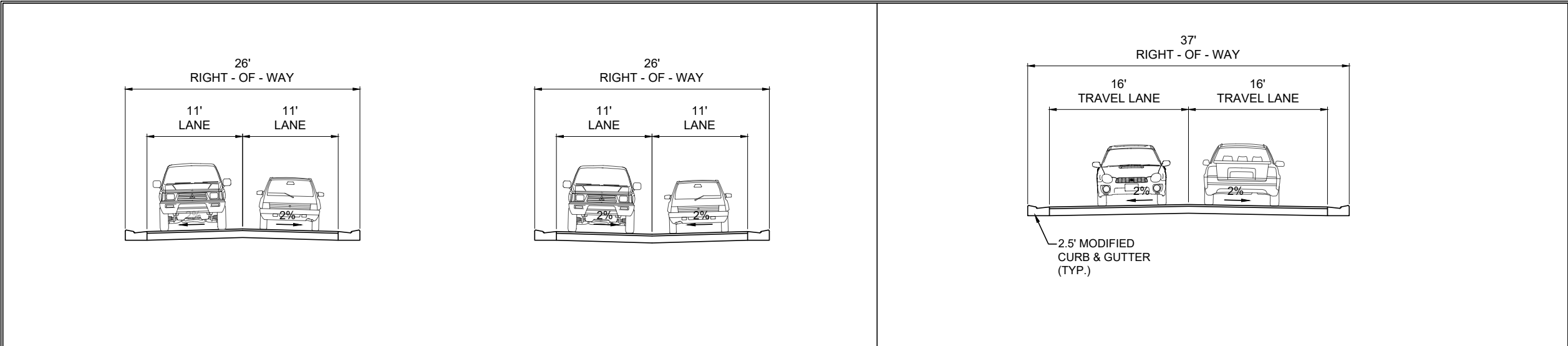
# ROADWAY EXHIBIT



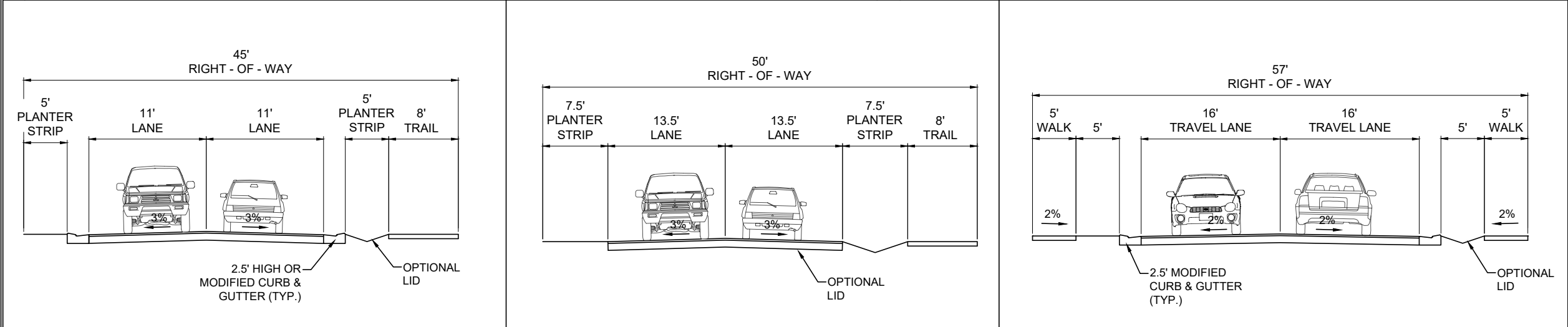


STREET SECTIONS

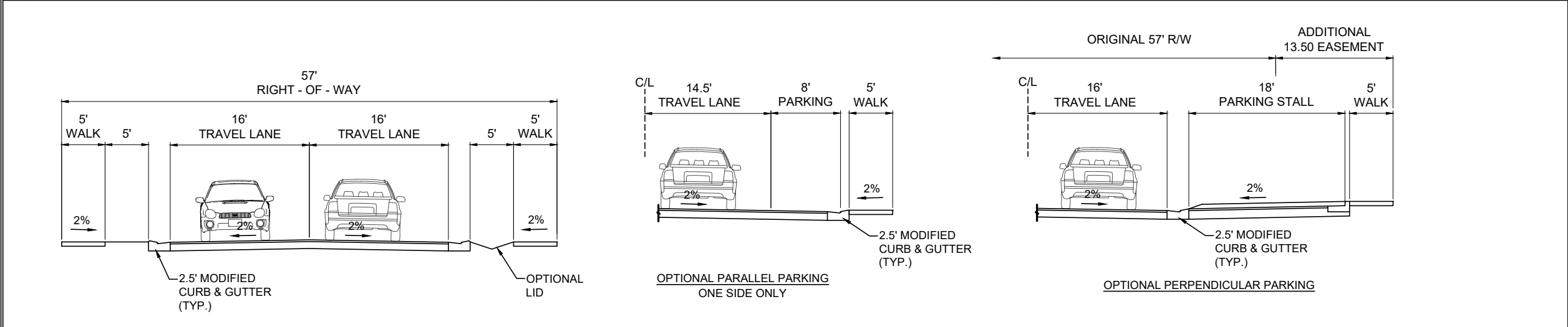
NOTE: Public/private determined by Master Developer.



1 26' PRIVATE ALLEY SECTIONS 2 37' SUB-LOCAL SECTION (MULTI-FAMILY & LOCAL TO LOCAL CONNECTION)



3 45' RURAL SECTION (NPA-5) 3A 50' RURAL SECTION (NPA-5) 4 57' LOCAL SECTION (FRONTAGES GREATER THAN 80')



4A 57' LOCAL SECTION (FRONTAGES 40' - 80')

A Utah Corporation -  
**ENGINEERS  
SURVEYORS  
PLANNERS**  
3302 N. Main Street  
Spanish Fork, UT 84660  
Phone: 801.798.0555  
Fax: 801.798.9393  
office@lei-eng.com  
www.lei-eng.com

**POLE CANYON**  
EAGLE MOUNTAIN, UTAH

**STREET SECTIONS**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |

LEI PROJECT #:  
**2021-0080**

DRAWN BY:  
**TJP**

DESIGNED BY:  
**GDM**

SCALE:  
**N.T.S.**

DATE:  
**4/19/2023**

SHEET

**1**





**NOTE:** Public/private determined by Master Developer.



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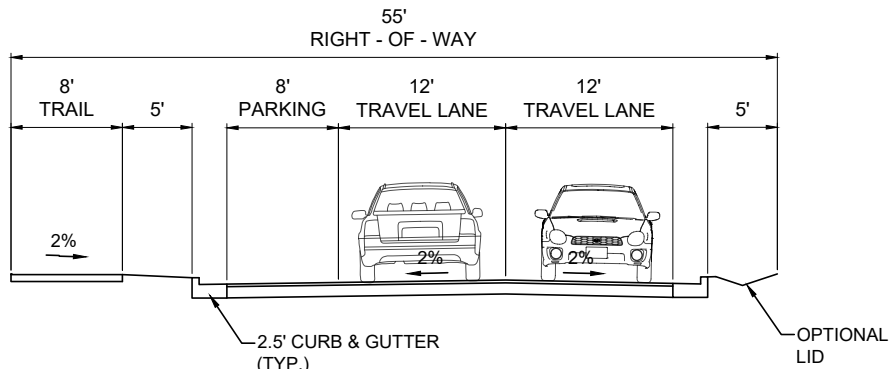
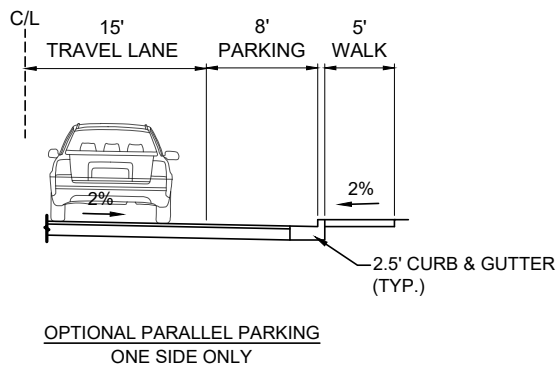
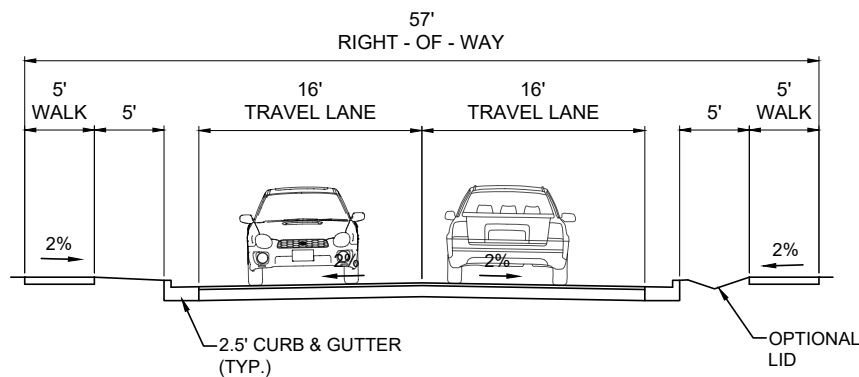
**STREET SECTIONS**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
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| 5         |  |

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SCALE:  
**N.T.S.**  
DATE:  
**4/19/2023**

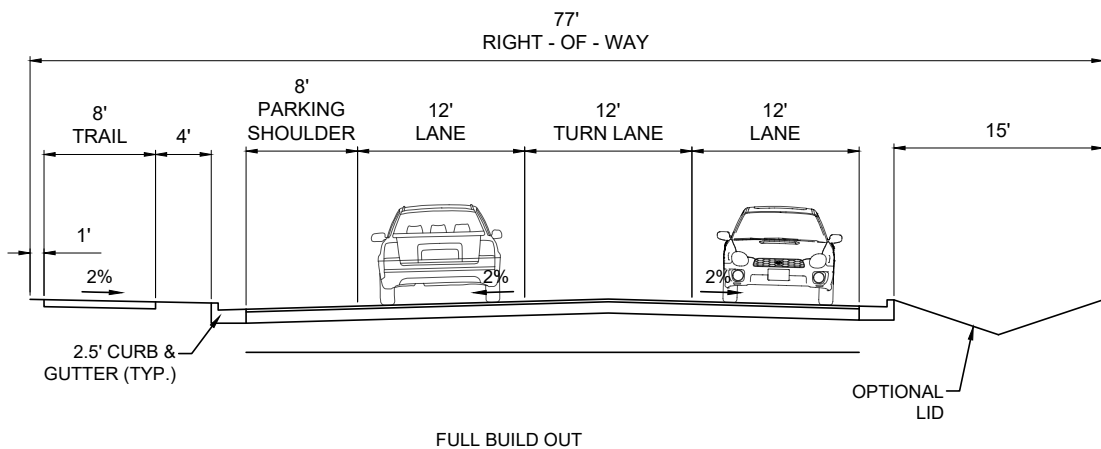
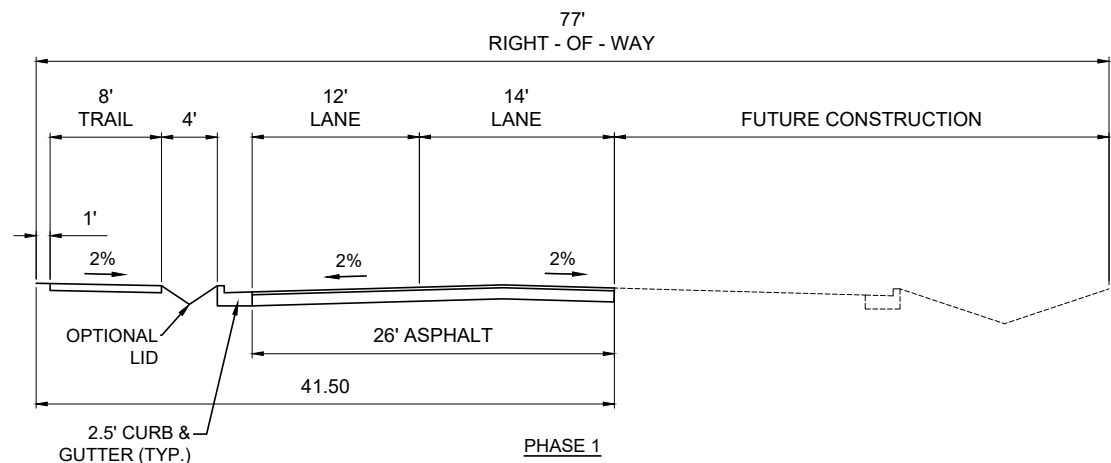
SHEET

**2**

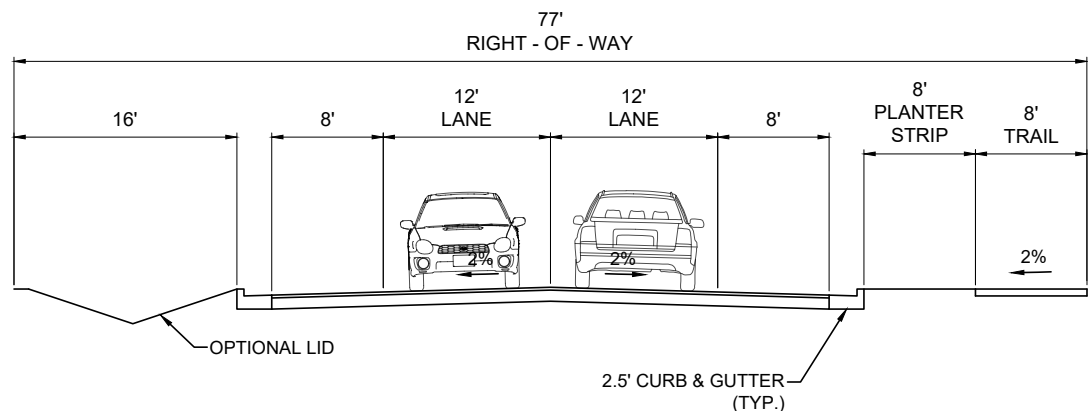


**5 57' LIMITED LOCAL SECTION**

**6 55' INDUSTRIAL SECTION**



**7 77' INDUSTRIAL SECTIONS**



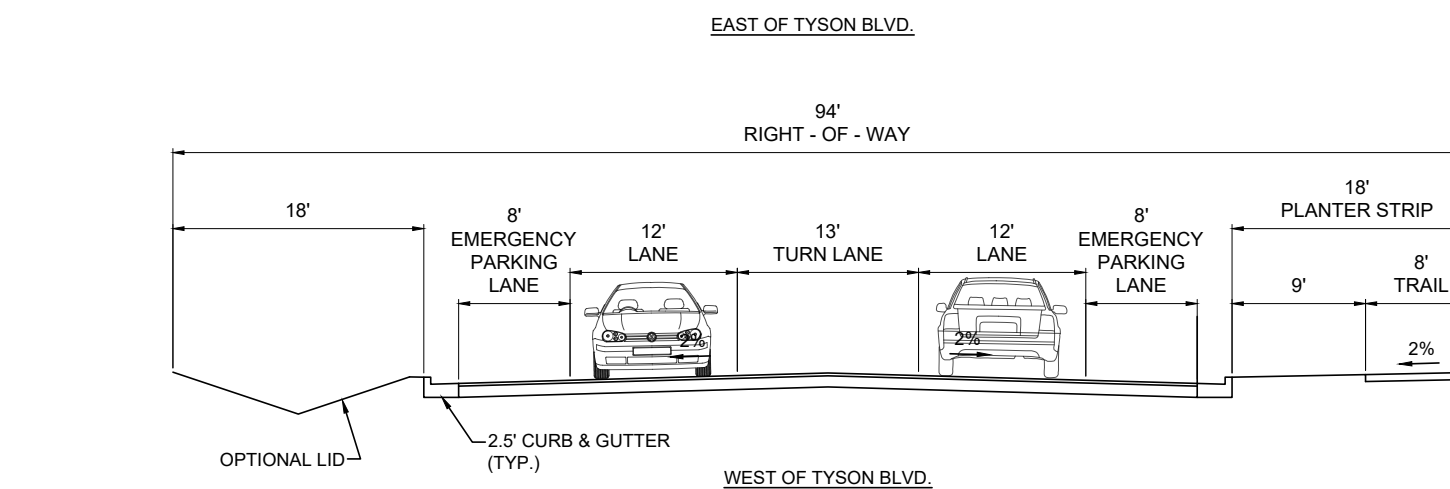
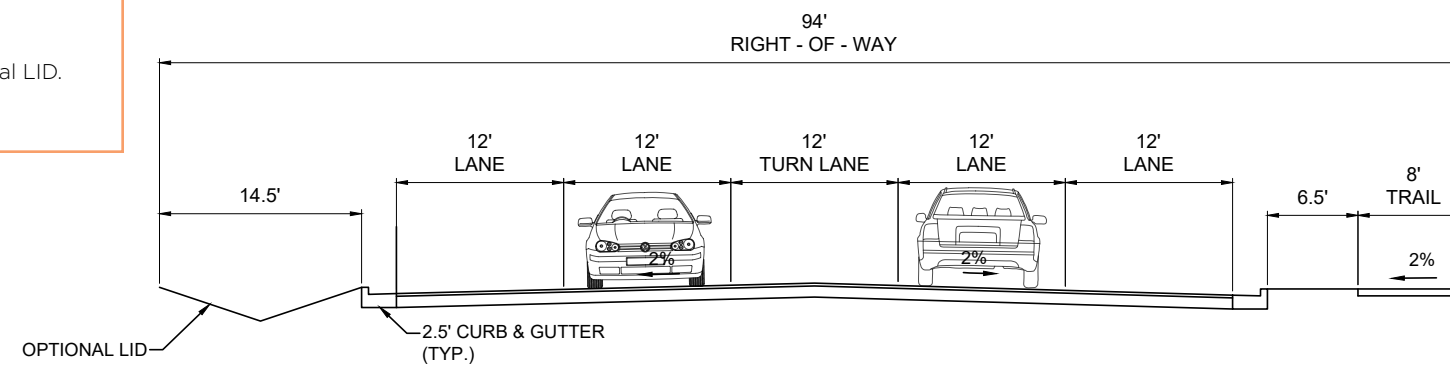
**8 77' MINOR COLLECTOR SECTION**



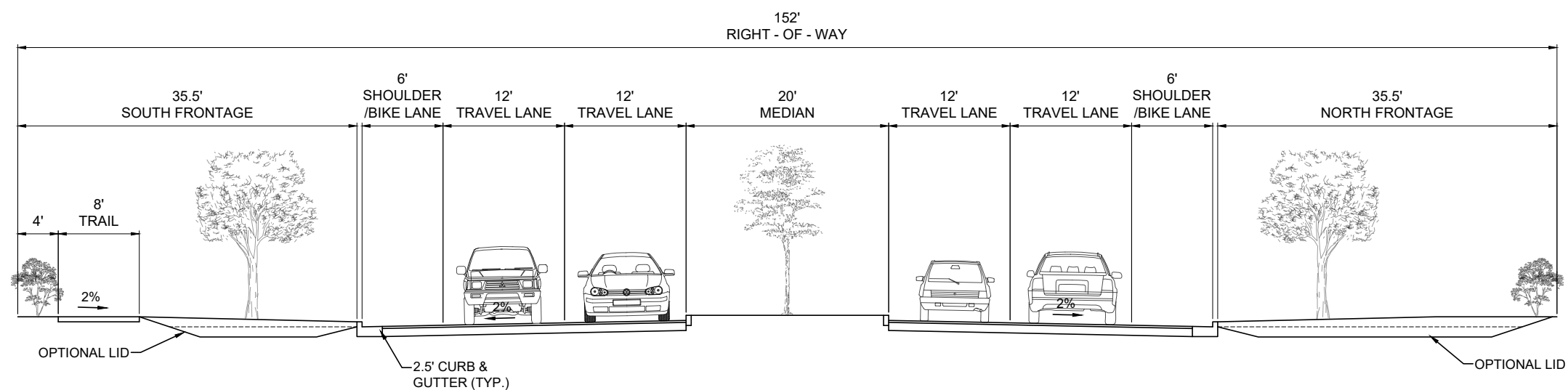


**NOTE:**

1. Trees, as required, are allowed within the optional LID.
2. Public/private determined by Master Developer.



**9 94' MAJOR COLLECTOR SECTIONS**



**10 152' ARTERIAL SECTION**



- A Utah Corporation -

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**POLE CANYON  
EAGLE MOUNTAIN, UTAH**

**STREET SECTIONS**

| REVISIONS |  |
|-----------|--|
| 1         |  |
| 2         |  |
| 3         |  |
| 4         |  |
| 5         |  |

LEI PROJECT #  
**2021-0080**  
DRAWN BY:  
**TJP**  
DESIGNED BY:  
**GDM**  
SCALE:  
**N.T.S.**  
DATE:  
**4/19/2023**

SHEET

**3**





ORNAMENTAL GRASSES



BLONDE AMBITION GRASS COOL AS ICE BLUE FESCUE GRASS ELIJAH BLUE FESCUE HAMELN DWARF FOUNTAIN GRASS LITTLE BUNNY DWARF FOUNTAIN GRASS



REGAL MIST MUHLY GRASS INDIAN STEEL GRASS KARL FORESTER KARLEY ROSE FOUNTAIN GRASS

EVERGREEN TREES



ARIZONA CYPRESS ARNOLD SENTINEL AUSTRIAN PINE VANDERWOLF'S PYRAMID LIMBER PINE

SOD AND SEED



IRRIGATED TURF NATIVE SEED MIX

DECIDUOUS TREES



BUR OAK COMMON HACKBERRY FRONTIER ELM GOLDEN RAIN TREE



GREENSPIRE LINDEN LONDON PLANE TREE NARROW LEAF COTTONWOOD SKYLINE HONEYLOCUST

ORNAMENTAL TREES



SPRING SNOW CRABAPPLE JAPANESE FLOWERING CHERRY THORNTLESS COCKSPUR HAWTHORN AUTUMN BLAZE CALLERY PEAR

NATIVE SEED MIX

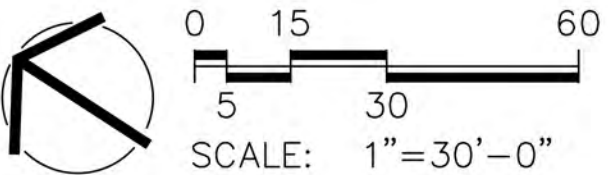
| SPECIES                     |                                        | LBS. PER ACRE<br>(HYDROSEED) | LBS. PER ACRE<br>(DRILLSEED) | % OF MIX |
|-----------------------------|----------------------------------------|------------------------------|------------------------------|----------|
| Sandberg Bluegrass          | Poa secunda ssp. Sanbergii             | 0.5                          | 0.33                         | 3.3      |
| Great Basin Wildrye         | Leymus cinereus                        | 1.75                         | 1.17                         | 11.7     |
| Snake River Wheatgrass      | Elymus wawawaiensis                    | 2.75                         | 1.83                         | 18.3     |
| Sand Dropseed               | Sporobolus cryptandrus                 | 0.25                         | 0.17                         | 1.7      |
| Slender Wheatgrass          | Elymus trachycaulus                    | 2.5                          | 1.67                         | 16.7     |
| Western Wheatgrass          | Pascopyrum smithii                     | 3                            | 1.5                          | 15       |
| Blue Flax                   | Linum perenne                          | 0.75                         | 0.5                          | 5        |
| Western Yarrow              | Achillea millefolium var. occidentalis | 0.25                         | 0.17                         | 1.7      |
| Salad Burnet                | Sanguisorba minor                      | 1                            | 1.16                         | 11.6     |
| Rocky Mountain Beeplant     | Cleome serrulata                       | 0.75                         | 0.5                          | 5        |
| Silky Lupine                | Lupinus sericeus                       | 1                            | 0.67                         | 6.7      |
| Gooseberry-leaf Globemallow | Sphaeralcea grossulariifolia           | 0.25                         | 0.17                         | 1.7      |
| Black Sagebrush             | Artemisia nova                         | 0.25                         | 0.16                         | 1.6      |
| Total                       |                                        | 15                           | 10                           | 100      |

\*PLANT LISTS HAVE BEEN DEVELOPED WITH THE INTENT TO OBTAIN OPTIMAL PLANT MATERIAL FOR THE COMMUNITY DESIGN VISION AND INTENT. DEVELOPER MAINTAINS THE RIGHT TO INSTALL LIKE IN KIND PLANT MATERIAL SUBSTITUTIONS AS NEEDED DEPENDING ON INDUSTRY AVAILABILITY OR OTHER UNFORESEEN FACTORS.

PERCENTAGES

1.52 ACRES CUMULATIVE LANDSCAPED AREAS

38.78% (.53 ACRES) DROUGHT TOLERANT PLANTING BEDS  
25.50% (.35 ACRES) IRRIGATED TURF  
21.66% (.30 ACRES) NATIVE SEED MIX  
21.66% (.30 ACRES) PERMEABLE PAVING  
66 TREES REQUIRED (1 PER 1,000SF LANDSCAPE SPACE)  
86 PROPOSED TREES



DHM DESIGN

1309 East 3rd Avenue  
Room 205  
Durango, CO 81301  
970.385.4219  
www.dhmdesign.com

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FOR INTERNAL REVIEW:  
NOT FOR CONSTRUCTION

FIREFLY NPA 8B PHASE A PLAT 4 & 5  
PRELIMINARY LANDSCAPE PLANS  
CITY OF EAGLE MOUNTAIN, UTAH

PROJECT NUMBER: XXX  
DESIGNED: GW/AP  
DRAWN: GW/AP  
CHECKED: WC  
REVISIONS:

JOB DESCRIPTION:  
SCHEMATIC  
PLAN  
SHEET TITLE:

NPA 8  
PLAT 4 & 5

SHEET NUMBER:

L100

SHEET \_\_\_ OF XXX



|                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |
|---------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                     | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |
| TITLE:                                                                                                                          | RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the 2023 Municipal Wastewater Planning Program Annual Report                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |
| ITEM TYPE:                                                                                                                      | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |
| FISCAL IMPACT:                                                                                                                  | N/A                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |
| APPLICANT:                                                                                                                      | Eagle Mountain City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |
| GENERAL PLAN DESIGNATION                                                                                                        | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:<br/>Yes</div> <div>PREPARED BY:<br/>Mack Straw, Public Works</div> <div>PRESENTED BY:<br/>Mack Straw</div> | <div>RECOMMENDATION:</div> <div>Staff recommends that the City Council Adopt a Resolution of Eagle Mountain City, Utah, Approving the 2023 Municipal Wastewater Planning Program.</div> <div>BACKGROUND:</div> <div>The Municipal Wastewater Planning Program (MWPP) uses an annual survey to assist Eagle Mountain City in evaluating the collection system and the treatment plant. This is used to assess and summarize the technical, operational, and financial conditions of these facilities.</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:</div> <div><a href="#">RES--Municipal Wastewater Planning Program Annual Report</a><br/><a href="#">2024 MWPP Survey Questions</a></div> |         |           |



**RESOLUTION NO. R-\_\_\_\_\_-2024**

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,  
APPROVING THE 2023 MUNICIPAL WASTEWATER  
PLANNING PROGRAM ANNUAL REPORT**

*PREAMBLE*

WHEREAS, Utah Administrative Code requires political subdivisions which receive assistance for a wastewater project to participate annually in the Municipal Wastewater Planning Program; and

WHEREAS, Eagle Mountain City desires to approve the 2023 Municipal Wastewater Planning Program Annual Report, as prepared in Exhibit A.

NOW, THEREFORE, be it resolved by the City Council of Eagle Mountain City, Utah as follows:

1. The 2023 Municipal Wastewater Planning Program Annual Report, as attached hereto as Exhibit A, is hereby approved.
2. This Resolution shall be effective upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21<sup>st</sup> day of May, 2024.

EAGLE MOUNTAIN CITY, UTAH

\_\_\_\_\_  
Tom Westmoreland, Mayor

ATTEST:

\_\_\_\_\_  
Fionnuala B. Kofoed, MMC  
City Recorder



## CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 21<sup>st</sup> day of May, 2024.

Those Voting Yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those Voting No:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those Excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those Abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

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Fionnuala B. Kofoed, MMC  
City Recorder



# Exhibit A



## 2024 MWPP Survey Questions

This document is provided to assist in gathering the appropriate responses for the survey.

The following questions are populated into a spreadsheet. Each question is numbered by the letter of the column that it falls in. If it so happens that you need to change a response to a question after submitting the form call Harry Campbell at 385-501-9583, identify your facility, report the question label (B, C, D, etc. in front of the question), and provide the correct response.

B. Email mstraw@emcity.org (email of facility contact)

### **Section 1. General Information**

C. Name of Facility? Eagle Mountain City

D. What is the name of the person responsible for this organization? Steve Mumford

E. What is the title of the person responsible for this organization? Acting City Administrator

F. What is the email Address for the person responsible for this organization? smumford@emcity.org

G. What is the phone number for the person responsible for this organization? 801-789-6600

H. Facility Location? Please provide either Longitude and Latitude, address, or a written description of the location (with area or point). 2515 N. Pony Express PKWY, Eagle Mountain, UT, 84005

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### **Federal Facility Section**

I. Are you a federal facility? A federal facility is a military base, a national park, a facility associated with the forest service, etc. Yes No

"If Yes" you will go to the Collection Section

"If No" you will go to the Financial Section

---

### **Financial Evaluation Section**

J. This form is completed by [name]? Kimberly Ruesch

*Part I General Questions - Please answer the following questions regarding GENERAL QUESTIONS.*

K. Are sewer revenues maintained in a dedicated purpose enterprise/district account? Yes No

L. Are you collecting 95% or more of your anticipated sewer revenue? Yes No

M. Are Debt Service Reserve Fund requirements being met? Yes No

N. Where are sewer revenues maintained? General Fund Combined Utilities Fund Other

O. What was the average annual User Charge for 2023? If there is more than one rate divide the total municipal yearly User Charge collected, by the total number of connections.

\$46.32



P. Do you have a water and/or sewer customer assistance program (CAP)? ☒ Yes ☐ No

*Part II: OPERATING REVENUES AND RESERVES - Please answer the following questions regarding OPERATING REVENUES AND RESERVES.*

Q. Are property taxes or other assessments applied to the sewer systems? ☐ Yes ☒ No

R. Revenue from these taxes = \_\_\_\_\_

S. Are sewer revenues sufficient to cover operations & maintenance costs, and repair & replacement costs (OM&R) at this time? ☒ Yes ☐ No

T. Are projected sewer revenues sufficient to cover operation, maintenance, and repair (OM&R) costs for the next five years? ☐ Yes ☒ No

U. Does the sewer system have sufficient staff to provide proper OM&R? ☒ Yes ☐ No

V. Has a repair and replacement sinking fund been established for the sewer system? ☐ Yes ☒ No

W. Is the repair & replacement sinking fund sufficient to meet anticipated needs? ☐ Yes ☒ No

*Part III: Capital Improvements, Revenues and Reserves. - Please answer the following questions regarding Capital Improvements, Revenues and Reserves.*

X. Are sewer revenues sufficient to cover all costs of current capital improvements projects? ☒ Yes ☐ No

Y. Has a Capital Improvements Reserve Fund been established to provide for anticipated capital improvement projects? ☒ Yes ☐ No

Z. Are projected Capital Improvements Reserve Funds sufficient for the next five years? ☐ Yes ☒ No

AA. Are projected Capital Improvements Reserve Funds sufficient for the next ten years? ☐ Yes ☒ No

AB. Are projected Capital Improvements Reserve Funds sufficient for the next twenty years? ☐ Yes ☒ No

*Part IV: FISCAL SUSTAINABILITY REVIEW - Please answer the following questions regarding FISCAL SUSTAINABILITY REVIEW.*

AC. Have you completed a rate study within the last five years? ☒ Yes ☐ No

AD. Do you charge Impact fees? ☒ Yes ☐ No

AE. Impact Fee (if not a flat fee, use average of all collected fees) = \$2705.28

AF. Have you completed an impact fee study in accordance with UCA 11-36a-3 within the last five years? ☒ Yes ☐ No

AG. Do you maintain a Plan of Operations? ☒ Yes ☐ No

AH. Have you updated your Capital Facility Plan within the last five years? ☒ Yes ☐ No

AI. In what year was the Capital Facility Plan last updated? 2022

AJ. Do you use an Asset Management system for your sewer systems? ☐ Yes ☒ No



AK. Do you know the total replacement cost of your sewer system capital assets? Yes **No**

AL. Replacement Cost = \_\_\_\_\_

AM. Do you fund sewer system capital improvements annually with sewer revenues at 2% or more of the total replacement cost? Yes **No**

AN. What is the sewer/treatment system annual asset renewal cost as a percentage of its total replacement cost? **N/A**

AO. Describe the Asset Management System. Check all that apply

- ☒ Spreadsheet
- ☒ GIS
- ☒ Accounting Software
- ☐ Specialized Software

AP. Please answer the following: - 2023 Capital Assets Cumulative Depreciation? **YES**

AQ. Please answer the following: - 2023 Capital Assets Book Value? Book Value = total cost - accumulated depreciation \$19,976,553.86

*Part V: PROJECTED CAPITAL INVESTMENT COSTS - Please answer the following questions regarding PROJECTED CAPITAL INVESTMENT COSTS.*

AR. Cost of projected capital improvements - Please enter a valid numerical value. - 2023?  
\$2,979,234

AS. Cost of projected capital improvements - Please enter a valid numerical value. - 2024 through 2028?  
\$3,790,765

AT. Cost of projected capital improvements - Please enter a valid numerical value. - 2029 through 2033?  
\_\_\_\_\_

AU. Cost of projected capital improvements - Please enter a valid numerical value. - 2034 through 2038?  
\_\_\_\_\_

AV. Cost of projected capital improvements - Please enter a valid numerical value. - 2039 through 2043?  
\_\_\_\_\_

AW. Purpose of Capital Improvements - 2023? Check all that apply.

- ☐ Replace/Restore
- ☐ New Technology
- ☒ Increased Capacity

AX. Purpose of projected Capital Improvements - 2024 through 2028? - Check all that apply.

- ☐ Replace/Restore
- ☐ New Technology
- ☒ Increased Capacity



AY. Purpose of projected Capital Improvements - 2029 through 2033 Check all that apply.?

- ☐ Replace/Restore
- ☐ New Technology
- ☐ Increased Capacity

AZ. Purpose of projected Capital Improvements - 2034 through 2038? - Check all that apply.

- ☐ Replace/Restore
- ☐ New Technology
- ☐ Increased Capacity

BA. Purpose of projected Capital Improvements from 2039 through 2043? - Check all that apply.

- ☐ Replace/Restore
- ☐ New Technology
- ☐ Increased Capacity

BB. To the best of my knowledge, the Financial Evaluation section is completed and accurate. **True**  
False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

BC. Do you have a collection system?

The answer to this question is obvious in most cases, but for clarification, some wastewater systems consist of only wastewater collections (answer Yes). Some wastewater systems do not have a collection system but receive wastewater from separate collection system jurisdictions (answer No). Some wastewater systems have treatment and collections and consider their entire system as one entity (answer Yes). Some wastewater systems have treatment and collections, but consider their collections a separate entity from treatment (answer No). If you have treatment but have an independent collection system and you answered "No," you must enter your collection system separately as an independent response to the survey. **Yes** No

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"If Yes" you will go to the Collection Section

"If No" you will go to a choice of which Treatment section

---

**Collection System** - The collection of wastewater in a system of pipes and possibly pump stations that deliver wastewater to a treatment system that may or may not be independent of the treatment system.

BD. This form is completed by [name]? - The person completing this form may receive Continuing Education Units (CEUs). **\_Brody Kinder\_**

*Part I: SYSTEM DESCRIPTION - Please answer the following questions regarding SYSTEM DESCRIPTION.*



BE. What is the largest diameter pipe in the collection system? - Please enter the diameter in inches.

42"

BF. What is the average depth of the collection system? - Please enter the depth in feet. 10

BG. What is the total length of sewer pipe in the collection system? - Please enter the length in miles.

181

BH. How many lift/pump stations are there in the collection system? 10

BI. What is the largest capacity lift/pump station in the collection system? - Please enter the design capacity in gpm. 2000 GPM @ 40 FT of Head

BJ. Do seasonal daily peak flows exceed the average peak daily flow by 100 percent or more? Yes **No**

BK. What year was your collection system first constructed (approximately)? 1998

BL. In what year was the largest diameter sewer pipe in the collection system constructed, replaced or renewed? If more than one, cite the oldest. 2020

*Part II: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

BM. How many days last year was there a sewage bypass, overflow or basement flooding in the system due to rain or snowmelt? 0

BN. How many days last year was there a sewage bypass, overflow or basement flooding due to equipment failure (except plugged laterals)? 1

#### Sanitary Sewer Overflow (SSO)

Class 1 - a Significant SSO means a SSO backup that is not caused by a private lateral obstruction or problem that:

- a) affects more than five private structures;
- b) affects one or more public, commercial or industrial structure(s);
- c) may result in a public health risk to the general public;
- d) has a spill volume that exceeds 5,000 gallons, excluding those in single private structures; or
- e) discharges to Waters of the State.

Class 2 - a Non-Significant SSO means a SSO or backup that is not caused by a private lateral obstruction or problem that does not meet the Class 1 SSO criteria

BO. What is the number of Class 1 SSOs in Calendar year 2023? 1

BP. What is the number of Class 2 SSOs in Calendar year 2023? 0

BQ. Please indicate what caused the SSO(s) in the previous question. A mechanical failure in a private lift station.

BR. Please specify whether the SSOs were caused by contract or tributary community, etc. YES

*Part III: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*



BS. Did an industry or other development enter the community or expand production in the past two years, such that flow or wastewater loadings to the sewerage system increased by 10% or more? Yes ☐ No ☒

BT. Are new developments (industrial, commercial, or residential) anticipated in the next 2 - 3 years that will increase flow or BOD5 loadings to the sewerage system by 25% or more? Yes ☐ No ☒

BU. What is the number of new commercial/industrial connections in 2023? 16

BV. What is the number of new residential sewer connections added in 2023? 1766

BW. How many equivalent residential connections are served? 15,901.24

*Part IV: OPERATOR CERTIFICATION - Please answer the following questions regarding OPERATOR CERTIFICATION.*

BX. How many collection system operators do you employ? 3.5

BY. What is the approximate population served? 59,070

BZ. State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Collection System by: First and Last Name, Grade, and email. Grades: Grade I, Grade II, Grade III, and Grade IV.

Mack Straw, Grade IV, [mstraw@emcity.org](mailto:mstraw@emcity.org)

Brody Kinder, Grade IV, [bkinder@emcity.org](mailto:bkinder@emcity.org)

CA. Please list all other Collection System operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV.

Fred Garbett, Grade IV

Dallan Harris, Grade IV

CB. Please list all other Collection System operators by name and certification grade. Please separate names and certification grades for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV.

Bentley Derrick, Grade I

CC. Is/are your collection DRC operator(s) currently certified at the appropriate grade for this facility? Yes ☒ No ☐

*Part V: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

CD. Have you implemented a preventative maintenance program for your collection system? Yes ☒ No ☐

CE. Have you updated the collection system operations and maintenance manual within the past 5 years? Yes ☒ No ☐



CF. Do you have a written emergency response plan for sewer systems? **Yes** No

CG. Do you have a written safety plan for sewer systems? **Yes** No

CH. Is the entire collections system TV inspected at least every 5 years? Yes **No**

CI. Is at least 85% of the collections system mapped in GIS? **Yes** No

*Part VI: SSMP EVALUATION - Please answer the following questions regarding SSMP EVALUATION.*

CJ. Have you completed a Sewer System Management Plan (SSMP)? **Yes** No

CK. Has the SSMP been adopted by the permittee's governing body at a public meeting? **Yes** No

CL. Has the completed SSMP been public noticed? **Yes** No

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If "yes" then the question below.

CM. Date of Public Notice? **4/18/2023**

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If "no" then the question below.

CN. When will the SSMP be public noticed? \_\_\_\_\_

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CO. During the annual assessment of the SSMP, were any adjustments needed based on the performance of the plan? Yes **No**

CP. What adjustments were made to the SSMP (i.e. line cleaning, CCTV inspections, manhole inspections, and/or SSO events)? **N/A**

CQ. During 2023, was any part of the SSMP audited as part of the five-year audit? Yes **No**

CR. If yes, what part of the SSMP was audited and were changes made to the SSMP as a result of the audit? **N/A**

CS. Have you completed a System Evaluation and Capacity Assurance Plan (SECAP) as defined by the Utah Sewer Management Plan? **Yes** No

*Part VII: NARRATIVE EVALUATION - Please answer the following questions regarding NARRATIVE EVALUATION.*

CT. Describe the physical condition of the sewerage system: (lift stations, etc. included)

**The system is in good operation. All but one lift stations are working at peak Performance. We are currently planning to replace this lift station with a new system. We also have 4 lift stations currently run by a private companies (HOA)**

CU. What sewerage system capital improvements does the utility need to implement in the next 10 years?

**Sections of our concrete outfall line will need CIPP in the near future.**

CV. What sewerage system problems, other than plugging, have you had over the last year?



Mechanical failure at a private lift station.

CW. Is your utility currently preparing or updating its capital facilities plan? **Yes** No

CX. Does the municipality/district pay for the continuing education expenses of operators?

☒ **100%**

☐ Partially

☐ Does not pay

CY. Is there a written policy regarding continued education and training for wastewater operators? **Yes**  
No

CZ. Do you have any additional comments? **No**

DA. To the best of my knowledge, the Collections System section is completed and accurate. **True**  
False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to wqinfodata@utah.gov and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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You have either just completed or just bypassed questions about a Collection System. This section (the questions below) determines the next set of questions that you will be presented based on the choice you make for treatment.

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DB. What kind of wastewater treatment do you have in your wastewater treatment system?

If you have treatment, you must choose from Mechanical Plant, Discharging Lagoon, or Non-Discharging Lagoon. If you don't have treatment, then choose "No Treatment." Choose only one answer.

☒ **Mechanical Plant**

☐ Discharging Lagoon

☐ Non-Discharging Lagoon

☐ No Treatment of Wastewater

---

### **Mechanical Plant**

DC. Form completed by **[Brody Kinder]**? - The person completing this form may receive Continuing Education Units (CEUs).

DD. What is the design basis or rated capacity for average daily flow in MGD?

**2.4 MGD**

DE. What is the design basis or rated capacity for average daily BOD loading in lb/day?

**7,405**



DF. What is the design basis or rated capacity for average daily TSS loading in lb/day?

4,203

DG. What was the 2023 average daily flow in MGD? 1.0

DH. What was the 2023 average daily loading for BOD in lb/day? 2,263

DI. What was the 2023 average daily loading for TSS in lb/day? 1,669

DJ. What is the percent of capacity used by the 2023 average daily flow? 43%

DK. What is the percent of capacity used by the 2023 average daily BOD load? 31%

DL. What is the percent of capacity used by the 2023 average daily TSS? 40%

*Part II: EFFLUENT INFORMATION - Please answer the following questions regarding EFFLUENT INFORMATION.*

DM. How many Notices of Violations (NOVs) did you receive for this facility in 2023? 0

DN. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? 0

*Part III: FACILITY AGE - Please answer the following questions regarding FACILITY AGE.*

DO. In what year was your HEADWORKS evaluated? 2023

DP. In what year was your HEADWORKS most recently constructed, upgraded, or renewed? 2023

DQ. What is the age of your HEADWORKS? 4 MONTHS

DR. In what year was your PRIMARY TREATMENT evaluated? N/A

DS. In what year was your PRIMARY TREATMENT constructed, upgraded or renewed? N/A

DT. What is the age of your PRIMARY TREATMENT? N/A

DU. In what year was your SECONDARY TREATMENT evaluated? 2021

DV. In what year was your SECONDARY TREATMENT constructed, upgraded or renewed? 2022

DW. What is the age of your SECONDARY TREATMENT? 2 years

DX. In what year was your TERTIARY TREATMENT evaluated? N/A

DY. In what year was your TERTIARY TREATMENT constructed, upgraded or renewed? N/A

DZ. What is the age of your TERTIARY TREATMENT? N/A

EA. In what year was your SOLIDS HANDLING evaluated? 2023

EB. In what year was your SOLIDS HANDLING constructed, upgraded or renewed? 2022

EC. What is the age of your SOLIDS HANDLING? 2 years



ED. In what year was your DISINFECTION evaluated? 2023

EE. In what year was your DISINFECTION constructed, upgraded or renewed? 2022

EF. What is the age of your DISINFECTION? 2 years

EG. In what year was your LAND APPLICATION/DISPOSAL evaluated? N/A

EH. In what year was your LAND APPLICATION/DISPOSAL constructed, upgraded or renewed? N/A

EI. What is the age of your LAND APPLICATION/DISPOSAL? N/A

*Part IV: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

EJ. How many days in the last year was there a bypass or overflow of wastewater at the facility due to equipment failure? 1

*Part V: BIOSOLIDS HANDLING - Please answer the following questions regarding BIOSOLIDS HANDLING.*

EK. Biosolids disposal (check all that apply)

- ☐ Landfill
- ☐ Land Application
- ☐ Give Away/Other Distribution

*Part VI: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*

EL. Number of new commercial/industrial connections in the last year? 9

EM. Number of new residential sewer connections added in the last year? 927

EN. Equivalent residential connections served? 7235.5

*Part VII: OPERATOR CERTIFICATION*

EO. How many treatment system operators do you employ? 4.5

EP. State of Utah Administrative Rules require all public system chief operators considered to be in Direct Responsible Charge (DRC) to be appropriately certified at no less than the Facility's Grade. List the designated Chief Operator/DRC for the Treatment System by: First and Last Name, Grade, and email.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Brody Kinder, Grade IV, bkinder@emcity.org

EQ. Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Jacob Hansen, Grade IV,

Matthew Banks, Grade IV



ER. Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV.

Matthew Powell, Grade I

ES. Is/are your DRC operator(s) currently certified at the appropriate grade for this facility? **Yes** No

*Part VIII: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

ET. Have you implemented a written preventative maintenance program for your treatment system?

**Yes** No

EU. Have you updated the treatment system operations and maintenance manual within the past 5 years? **Yes** No

EV. Please identify (below) the types of treatment equipment and processes installed at your facility.

Indicate as many as you need.

- ☐ **Screens**
- ☐ **Grit Removal**
- ☐ Primary Clarifier
- ☐ Imhoff Tanks
- ☐ Fixed Film Reactor
- ☐ **Activated Sludge**
- ☐ Aerobic Suspended Growth Variations
- ☐ Anaerobic Suspended Growth Variations
- ☐ Physical-Chemical Systems for Organic Removal w/o Secondary Treatment
- ☐ Physical-Chemical Systems for Organic Removal Following Secondary Treatment
- ☐ Membrane Filtration
- ☐ **Suspended-Growth Nitrification and Denitrification**
- ☐ Air Stripping
- ☐ Phosphorus Removal - Chemical
- ☐ Phosphorus Removal - Biological
- ☐ Ion Exchange
- ☐ Reverse Osmosis
- ☐ Media Filtration
- ☐ Dissolved Air Flotation
- ☐ Micro Screens
- ☐ **Chlorine Disinfection**
- ☐ UV Disinfection
- ☐ **Effluent Use/Reuse**

EW. To the best of my knowledge, the Mechanical Plant section is completed and accurate. **True** False



Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

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**Discharging Lagoon N/A**

EX. This form is completed by [name]? The person completing this form may receive Continuing Education Units (CEUs). \_\_\_\_\_

*Part I: Influent Information - Please answer the following questions regarding INFLUENT into your lagoon.*

EY. What is the design basis or rated capacity for average daily flow in MGD? \_\_\_\_\_

EZ. What is the design basis or rated capacity for average daily BOD loading in lb/day? \_\_\_\_\_

FA. What is the design basis or rated capacity for average daily TSS loading in lb/day? \_\_\_\_\_

FB. What was the 2023 average daily flow in MGD? \_\_\_\_\_

FC. What was the 2023 average daily loading for BOD in lb/day? \_\_\_\_\_

FD. What was the 2023 average daily loading for TSS in lb/day? \_\_\_\_\_

FE. What is the percent of capacity used by the 2023 average daily flow? \_\_\_\_\_

FF. What is the percent of capacity used by the 2023 average daily BOD load? \_\_\_\_\_

FG. What is the percent of capacity used by the 2023 average daily TSS? \_\_\_\_\_

*Part II: EFFLUENT INFORMATION. - Please answer the following questions regarding EFFLUENT.*

FH. How many notices of violation (NOV)s did you receive for this facility in 2023? \_\_\_\_\_

*Part III: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

FI. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? \_\_\_\_\_

FJ. How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure? \_\_\_\_\_

*Part IV: FACILITY AGE - Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.*



FK. In what year was your HEADWORKS evaluated? \_\_\_\_\_

FL. In what year was your HEADWORKS most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

FM. What is the age of your HEADWORKS? \_\_\_\_\_

FN. In what year was your LAGOON evaluated? \_\_\_\_\_

FO. In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed? \_\_\_\_\_

FP. What is the age of your LAGOONS (including aeration)? \_\_\_\_\_

FQ. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

FR. In what year was your DISINFECTION SYSTEM most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

FS. What is the age of your DISINFECTION SYSTEM? \_\_\_\_\_

FT. In what year was your LAND APPLICATION/DISPOSAL evaluated? \_\_\_\_\_

FU. In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed? \_\_\_\_\_

FV. What is the age of your LAND APPLICATION/DISPOSAL? \_\_\_\_\_

*Part V: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*

FW. How many commercial/industrial connections were added in 2023? \_\_\_\_\_

FX. How many residential sewer connections were added in 2023? \_\_\_\_\_

FY. How many equivalent residential connections did you serve in 2023? \_\_\_\_\_

*Part VI: OPERATOR CERTIFICATION - Please answer the following questions regarding OPERATOR CERTIFICATION*

FZ. How many treatment operators do you employ? \_\_\_\_\_

GA. Utah administrative rules require all public system chief operators with Direct Responsible Charge (DRC) to be appropriately certified at no less than the facility's grade. Please list the designated Chief Operator/DRC for the Wastewater Treatment system below. Please give their first and last name, grade level, and email address. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_  
\_\_\_\_\_

GB. Please list all other Wastewater Treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_  
\_\_\_\_\_



GC. Please list all other Wastewater Treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas.

Grades: Grade I, Grade II, Grade III, and Grade IV. Include operators with no certification. \_\_\_\_\_

---

GD. Is/are all your DRC operators currently certified at the appropriate grade level for this facility? Yes No

*Part VII: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

GE. Have you implemented a preventative maintenance program for your treatment system? Yes No

GF. Have you updated the treatment system operations and maintenance manual within the past five years? Yes No

GG. Identify the types of treatment units at your facility.

- ☐ Screening
- ☐ Grit Removal
- ☐ Lagoon Variations
- ☐ Phosphorous Treatments
- ☐ Chlorine Disinfection
- ☐ UV Disinfection
- ☐ Land Application/Disposal

GH. To the best of my knowledge I certify the discharging lagoon portion of the MWPP survey to be correct and accurate. True False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

---

**Non-Discharging Lagoon N/A**

GI. This form is completed by [name]? The person completing this form may receive Continuing Education Units (CEUs). \_\_\_\_\_

*Part I: INFLUENT INFORMATION - Please answer the following questions regarding INFLUENT into your lagoon.*

GJ. What is the design basis or rated capacity for average daily flow in MGD? \_\_\_\_\_

GK. What is the design basis or rated capacity for average daily BOD loading in lb/day?

\_\_\_\_\_



GL. What is the design basis or rated capacity for average daily TSS loading in lb/day? \_\_\_\_\_

GM. What was the 2023 average daily flow in MGD? \_\_\_\_\_

GN. What was the 2023 average daily loading for BOD in lb/day? \_\_\_\_\_

GO. What was the 2023 average daily loading for TSS in lb/day? \_\_\_\_\_

GP. What was the percent capacity used by the 2023 average daily flow? \_\_\_\_\_

GQ. What was the percent capacity used by the 2023 daily average BOD? \_\_\_\_\_

GR. What was the percent capacity used by the 2023 daily average TSS? \_\_\_\_\_

*Part II: FACILITY AGE - Please answer the following questions about FACILITY AGE. If your plant does not have the treatment unit please enter N/A.*

GS. In what year was your HEADWORKS most recently evaluated? \_\_\_\_\_

GT. In what year was your HEADWORKS most recently constructed, upgraded, or renewed?  
\_\_\_\_\_

GU. What is the age of your HEADWORKS? \_\_\_\_\_

GV. In what year was your LAGOONS (including aeration) evaluated? \_\_\_\_\_

GW. In what year was your LAGOONS (including aeration) most recently constructed, upgraded, or renewed? \_\_\_\_\_

GX. What is the age of your LAGOONS (including aeration)? \_\_\_\_\_

GY. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

GZ. In what year was your DISINFECTION SYSTEM evaluated? \_\_\_\_\_

HA. What is the age of your DISINFECTION SYSTEM? \_\_\_\_\_

HB. In what year was your LAND APPLICATION/DISPOSAL evaluated? \_\_\_\_\_

HC. In what year was your LAND APPLICATION/DISPOSAL most recently constructed, upgraded, or renewed? \_\_\_\_\_

HD. What is the age of your LAND APPLICATION/DISPOSAL? \_\_\_\_\_

*Part III: DISCHARGES - Please answer the following questions regarding DISCHARGES.*

HE. How many days in the past year was there a bypass or overflow of wastewater at the facility due to high flows? \_\_\_\_\_

HF. How many days in the past year was there a bypass or overflow of wastewater at the facility due to equipment failure? \_\_\_\_\_

*Part IV: NEW DEVELOPMENT - Please answer the following questions regarding NEW DEVELOPMENT.*



HG. How many commercial/industrial connections were added in 2023? \_\_\_\_\_

HH. How many residential sewer connections were added in 2023? \_\_\_\_\_

HI. How many equivalent residential connections did you serve in 2023? \_\_\_\_\_

*Part V: OPERATOR CERTIFICATION - Please answer the following question regarding OPERATOR CERTIFICATION.*

HJ. How many treatment operators do you employ? \_\_\_\_\_

HK. Utah administrative rules require all public system chief operators with Direct Responsible Charge (DRC) to be appropriately certified at no less than the facility's grade. Please list the designated Chief Operator/DRC for the wastewater treatment system below. Please give their first and last name, grade level, and email address. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

HL. Please list all other wastewater treatment system operators with DRC responsibilities in the field, by name and certification grade. Please separate names and certification grade for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. \_\_\_\_\_

HM. Please list all other wastewater treatment operators by name and certification grade. Please separate names and certification grades for each operator by commas. Grades: Grade I, Grade II, Grade III, and Grade IV. Include operators that are not certified. \_\_\_\_\_

HN. Is/are all your DRC operators currently certified at the appropriate grade level for this facility? Yes No

*Part VI: FACILITY MAINTENANCE - Please answer the following questions regarding FACILITY MAINTENANCE.*

HO. Have you implemented a preventative maintenance program for your treatment system? Yes No

HP. Have you updated the treatment system operations and maintenance manual within the past five years? Yes No

HQ. To the best of my knowledge I certify the non-discharging lagoon portion of the MWPP survey to be correct and accurate. True False

Note: This questionnaire has been compiled for your benefit to assist you in evaluating the technical and financial needs of your wastewater systems. If you received financial assistance from the Water Quality Board, annual submittal of this report is a condition of the assistance. Please answer questions as accurately as possible to give you the best evaluation of your facility. If you need assistance please send an email to [wqinfodata@utah.gov](mailto:wqinfodata@utah.gov) and we will contact you as soon as possible. You may also visit our Frequently Asked Questions page.

**Adopt & Sign**



HR. I have reviewed this report and to the best of my knowledge the information provided in this report is correct. True False

HS. Has this been adopted by the City Council or District Board? Yes No

"If No"

HT. What date will it be presented to the City Council or District Board? 5/7/2024

"If Yes"

HU. What date was this adopted by City Council or District Board? \_\_\_\_\_

(At this point you can choose to have a copy of your responses sent to you in a report, if you turn it on before you submit.)

**THE END**



|                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                                                     | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |         |           |
| TITLE:                                                                                                                                                          | RESOLUTION - A Resolution of Eagle Mountain City, Utah, Declaring Surplus Property                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |         |           |
| ITEM TYPE:                                                                                                                                                      | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |
| FISCAL IMPACT:                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |
| APPLICANT:                                                                                                                                                      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |
| GENERAL PLAN DESIGNATION                                                                                                                                        | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:</div> <div>No</div> <div>PREPARED BY:</div> <div>Brad Hickman, Parks and Recreation</div> <div>PRESENTED BY:</div> <div>Brad Hickman</div> | <div>RECOMMENDATION:</div> <div>City staff recommends that the City Council approve a resolution declaring the parade float flatbed trailer as surplus property.</div> <div>BACKGROUND:</div> <div>The City is currently working with Modern Display to create a new parade float for Miss Eagle Mountain royalty. This new float would include a drivable chassis on which the float will be installed. The City's previous float was constructed on a 20' x 9' tandem axle, flatbed trailer. The previous float has been used by the City for approximately 10 years.</div> <div>Modern Display approached Staff and offered a \$2,000 trade-in option for the flatbed float trailer. They indicated it would be repurposed to rebuild a parade float for another municipality. The market value of the trailer is unknown, and Staff is requesting the Council approve a resolution allowing for the surplus of the trailer.</div> <div>If approved, Staff will post a solicitation for surplus at the State auction. If there is no interest in the purchase of the trailer at the auction, Staff will offer it to Modern Display for the \$2,000 trade-in toward the float under construction.</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> |         |           |

**PLANNING COMMISSION ACTION/RECOMMENDATION:**

**ATTACHMENTS:**

[RES--Surplus Property - Vehicles](#)



**RESOLUTION NO. R- -2024**

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,  
DECLARING SURPLUS PROPERTY**

*PREAMBLE*

WHEREAS, Section 3.25.010 of the Eagle Mountain Municipal Code describes the requirement for disposal of surplus property; and

WHEREAS, in accordance with the Eagle Mountain Municipal Code, it has been determined by the City Administrator that the vehicle described in Exhibit A is surplus and is no longer needed by any City departments; and

WHEREAS, Eagle Mountain City desires to dispose of a trailer.

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

1. The trailer more specifically described in Exhibit A is hereby declared surplus property.
2. The value of the trailer may be determined by one or more of the following methods to determine the highest and best economic return to the City:
  - a. Advertised competitive bid;
  - b. Evaluation by a qualified and disinterested appraiser;
  - c. Other professional publication and valuation service; or
  - d. An informal market survey by the City Administrator or designee.
3. Any monetary proceeds from the sale will be credited to the General Fund.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21<sup>st</sup> day of May, 2024.

EAGLE MOUNTAIN CITY, UTAH

---

Tom Westmoreland, Mayor

ATTEST:

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Fionnuala B. Kofoed, MMC  
City Recorder

**CERTIFICATION**

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 21<sup>st</sup> day of May, 2024.

| Those voting yes:                      | Those voting no:                       | Those excused:                         | Those abstaining:                      |
|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham |
| <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark |
| <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    |
| <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     |
| <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  |

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Fionnuala B. Kofoed, MMC  
City Recorder



# Exhibit A

|                                                                                                                                                        |  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------|--|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                                            |  | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |
| TITLE:                                                                                                                                                 |  | RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook HGS LC for the Acquisition of a Right-of-Way along Old Airport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |
| ITEM TYPE:                                                                                                                                             |  | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |
| FISCAL IMPACT:                                                                                                                                         |  | \$293,400                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |         |           |
| APPLICANT:                                                                                                                                             |  | Eagle Mountain City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |         |           |
| GENERAL PLAN DESIGNATION                                                                                                                               |  | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:</div> <div>No</div> <div>PREPARED BY:</div> <div>Chris Trusty, Engineering</div> <div>PRESENTED BY:</div> <div>Chris Trusty</div> |  | <div>RECOMMENDATION:</div> <div>Staff recommends the City Council approve a Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook HGS LC. for the Acquisition of a Right-of-Way along Old Airport Road.</div> <div>BACKGROUND:</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:</div> <div><a href="#">RES--Holbrook HGS LC - ROW Purchase AGR</a></div> <div><a href="#">AGR - Old Airport Road ROW Purchase - Holbrook HGS LC</a></div> <div><a href="#">EXH A - Easement</a></div> <div><a href="#">EXH B - Legal Description</a></div> |         |           |



RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,  
APPROVING A PURCHASE AGREEMENT WITH HOLBROOK HGS LC. FOR THE  
ACQUISITION OF A RIGHT-OF-WAY ALONG OLD AIRPORT ROAD

*PREAMBLE*

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to Approve a Purchase Agreement with Holbrook HGS LC. for the Acquisition of a Right-of-Way along Old Airport Road, as set forth in Exhibit A.

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

1. The Purchase Agreement with Holbrook HGS LC. for the Acquisition of a Right-of-Way along Old Airport Road, as set forth in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of May 2024.

EAGLE MOUNTAIN CITY, UTAH

---

Tom Westmoreland, Mayor

ATTEST:

---

Fionnuala B. Kofoed, MMC  
City Recorder

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 21st day of May 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

---

Fionnuala B. Kofoed, MMC  
City Recorder



# Exhibit A

## PURCHASE AGREEMENT

This PURCHASE AGREEMENT (“**Agreement**”) is made and entered as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024 (the “**Effective Date**”), by and between Eagle Mountain City (“**City**”), a political subdivision of the State of Utah; and Holbrook HGS, LC, a Utah limited liability company (“**Seller**”). The City and Seller are collectively referred to as the “**Parties**” and, individually as a “**Party**”.

### RECITALS

A. Seller owns an undivided fee simple interest in certain real property consisting of approximately 161.82 acres of undeveloped land located in the City, Utah County Parcel Number 58:047:0008 as more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein (“**Land**”).

B. City desires to purchase from Seller approximately 3.26 acres of the Land from parcel 58:047:0008, as more particularly described in **Exhibit B** attached hereto and incorporated herein (“**Property**”) to extend Old Airport Road (“**Road Extension**”) into the Property to be acquired from the Seller; and

C. Upon and subject to the terms and conditions set forth in this Agreement, Seller desires to sell, transfer and convey the Property to the City, and the City desires to purchase and acquire the Property from Seller.

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

### AGREEMENT

1. **Sale.** Seller hereby agrees to sell, transfer and convey to City, and City hereby agrees to purchase and acquire from Seller, upon and subject to the terms and conditions set forth in this Agreement, fee simple title to the Property, insurable as such by the Title Company (as defined below), free and clear of any and all liens, defects, encumbrances, leases, easements, covenants, restrictions, reservations, conditions, claims or other matters whatsoever, whether recorded or unrecorded, subject only to the Permitted Exceptions (as defined below) (collectively, “**Transfer**”).
2. **Purchase Price.**
  - a. **Price Per Acre.** The total purchase price for the Property shall be Two Hundred Ninety Three Thousand Four Hundred dollars (\$293,400) (“**Purchase Price**”) The Purchase Price is based on the gross acreage of 3.26 acres and a price of Ninety Thousand dollars (\$90,000) per acre. The Purchase Price is for the underlying undeveloped land only. No mineral rights, water, or water rights are included in the Purchase Price.



- b. **Method of Payment.** City shall pay the total Purchase Price in cash, by cashier's check, wire transfer, or other immediately available funds on or before the Closing Date.

3. **Title Commitment; Survey; Disclosures.**

- a. **Title Commitment.** Seller shall provide a commitment (“**Title Commitment**”) for a standard ALTA owner’s policy of title insurance (“**Title Policy**”) issued by the Title Company in the amount of the Purchase Price, committing to insure that title to the Property is in the condition required in accordance with this Agreement within ten (10) days after the Effective Date of this Agreement.
  - i. **Objections.** City shall have ten (10) Business Days following receipt of the Commitment to provide any written objections to any matter set forth on Schedule B of the Commitment (“**Title Objection Notice**”). If City does not timely deliver a written Title Objection Notice to Seller or fails to timely exercise its Section 3.a.iii termination remedy, City shall be deemed to have approved of all matters set forth in the Title Commitment. Matters which Seller has agreed to discharge pursuant to Section 3.a.ii(a), matters which Seller has notified City it will not cure pursuant to Section 3.a.ii(b), and any encumbrances or other title exceptions in the Title Commitment to which City does not timely provide a Title Objection Notice shall be deemed to be “**Permitted Exceptions**” and shall not be considered objections to any matter contained in the Commitment if the City fails to timely exercise its Section 3.a.iii termination remedy. Seller may arrange to pay off any Title Objection Notice matters that are monetary liens prior to or at Closing.
  - ii. **Written Notice.** If City timely provides a written Title Objection Notice in accordance with Section 3(a)(i), then Seller shall have the option to: (a) to provide written notice to City that Seller will cure such objection(s) at Seller's sole cost; (b) notify City in writing that it is no longer able to cure and/or will not cure the Title Objection Notice; or (c) terminate this Agreement.
  - iii. **Remedy.** City’s sole remedy for Seller's inability or unwillingness to convey title subject only to the Permitted Exceptions by curing City’s objections in a Title Objection Notice in accordance with Section 3.a.ii(a) shall be to terminate this Agreement by providing written notice to Seller within five (5) Business Days of receiving Seller’s Section 3.a.ii(b) notice. In that case, Seller shall have no other obligation to City in connection with this Agreement or the Property.
- b. **Survey.** City shall obtain, at City’s expense, any needed surveys identifying the boundary lines and all structures, easements, and encumbrances of record and provide copies to Seller.
- c. **Property Documents.** No later than ten (10) calendar days after the Effective Date of this Agreement, Seller will deliver to City the following documents to the extent the same exist and are in the Seller's possession or control: (1) copies of all rights-of-way, easements, leases, rental agreements, rights of redemption, licenses, reservations, covenants,

conditions, restrictions, or contracts which will be applicable to, or affect title to the Property after the Closing Date; and (2) copies of any environmental assessments, reports, site plans, surveys, studies, tests, inspections, reports or other documents in Seller's possession or control (collectively the “**Property Documents**”).

4. **Closing Costs; Prorations.**

- a. **Timing.** The Closing (as defined below) shall occur within thirty (30) days or less from the Effective Date of this Agreement (the “**Closing Date**”), or at such earlier time and place as the Parties may mutually agree in writing. It is agreed that time is of the essence with respect to the Closing Date and all time and date deadlines set forth in this Agreement. “**Closing**” shall mean the consummation of the Transfer at the time the Escrow Agent has received all funds from the City required to pay the Purchase Price and all sums due hereunder, the Escrow Agent is ready to disburse, and the Deed (as defined below) is recorded in the Official Records of the Utah County Recorder's Office in the State of Utah (“**Official Records**”).
- b. **Place of Closing.** The Closing shall be coordinated by Union Title (the “**Title Company**”) c/o Jennifer Tucker, Esq., [jennifer@uniontitle.net](mailto:jennifer@uniontitle.net), O: 801-899-2332 (the “**Escrow Agent**”). At Closing, Seller shall deliver possession of the Property to City. Until a Closing occurs, the risk of loss to the Property shall be borne solely by the Seller. Real property taxes and assessments relating to the Property shall be prorated as of a Closing. Seller shall be responsible for and shall promptly pay all charges with respect to the Property attributable to the period up to and including the Closing Date. Each of the Parties shall pay its own fees and expenses in connection with this Agreement including, without limitation, its own attorneys' fees, diligence costs, and recording fees. The Parties shall share equally in the Closing Costs (as defined below) charged by the Escrow Agent.
- c. **Closing Costs.** Seller shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer, (2) the cost of the Title Policy, (3) all costs related to the removal of any monetary liens or other Title Objection Notice matters Seller agreed to cure pursuant to Section 3.a.ii(a), and (4) all property taxes related to the period prior to Closing as calculated in accordance with Section 4(d). City shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer and (2) all recording fees and costs related to the Transfer, except for any costs related to removal of any monetary liens or other Title Objection Notice matters Seller agreed to cure pursuant to Section 3.a.ii(a), and (3) all property taxes related to the period after Closing as calculated in accordance with Section 4(d). Seller and Buyer shall each be responsible for the cost of their own respective attorneys' fees and related transactional expenses. The costs and expenses described in this Section 4(c) are, collectively, the “**Closing Costs.**”
- d. **Real Estate Taxes.** Seller shall pay all real estate taxes for the Property that are liens for prior years. Property taxes for the year in which Closing occurs shall be prorated between City and Seller as of the date on which Closing occurs. If any greenbelt, rollback or farmland assessment taxes are payable with respect to the Property, or are necessary in order to withdraw the Property from greenbelt or agricultural use assessment in accordance with



Utah Code Ann. § 59-2-511, Seller shall pay for all such taxes at Closing, or, if assessed following Closing, within thirty (30) days following Seller's receipt from City of notice of such assessment.

- e. **Assessments.** Seller shall pay all charges for any and all assessments with respect to the Property imposed by any governmental body or public utility and/or charges or assessments imposed under or in connection with or as a consequence of any declaration or other instrument of record and/or any owner's association created relative to the Property, to the extent such charges are attributable to the period ending at 11:59 p.m. Mountain Time on the day before Closing. City shall pay all such charges to the extent attributable to the period from and after 12:00 midnight Mountain Time on the day of Closing.
  - f. **Special Assessments.** Seller shall pay in full any and all special assessments that are a lien on the Property at Closing.
  - g. **Closing Statements.** The Closing Costs and estimated Closing prorations shall be set forth on a preliminary closing statement (the "**Closing Statement**") to be prepared by the Escrow Agent. The Escrow Agent shall prepare the Closing Statement at least three (3) Business Days prior to the Closing Date for purposes of making the preliminary proration adjustment at Closing. The Escrow Agent shall revise the Closing Statement as necessary based upon comments from City and Seller, and the Escrow Agent shall deliver a final, signed version of the Closing Statement to each Party at Closing.
5. **City's Conditions.** The obligation of City to render performance under this Agreement and purchase the Property is subject to the conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**City's Conditions**") set forth in Sections 5(a) through 5(b) as follows:
- a. **Title.** The Title Company shall be prepared and irrevocably committed to issue to City the Title Policy. The Title Policy, to be furnished at Seller's expense, shall be subject to the following requirements: (1) it shall be delivered to City promptly after Closing showing only the Permitted Exceptions; (2) it shall contain affirmative insurance of title to all appurtenant easements benefiting the Land, if any; and (3) it shall otherwise be in form and substance reasonably acceptable to City.
  - b. **No Default.** Seller shall have kept, performed and observed each and every agreement and obligation on its part to be kept, performed and observed hereunder, unless waived by City in writing or as provided in this Agreement. All of Seller's covenants, representations and warranties herein shall be true and correct in all material respects to the best of Seller's knowledge, and as if made, on the Closing Date. Seller shall have delivered all Seller's Closing Documents (as defined below) in accordance with Section 8.

6. **Seller's Conditions.** In addition to other terms and provisions of this Agreement which give Seller the express right to terminate this Agreement, Seller's obligations hereunder shall be subject to the satisfaction of the following conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**Seller's Conditions**") within the applicable periods set forth in this Agreement for the satisfaction of such conditions (or Seller's written waiver thereof):
- a. **Delivery of Closing Documents and Funds.** City shall have delivered or caused to be delivered to the Escrow Agent all of the City's Closing Document described in Section 8 and all funds necessary to pay the Purchase Price and other costs of closing to be paid by Seller under this Agreement in immediately funds (wire, transfer, certified/cashier's check, etc.).
  - b. **Representations and Warranties.** All representations and warranties of City contained in this Agreement shall be true and correct in all material respects to the best of the City's knowledge as of the date made and as of the Closing with the same effect as though such representations and warranties were made at and as of the Closing.
  - c. **Performance of Covenants.** City shall have performed the material covenants of City under this Agreement to be performed by City before Closing.

The conditions set forth in this Section 6 are solely for the benefit of Seller and may be waived by Seller in writing. In the event any of the foregoing conditions have not been fully satisfied or waived in writing on or before the Closing Date, then this Agreement shall terminate in accordance with Section 12.

7. **Covenants of Seller.** In addition to the covenants and agreements of Seller set forth elsewhere in this Agreement, Seller covenants and agrees that between the Effective Date of this Agreement and the Closing Date:
- a. **Title.** Seller shall not, without City's prior written consent, (1) directly or indirectly lease, sell, assign or create any right, title or interest whatsoever in or to the Property, (2) take any action, create, commit, permit to exist or suffer any acts that would give rise to a variance from the current legal description of the Property, except as expressly provided herein, or cause the creation of any lien, charge or encumbrance other than the Permitted Exceptions, or (3) enter into any agreement to do any of the foregoing.
  - b. **Notice of Change of Circumstances.** Seller shall promptly notify City of any change in any condition with respect to the Property or any portion thereof or of any event or circumstance of which Seller obtains knowledge after the Effective Date of this Agreement that (1) materially or adversely affects the Property or any portion thereof or the use or operation of the Property or any portion thereof, (2) makes any representation or warranty of Seller under this Agreement untrue or misleading or (3) makes any covenant or agreement of Seller under this Agreement incapable or less likely of being performed.
  - c. **No Defaults; Maintenance of Property.** Seller shall not default with respect to the



performance of any obligation relating to the Property. Seller shall operate, manage and maintain the Property in a manner consistent with past practices and the ordinary course of Seller's business and in accordance with all applicable Laws (as defined below).

- d. **Development Activities.** Except as otherwise specifically set forth herein, Seller shall not take any actions with respect to the development of the Property, including applying for, pursuing, accepting or obtaining any permits, approvals or other development entitlements from any governmental or other regulatory entities or finalizing or entering into any agreements relating thereto without City's prior written consent. Seller shall cooperate with City in City's efforts to obtain any approvals from any governmental or other regulatory entity or agreements relating thereto as City deems necessary or appropriate to permit City to construct the Road Extension on the Property. Seller shall also cooperate with City and any municipality or utility in obtaining the appropriate extension of utility services on the Property.

8. **Closing; Possession and Title.**

- a. **Closing.** Closing shall occur in the offices of the Escrow Agent on the Closing Date or at such earlier time and place as the Parties may mutually agree in writing. At Closing, Seller shall convey indefeasible fee simple title to the Property to City in accordance herewith by a quit claim deed in the form of **Exhibit C** attached hereto (the "**Deed**"). Seller shall deliver to City possession of the Property upon the transfer of title to the Property at Closing.
- b. **Seller's Closing Documents.** On or before the Closing Date, Seller shall deliver to Escrow Agent the following (collectively, "**Seller's Closing Documents**"):
- i. A quit claim deed conveying the Property duly executed and delivered by Seller in favor of City and acknowledged in the form set forth on **Exhibit C**;
  - ii. A Closing Statement, duly executed and delivered by Seller;
  - iii. Such additional assignments, instruments and documents appropriate to be executed and delivered by Seller as may be reasonably necessary to complete the Transfer and to carry out the intent and purposes of this Agreement;
  - iv. Such proof of Seller's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of Seller to act for and bind Seller as may reasonably be required by the Title Company or City; and
  - v. Such other documents as may reasonably be requested by City and/or the Title Company or Escrow Agent to convey clear title to the Property or to otherwise close the Transfer.
- c. **City's Closing Documents.** At or before Closing, City shall deliver to Escrow Agent the following (collectively, "**City's Closing Documents**"):

- i. Buyer's portion of the Closing Costs in accordance with Section 4 of this Agreement, cash, by cashier's check, wire transfer, or other immediately available funds;
- ii. A Closing Statement, duly executed and delivered by City;
- iii. Such proof of City's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of City to act for and bind City as may reasonably be required by the Title Company or Seller; and
- iv. Such other documents as may reasonably be requested by Seller and/or the Title Company to close the Transfer in accordance with this Agreement.

9. **Brokerage Representations and Fee.** Each Party agrees that there is no broker, finder or intermediary with whom it has dealt in connection with the Transfer. Each Party shall and does hereby indemnify the other Party, and agrees to hold the other Party harmless from, any claim, demand or suit for any brokerage or real estate commission, finder's fee or similar fee or charge with respect to this Agreement or the Transfer based on any act by or agreement or contract with the indemnifying Party asserted by any third party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys' fees) incurred by the non-indemnifying Party on account of or arising from any such claim, demand or suit.

10. **Seller's Representations and Warranties.** City agrees that it is purchasing the Property in AS-IS condition, subject to Seller's covenants, representations and warranties that, as of the Effective Date, and as of the Closing Date:

- a. **Authority.** This Agreement and all other documents delivered by Seller prior to or at the Closing (i) have been duly authorized, executed, and delivered by Seller, (ii) are binding obligations of Seller, (iii) are collectively sufficient to transfer all of Seller's right, title and interest in and to the Property and (iv) do not violate the formation documents of Seller. Seller has obtained all required consents, releases and approvals necessary to execute this Agreement and consummate the Transfer. Seller further represents that it is a limited liability company, duly organized and existing in good standing under the laws of the State of Utah, with its principal place of business in the State of Utah.
- b. **No Conflicts.** The execution, delivery and performance of this Agreement and the consummation of the Transfer will not conflict with, or result in a breach of any of the terms or provisions of, with or without notice or the passage of time or both, or constitute a default under, any agreement or other document or instrument to which Seller is a party or by which Seller or the Property is bound, or any applicable regulation of any governmental agency, or any judgment, order or decree of any court having jurisdiction over Seller or all or any portion of the Property, or otherwise.
- c. **Property Documents.** To the best of Seller's actual knowledge, the Property Documents constitute all of the material documents relating to the Property, and each such Property



Document as delivered by Seller constitutes a true, correct and complete copy of the same; there are no commitments or agreements affecting the Property which have not been disclosed by Seller to City in writing; Seller is not in default of Seller's obligations or liabilities pertaining to the Property or the Property Documents (including under any recorded covenants, conditions or restrictions); nor are there facts, circumstances, conditions or events that, after the giving of notice or lapse of time or both, would constitute a default by Seller or any other party to such Property Documents.

- d. **Material Information.** To the actual knowledge of Seller, Seller has disclosed to Buyer in writing all material facts related to the Property to the extent required by any law and this Agreement, together with the Property Documents and any matters heretofore disclosed to Buyer in writing by Seller, do not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained herein not materially misleading.
- e. **Condemnation and Special Assessments.** To the actual knowledge of Seller, Seller has received no notice and is not aware of any (i) proceedings pending for the condemnation or taking of all or any portion of the Property by eminent domain or (ii) special assessments that would affect the Property and as of the Closing Date, Seller shall have given City prompt notice of the institution of any such proceedings or imposition of any assessments affecting the Property.
- f. **Bankruptcy.** No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, receivership, bankruptcy or reorganization or other proceedings are pending or, or to the actual knowledge of Seller, threatened, against Seller.
- g. **Litigation; Liens.** There are no (i) claims, actions or legal proceedings pending before any judicial or quasi-judicial body, nor threats thereof, nor any basis therefor, with respect to the Property or any portion thereof nor (ii) actual, pending or, to the actual knowledge of Seller, threatened mechanics' liens or other liens against the Property or any portion thereof.
- h. **Compliance with Laws.** To the actual knowledge of Seller, the Property is in compliance with all existing laws, rules, regulations, ordinances and orders (collectively, "**Laws**") of all applicable federal, state and local authorities (each, an "**Authority**") having jurisdiction over the Property, and Seller has not received any oral or written notice of any violation of or noncompliance with any Laws or of any applications, ordinances, petitions, resolutions or other matters pending before any Authority, including the City, with respect to zoning, building, fire and health codes, environmental, sanitation and pollution control Laws or the Americans with Disabilities Act, as amended. To the actual knowledge of Seller, no condition currently exists or previously existed on the Property or any portion thereof that may result in any violation of any Laws applicable to the Property if it were disclosed to an Authority.
- i. **Parties in Possession.** To the actual knowledge of Seller, Seller is in exclusive possession of the entire Property and no other party occupies any portion of the Property or has any valid claim or interest in possessing the Property or any portion thereof, whether by reason

of agreement, lease, farm lease or license, cell phone tower lease, adverse possession, prescriptive easement or establishment of a boundary by acquiescence. Except for applicable zoning and building restrictions and regulations, there are no covenants, easements, restrictions or private agreements that will prohibit development of the Property for commercial purposes.

- j. **Environmental.** The following statements are subject to any construction, development, or testing Buyer has completed since Buyer's Initial Entry.
- i. To the best of Seller's actual knowledge, there are no active or abandoned wells on the Property;
  - ii. To the best of Seller's actual knowledge, there are no, and have not been any, underground or aboveground storage tanks upon the Property;
  - iii. To the best of Seller's actual knowledge, the Property has never been used as a landfill, dump or industrial or solid waste disposal area;
  - iv. To the best of Seller's actual knowledge, there are no pending or threatened actions or proceedings by any local governmental body, sewage district, the Utah Department of Environmental Quality, the U.S. Environmental Protection Agency, or any other governmental entity regarding violation of any applicable environmental laws with respect to the Property, and there is no basis for any such action or proceeding;
  - v. To the best of Seller's actual knowledge, the Property is in compliance with all Laws governing, establishing, limiting or otherwise affecting the use, discharge, storage, transportation or disposal of air, water or pollutants, process wastewater or solid, hazardous and/or toxic substances, materials or wastes, pesticides or environmentally threatening materials (collectively, "**Waste**");
  - vi. To the best of Seller's actual knowledge, no waste is currently used, stored or disposed of on the Property;
  - vii. To the best of Seller's actual knowledge, there are no private burial grounds located on the Property; and
  - viii. To the best of Seller's actual knowledge, each of the Property and Seller is in compliance with all Laws relating to Hazardous Materials (as defined below), which compliance includes the possession by such Seller of all permits and other governmental authorities required under applicable Laws, and compliance with the terms and conditions thereof, and Seller has not received any written notice that alleges that Seller or the Property is not in such compliance and there are no circumstances that may prevent or interfere with such compliance in the future. To the actual knowledge of Seller, there is no Environmental Claim (as defined below) pending or threatened with regard to the Property or Seller and there are no past or present actions, activities, circumstances, conditions, events or incidents relating to Hazardous Materials that



could form the basis of any Environmental Claim against Seller or against any person or entity, including persons or entities whose liability for any such Environmental Claim Seller has or may have retained or assumed either contractually or by operation of law.

“Environmental Claim” means any and all actions (including investigatory, remedial or enforcement actions of any kind, administrative or judicial proceedings and orders or judgments arising out of or resulting therefrom), costs, claims, damages (including punitive damages), expenses (including attorneys', consultants' and experts' fees, court costs and amounts paid in settlement of any claims or actions), fines, forfeitures or other civil, administrative or criminal penalties, injunctive or other relief (whether or not based upon personal injury, property damage or contamination of, or adverse effects upon, the environment, water tables or natural resources), liabilities or losses arising from or relating to the presence or suspected presence of any Hazardous Materials in, on, under or about the Property or properties adjacent thereto.

“**Hazardous Materials**” shall mean any chemical, substance, waste or material that is deemed hazardous, toxic, a pollutant or a contaminant, under any federal, state or local statute, law, ordinance, rule, regulation or judicial or administrative order or decisions, now or hereafter in effect, or that has been shown to have significant adverse effects on human health or the environment. Hazardous Materials shall include substances defined as "hazardous substances", "hazardous materials", or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; in the regulations adopted and publications promulgated pursuant to such laws; and in the Hazardous Materials storage, use or discharge laws, regulations and ordinances of the State of Utah, County of Utah or Eagle Mountain City.

The phrase "actual knowledge of Seller" or the phrase “the best of Seller’s actual knowledge” and words of similar import, as used in this Agreement and the foregoing representations and warranties, shall mean the current actual knowledge of Seller's owners, employees, and agents, without such individuals having made any independent analysis, investigation, or inquiry with respect to the subject matter of the representations or warranties so qualified.

- k. **OFAC.** To the actual knowledge of Seller, Seller and all beneficial owners and agents of Seller, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of the Office of Foreign Assets Control (“**OFAC**”) of the U.S. Department of Treasury and any statute, executive order or regulation relating thereto (collectively, the “**OFAC Rules**”), (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.

- l. **Anti-Corruption.** To the actual knowledge of Seller, neither Seller nor any beneficial owner or agent of Seller has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and Seller has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.
  - m. **Survival; Indemnification.** All of the representations, warranties and agreements of Seller set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. Seller hereby indemnifies and agrees to reimburse, defend and hold harmless City and City's officers, employees, and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by City, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.
11. **City's Representations and Warranties.** City represents and warrants to and agrees with Seller that, as of the date hereof, and as of the Closing Date:
- a. **No Conflicts.** The execution and delivery of this Agreement, the consummation of the Transfer, and compliance with the terms of this Agreement will not conflict with, or, with or without notice or the passage of time or both, result in a breach of any of the terms or provisions of, or constitute a default under, any agreement or other document or instrument to which City is a party or by which City is bound, or any applicable Law of any Authority, or any judgment, order or decree of any court having jurisdiction over City or all or any portion of the Property.
  - b. **Due Organization; Consent.** City is a municipal corporation of the State of Utah and in good standing under the laws of the state of Utah. All requisite corporate action has been taken by City in connection with entering into this Agreement, and will be taken prior to the Closing in connection with the execution and delivery of the instruments referenced herein and the consummation of the Transfer. No consent of any officer, agent, elected official, creditor, judicial or administrative body, Authority, or other party is required in connection herewith which has not been obtained or will not be obtained prior to the Closing Date.
  - c. **Litigation.** There are no judgments or other matters outstanding against or affecting City that would have an adverse effect on City's ability to perform its obligations under this Agreement, nor is there any action, charge, claim, demand, suit, proceeding, petition, governmental investigation, or arbitration now pending or, to the knowledge of City, threatened against City which could have an adverse effect on City's ability to perform its



obligations under this Agreement.

- d. **City's Authority; Validity of Agreements.** City has or will have prior to the Closing full right, power and authority to purchase the Property from Seller as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of City have the legal power, right and actual authority to bind City to the terms hereof and thereof. This Agreement is and all other documents and instruments to be executed and delivered by City in connection with this Agreement shall be duly authorized, executed and delivered by City and shall be valid, binding and enforceable obligations of City.
  - e. **OFAC.** City and all officers, agents, and elected and appointed officials of City, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of OFAC of the U.S. Department of Treasury and any OFAC Rules, (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.
  - f. **Anti-Corruption.** Neither City nor any officer, agent, or elected or appointed official of City has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and City has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.
  - g. **Survival; Indemnification.** All of the representations, warranties and agreements of City set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. City hereby indemnifies and agrees to reimburse, defend and hold harmless Seller and Seller's officers, employees and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by Seller, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.
12. **Default; Remedies.** If either Party shall default in any of its obligations under this Agreement, and such default shall continue for ten (10) Business Days after the other Party has given written notice specifying the nature of such default, and such default is not waived or cured, then:

- a. **Default by City.** In the event this transaction fails to close due to City's fault or inability to close, Seller shall be entitled to specific performance. Without limiting the generality of the foregoing, Seller hereby waives any rights to seek or obtain monetary damages, punitive damages, consequential damages or special damages.
  - b. **Default by Seller.** In the event this transaction fails to close due to Seller's fault then City shall be entitled to specific performance. Without limiting the generality of the foregoing, City hereby waives any rights to see or obtain monetary damages, punitive damages, consequential damages, or special damages.
13. **"As Is" Land Exchange.** Except as is expressly set forth in this Agreement to the contrary, city is expressly purchasing the Property in its existing condition "**AS IS, WHERE IS, AND WITH ALL FAULTS**" with respect to all facts, circumstances, conditions and defects, and, except as is expressly set forth in this Agreement to the contrary, Seller has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate City for same. Seller has specifically bargained for the assumption by City of all responsibility to investigate the Property, laws and regulations, rights, facts, leases, service contracts and violations and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. City has undertaken all such investigations of the Property, laws and regulations, rights, facts, leases, service contracts and violations as City deems necessary or appropriate under the circumstances as to the status of the Property and based upon same, except as is expressly set forth in this Agreement to the contrary, City is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and City is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property and, by reason of all the foregoing, City assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Property.

14. **General Provisions.**

- a. **Further Assurances.** Each Party will, except as otherwise proved herein, whenever it shall be necessary to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, documents as may be necessary or proper to effectuate the covenants, contingencies and agreements herein provided. Seller and City agree to use their best efforts in cooperation to carry out the intent of this Agreement.

In addition to the actions recited herein and contemplated to be performed, executed and/or delivered by Seller and City, Seller and City agree to perform, execute and/or deliver or cause to be performed, executed and/or delivered any and all such further acts, instruments, deeds and assurances as may be reasonably required to consummate the Transfer.

- b. **Non-Merger.** The terms of this Agreement shall not merge into the Deed at Closing and shall survive the Closing.
- c. **Assignment.** City shall not assign this Agreement to any entity other than an affiliate of City without Seller's prior written consent, which consent shall not be unreasonably



withheld, conditioned or delayed.

- d. **Binding Agreement.** This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective heirs, legal representatives, successors and assigns.
- e. **Headings, Captions, and Terms.** All headings or captions in this Agreement are solely for the convenience of the parties and are not controlling as to application or interpretation. Words, terms, or clauses contained herein which are in bold print, underlined, or contained within quotation marks shall be considered to be defined terms having the meaning as set forth herein. Paragraph or section titles are merely for convenience and are not defined terms.
- f. **Counterparts.** This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto, any non-recorded closing document, or any notice delivered hereunder shall have the same legal effect as an original signature.
- g. **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provision of this Agreement.
- h. **Waiver of Breach.** 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. Neither Party may waive any condition or breach of any term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other condition, representation, term or of any subsequent breach of the same or of any other term, condition or covenant of this Agreement.
- i. **Attorney's Fees.** If any action is brought by either Party against the other Party, relating to or arising out of this Agreement the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 14(i) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.
- j. **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.
- k. **Governing Law.** This Agreement 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 irrespective of Utah's choice of law rules.

- l. **Venue.** Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Utah County.
- m. **Notices.** Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United Parcel Service, or by electronic mail as set forth below. Until further notification by written notice in the manner required by this Section 15(m) notices to the Parties shall be delivered as follows:

If to City:

Eagle Mountain  
Attn: City Recorder  
1650 E. Stagecoach Run  
Eagle Mountain, UT 84005  
recorder@emcity.org

If to Seller:

Holbrook HGS LC  
Attn: Scott Holbrook  
1238 N. 1200 West  
Lehi, Utah 84043

A Notice of Change of Address may be delivered to the other Party in the same manner as any other notice under this Section.

- n. **Interpretation.** The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such statement, term or matter to the specific statements, terms or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.
- o. **Construction.** Whenever used herein including acknowledgments, the singular shall be construed to include the plural, the plural the singular, and the use of any gender shall be



construed to include and be applicable to all genders as the context shall warrant.

- p. **Business Days.** As used herein, the term “**Business Day**” shall mean a day that is not a Saturday, Sunday, legal holiday in the State of Utah, or Federal holiday. All other references to “days” hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day. All time periods, including the commencement and expiration of any time periods, shall be set by the time zone in effect in Utah in determining each event.
- q. **Third-Party Beneficiaries.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Seller. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.
- r. **Confidentiality.** The Parties will not publish or disclose the terms and conditions set forth in this Agreement to anyone at any time. After the Closing, either Party may disclose that the transaction contemplated by this Agreement has occurred but shall not disclose the contents of this Agreement except as is necessary to a lender or appraiser to obtain financing or to the extent necessary to comply with law.
- s. **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.
- t. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.
- u. **Mutual Drafting.** Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.
- v. **Entire Agreement.** This Agreement, including all Exhibits attached hereto, contains the entire agreement between Seller and Buyer, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished. No agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement

shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party.

15. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. \_\_\_\_\_ adopted by the City Council on \_\_\_\_\_, 20\_\_\_\_.

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

**EAGLE MOUNTAIN CITY**

\_\_\_\_\_  
TOM WESTMORELAND, Mayor

ATTEST

\_\_\_\_\_  
FIONNUALA B. KOFOED, City Recorder

\_\_\_\_\_  
MARCUS DRAPER, City Attorney  
*Approved as to form*

**HOLBROOK HGS LC**  
A Utah limited liability company

\_\_\_\_\_  
\_\_\_\_\_, Manager



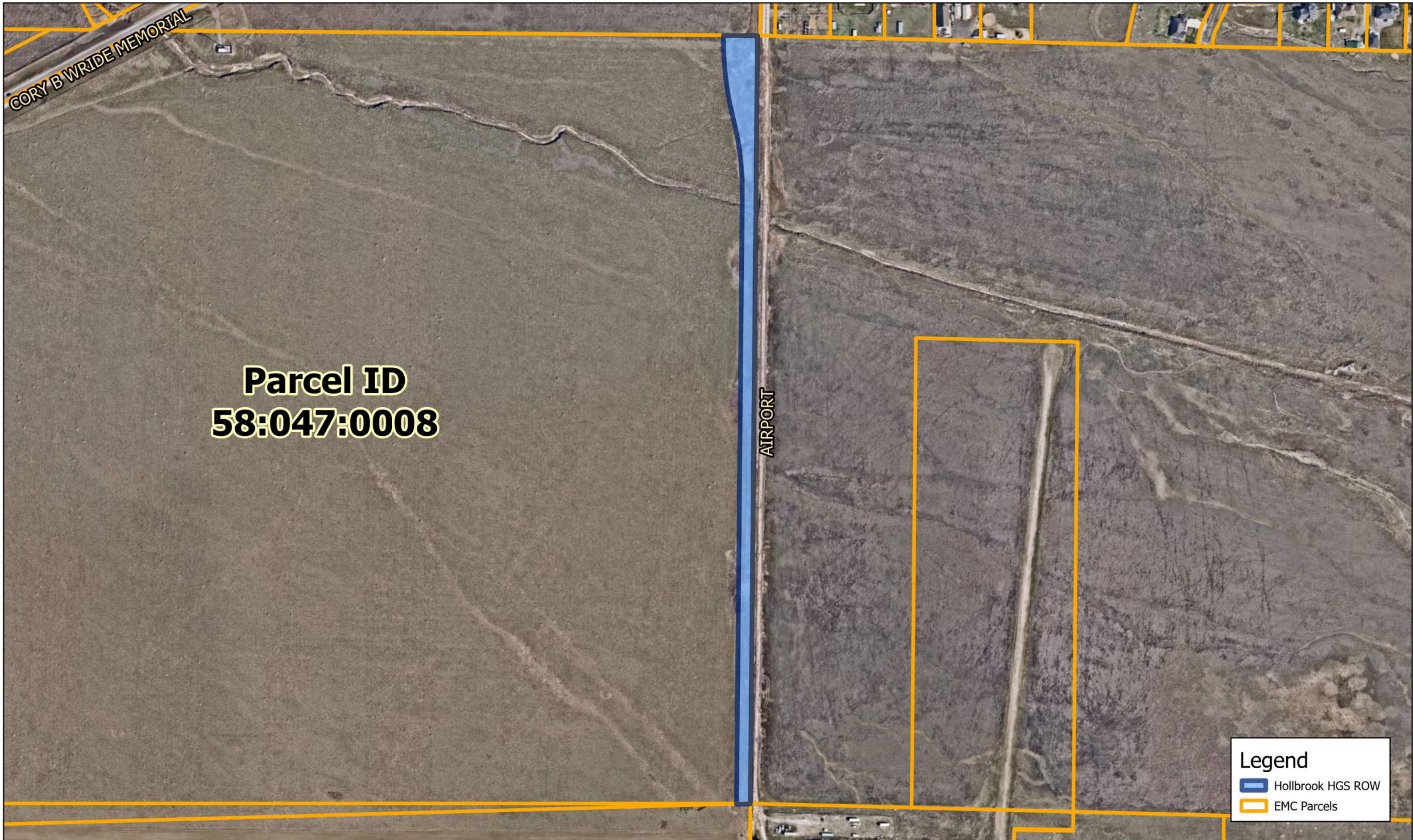
## **TABLE OF EXHIBITS**

|             |                           |
|-------------|---------------------------|
| Exhibit "A" | Easement Exhibit          |
| Exhibit "B" | Legal Description of Land |
| Exhibit "C" | Form of Quitclaim Deed    |





# Hollbrook HGS ROW Exhibit A



**Parcel ID  
58:047:0008**

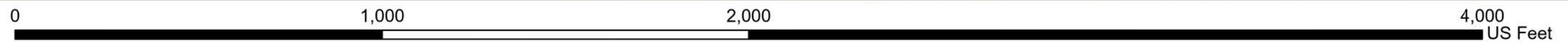
AIRPORT

CORY B WRIDE MEMORIAL

Legend

Hollbrook HGS ROW

EMC Parcels





## EXHIBIT A

A PART OF A PARCEL OF LAND AS SHOWN IN THAT CERTAIN QUIT CLAIM DEED RECORDED AS ENTRY NUMBER 160219:2020, OFFICIAL RECORDS, BEING LOCATED IN THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SECTION 23; THENCE S 88°25'38" W ALONG THE SOUTH LINE OF SAID SECTION 47.04 FEET; THENCE N 0°51'50" E 1.95 FEET; THENCE N 00°43'54" E 2,077.92 FEET, TO A POINT ON A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 1,008.00 FEET; THENCE NORTHWESTERLY 258.50 FEET ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°41'37", TO A POINT ON A REVERSE CURVE WITH A RADIUS OF 1,102.00 FEET; THENCE ALONG THE ARC OF SAID CURVE 285.29 FEET; THROUGH A CENTRAL ANGLE OF 14°49'58", TO THE CENTER LINE OF SAID SECTION; THENCE S 89°30'57" E ALONG SAID LINE 116.00 FEET, TO THE EAST QUARTER CORNER OF SAID SECTION; THENCE S 0°43'54" W ALONG SAID SECTION LINE 2,616.35 FEET, TO THE POINT OF BEGINNING.

CONTAINS 141,947 SQ FT OR 3.26 ACRES

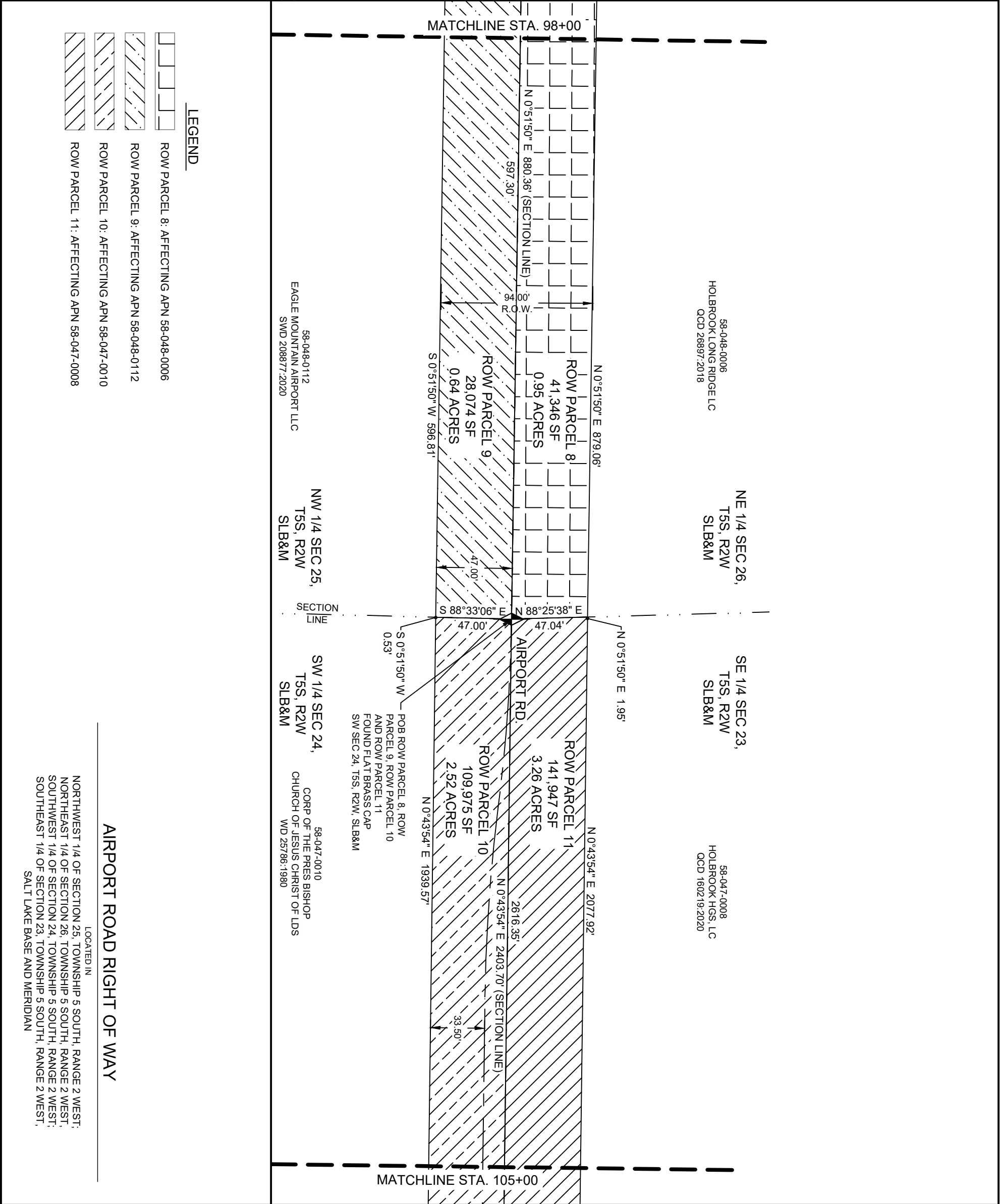
PROJECT NO. FF19222.20  
AIRPORT ROAD  
R.O.W. PARCEL 11  
(PARCEL NO. 58-047-0008)

3160 W. Clubhouse Drive, Ste. A  
Lehi, UT 84043  
P | (801) 768-7200 | F | (801) 768-7201

1453 S. Dixie Drive, Ste. 150  
St. George, UT 84770  
P | (435) 986-0100

405 Main Street, Ste. 1000  
Salt Lake City, UT 84111  
P | (801) 768-7200





RIGHT OF WAY EXHIBIT

AIRPORT ROAD

EAGLE MOUNTAIN, UTAH

| REVISION |             |    |           |
|----------|-------------|----|-----------|
| NO.      | DESCRIPTION | BY | APR. DATE |
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CivilScience  
Engineers | Surveyors | Solutions

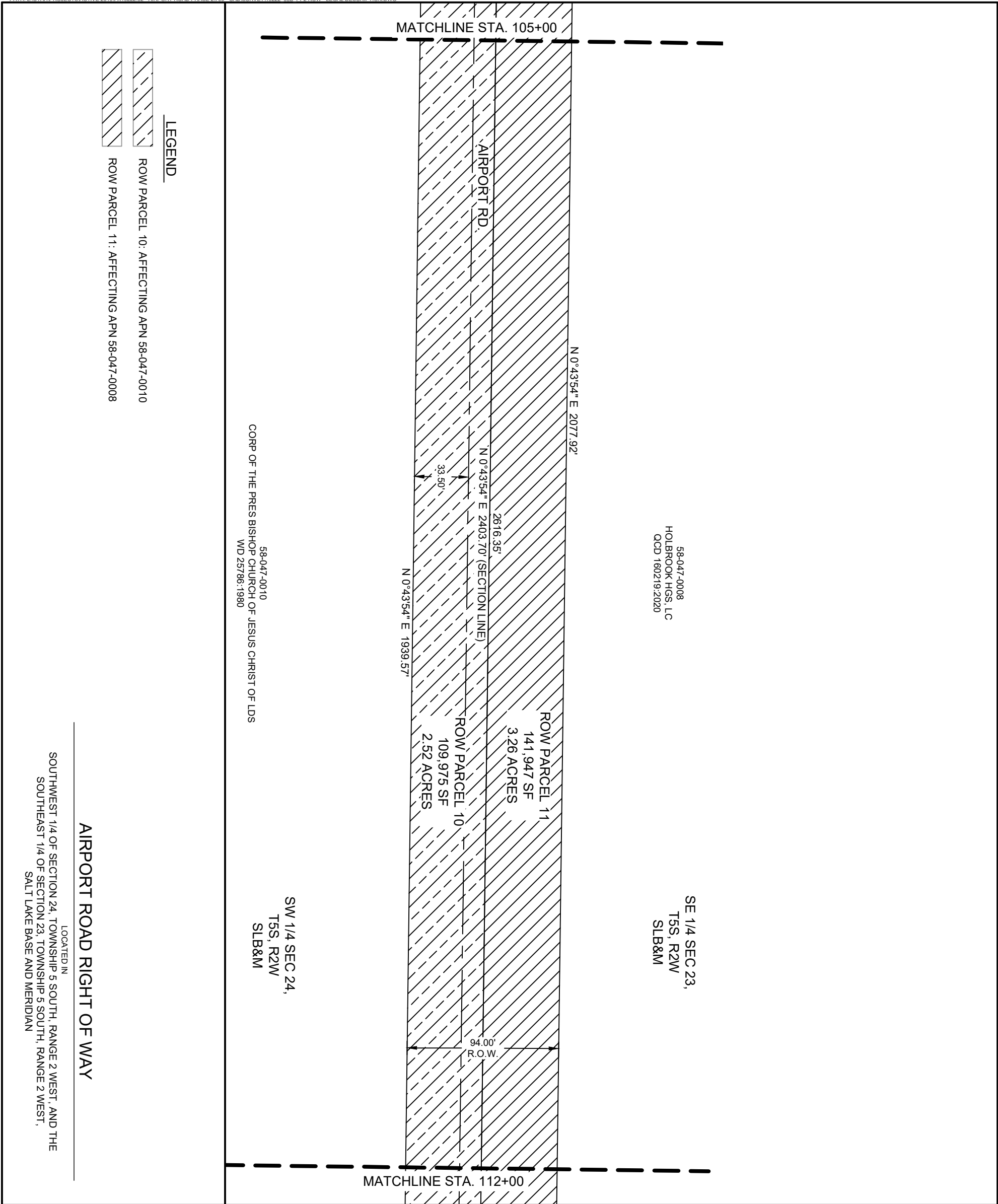
3160 WEST CLUBHOUSE DRIVE  
LEHI, UT 84043  
801.768.7200

0 15 30 60  
SCALE: 1" = 60'  
(SCALE ONLY VALID FOR 11" x 17" PAPER)

PROJ.#: FF-19222-00  
DATE: DECEMBER 2023  
DESIGN BY: WJK  
CHECKED BY: DTM

10 OF 17

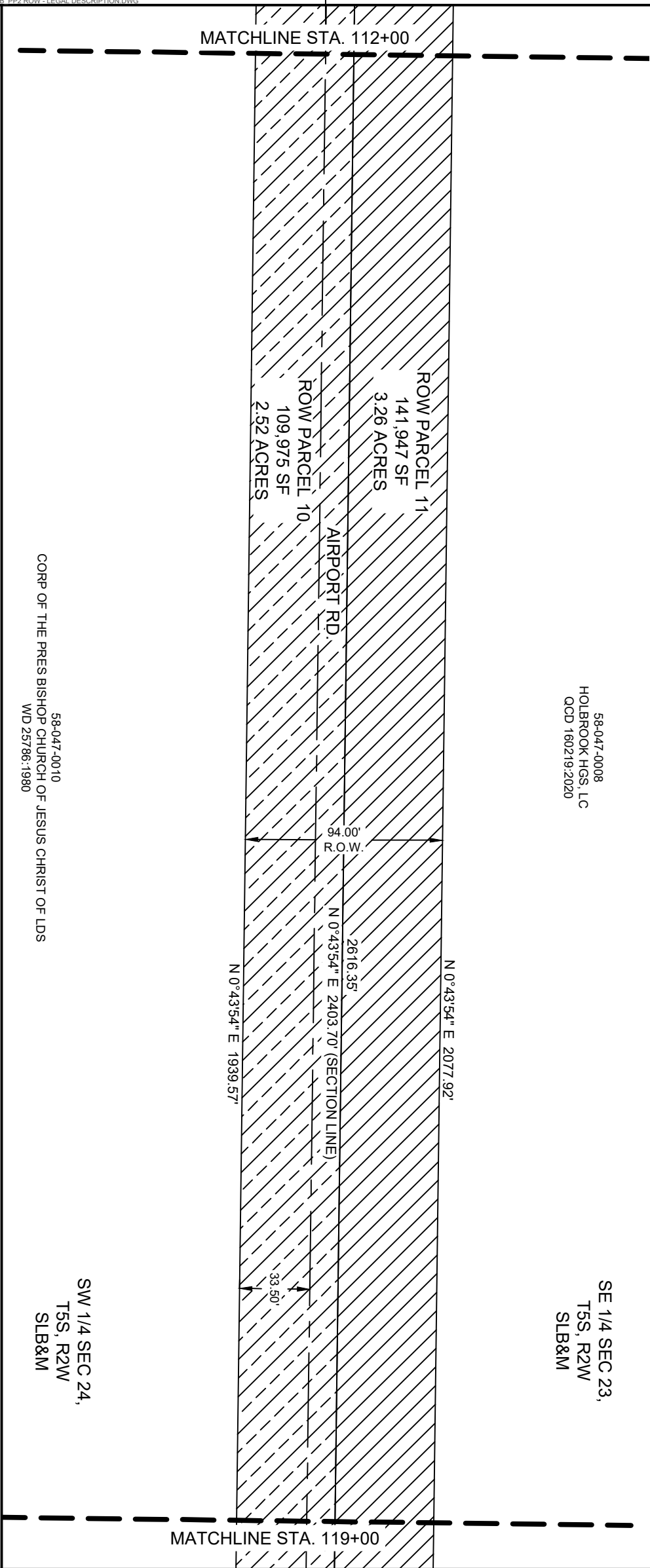




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| RIGHT OF WAY EXHIBIT |  | AIRPORT ROAD        |  | EAGLE MOUNTAIN, UTAH |  |
| PROJ.#: FF-19222-00  |  | DATE: DECEMBER 2023 |  | DESIGN BY: WJK       |  |
| CHECKED BY: DTM      |  |                     |  |                      |  |
| 11 OF 17             |  |                     |  |                      |  |

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**CivilScience**  
Engineers | Surveyors | Solutions  
3160 WEST CLUBHOUSE DRIVE  
LEHI, UT 84043  
801.768.7200



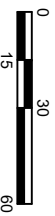
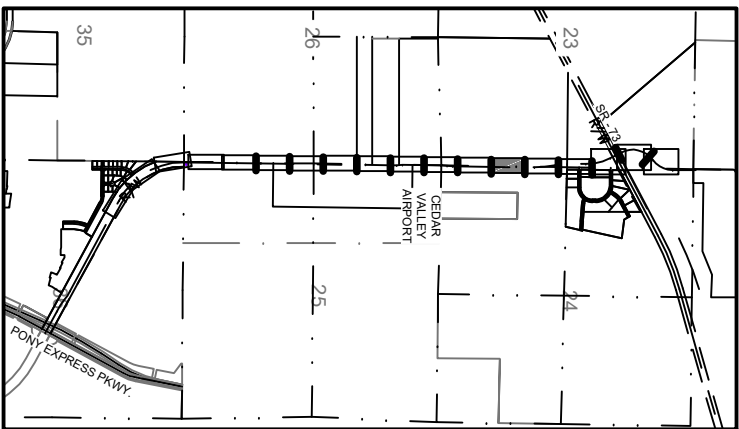
## LEGEND

ROW PARCEL 10: AFFECTING APN 58-047-0010

ROW PARCEL 11: AFFECTING APN 58-047-0008

AIRPORT ROAD RIGHT OF WAY

LOCATED IN  
SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 2 WEST, AND THE  
SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 2 WEST,  
SALT LAKE BASE AND MERIDIAN



SCALE: 1" = 60'

(SCALE ONLY VALID FOR 11" x 17" PAPER)

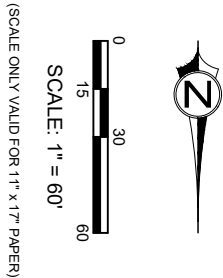
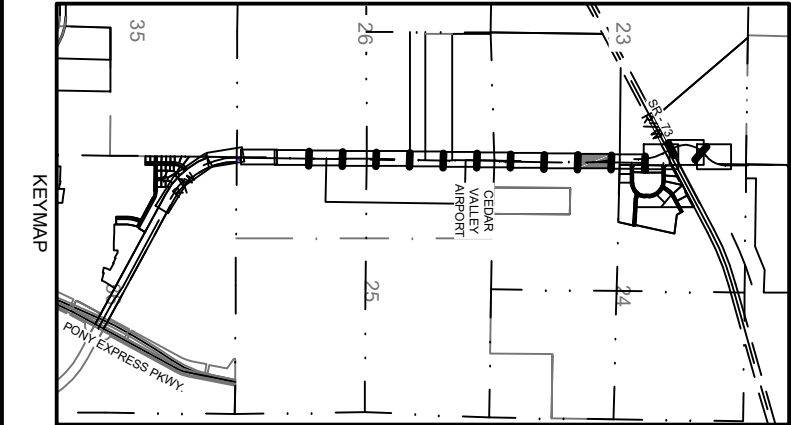
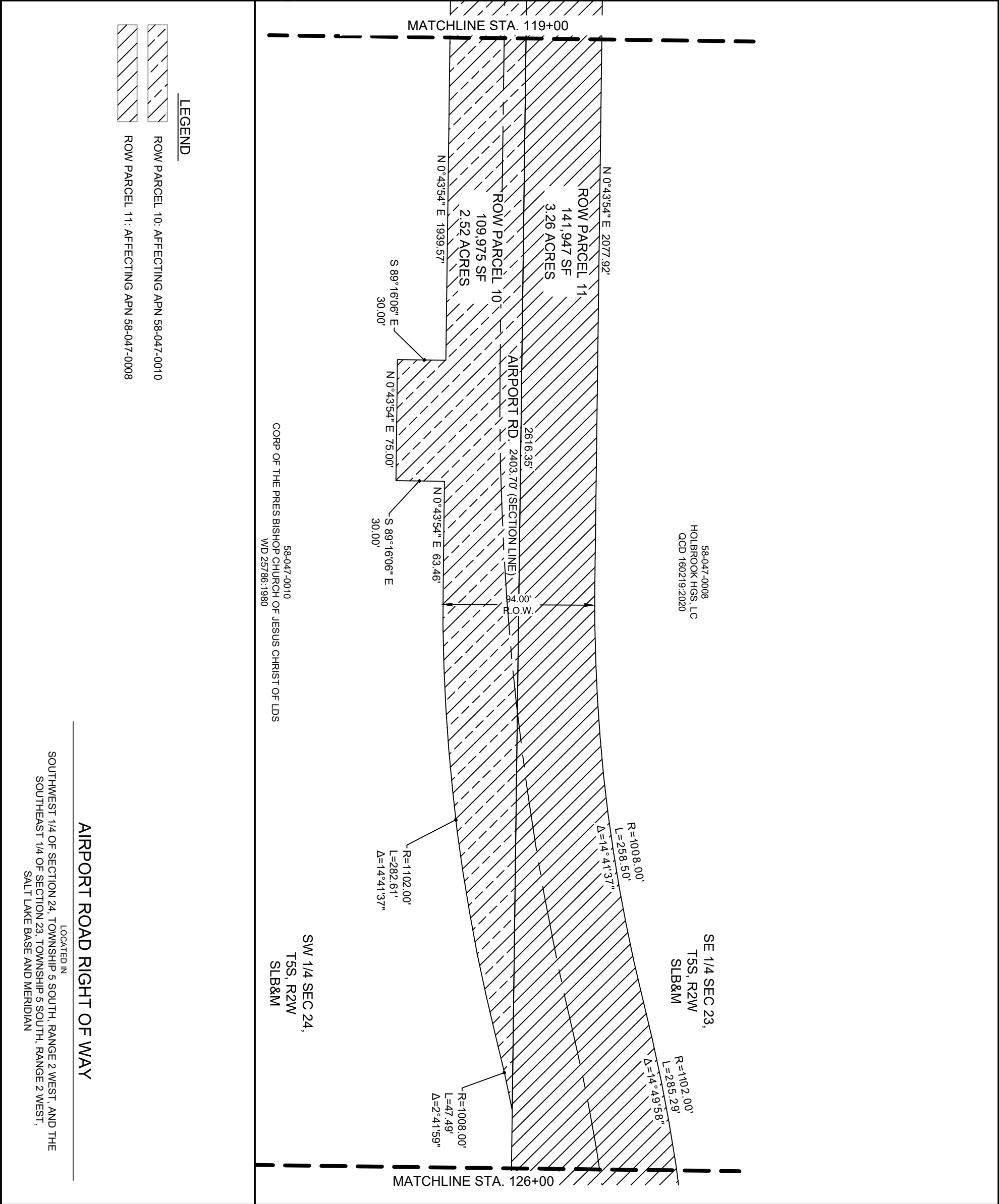
## RIGHT OF WAY EXHIBIT

AIRPORT ROAD  
EAGLE MOUNTAIN, UTAH

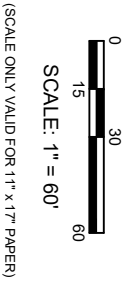
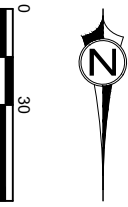
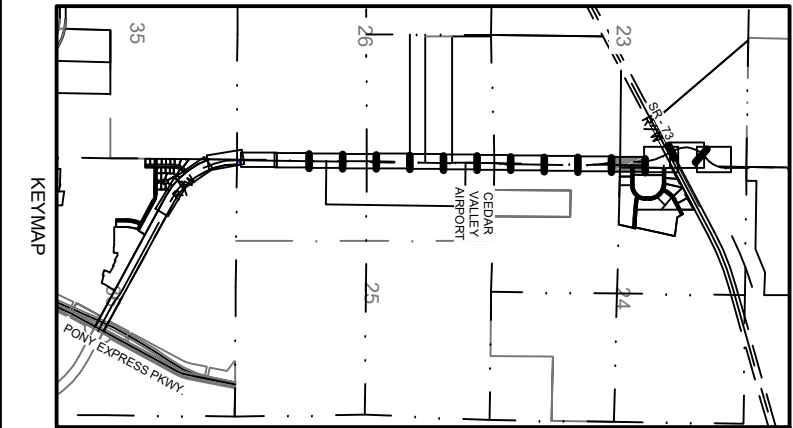
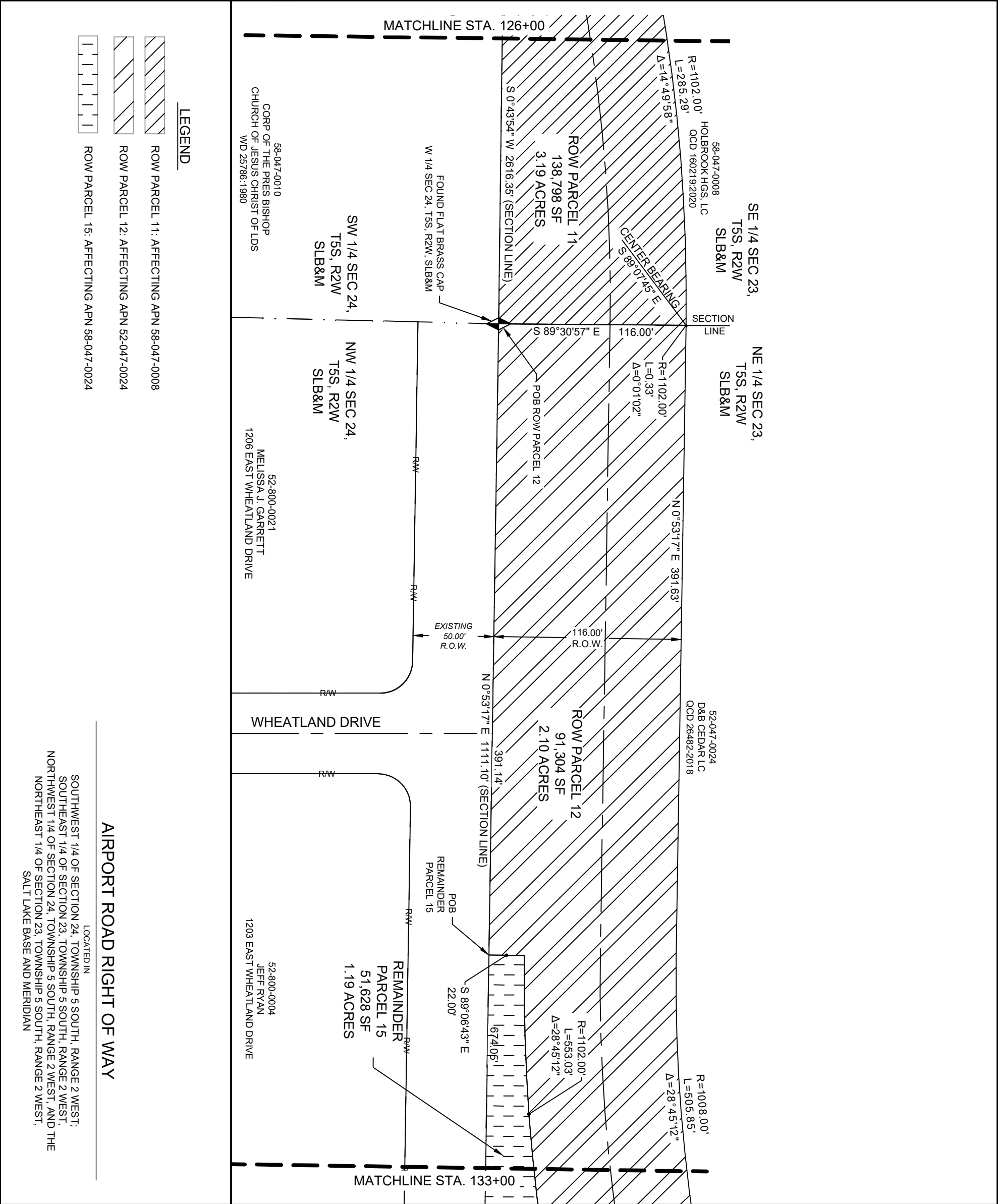
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| NO.      | DESCRIPTION | BY | APR. | DATE |







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| PROJECT: FF 10223.00<br>DATE: DECEMBER 2023<br>DESIGN BY: NIK<br>CHECKED BY: DTM | RIGHT OF WAY EXHIBIT |  |  |  |  | <br>3160 WEST CLUBHOUSE DRIVE<br>LEHI, UT 84043<br>801.768.7200 |  |  |  |  |
|                                                                                  | AIRPORT ROAD         |  |  |  |  |                                                                                                                                                      |  |  |  |  |
|                                                                                  | EAGLE MOUNTAIN, UTAH |  |  |  |  | REVISION                                                                                                                                             |  |  |  |  |
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(SCALE ONLY VALID FOR 11\"/>



RIGHT OF WAY EXHIBIT

AIRPORT ROAD

EAGLE MOUNTAIN, UTAH

| REVISION |             |    |      |      |
|----------|-------------|----|------|------|
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| NO.      | DESCRIPTION | BY | APR. | DATE |

PROJ.#: FF-19222-00  
DATE: DECEMBER 2023  
DESIGN BY: WJK  
CHECKED BY: DTM



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|--------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                                            | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |         |           |
| TITLE:                                                                                                                                                 | RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving a Purchase Agreement with Holbrook Long Ridge LC. for the Acquisition of a Right-of-Way along Old Airport Road                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |         |           |
| ITEM TYPE:                                                                                                                                             | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| FISCAL IMPACT:                                                                                                                                         | \$80,000                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |         |           |
| APPLICANT:                                                                                                                                             | Eagle Mountain City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |         |           |
| GENERAL PLAN DESIGNATION                                                                                                                               | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:</div> <div>No</div> <div>PREPARED BY:</div> <div>Chris Trusty, Engineering</div> <div>PRESENTED BY:</div> <div>Chris Trusty</div> | <div>RECOMMENDATION:</div> <div>Staff recommends the City Council approve a Resolution of Eagle Mountain, Utah, Approving a Purchase Agreement with Holbrook Long Ridge LC. for the Acquisition of a Right-of-Way along Old Airport Road.</div> <div>BACKGROUND:</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:</div> <div><div>RES--Holbrook Long Ridge LC - Old Airport Road ROW Purchase AGR</div><div>AGR - Old Airport Road ROW Purchase - Holbrook Long Ridge LC</div><div>EXH A - Easement</div><div>EXH B - Legal Description</div></div> |         |           |

RESOLUTION NO. R- -2024

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH,  
APPROVING A PURCHASE AGREEMENT WITH HOLBROOK LONGRIDGE LC. FOR THE  
ACQUISITION OF A RIGHT-OF-WAY ALONG OLD AIRPORT ROAD

*PREAMBLE*

The City Council of Eagle Mountain City, Utah, finds that it is in the public interest to Approve a Purchase Agreement with Holbrook Longridge LC. for the Acquisition of a Right-of-Way along Old Airport Road, as set forth in Exhibit A.

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

1. The Purchase Agreement with Holbrook Longridge LC. for the Acquisition of a Right-of-Way along Old Airport Road, as set forth in Exhibit A.
2. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of May 2024.

EAGLE MOUNTAIN CITY, UTAH

---

Tom Westmoreland, Mayor

ATTEST:

---

Fionnuala B. Kofoed, MMC  
City Recorder



The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 21st day of May 2024.

Those voting yes:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

---

Fionnuala B. Kofoed, MMC  
City Recorder

# Exhibit A



## **PURCHASE AGREEMENT**

This PURCHASE AGREEMENT (“**Agreement**”) is made and entered as of the \_\_ the day of \_\_\_\_\_, 2024 (the “**Effective Date**”), by and between Eagle Mountain City (“**City**”), a political subdivision of the State of Utah; and Holbrook Long Ridge, LC, a Utah limited liability company (“**Seller**”). The City and Seller are collectively referred to as the “**Parties**” and, individually as a “**Party**”.

### **RECITALS**

A. Seller owns an undivided fee simple interest in certain real property consisting of approximately 87.24 acres of undeveloped land located in the City, Utah County Parcel Numbers 58:048:0006 and 58:048:0124 as more particularly described in **Exhibit A** attached hereto and by this reference incorporated herein (“**Land**”).

B. City desires to purchase from Seller approximately 0.61 acres of the Land from parcel 58:048:0006 and 0.39 acres from parcel 58:048:0124, as more particularly described in **Exhibit B** attached hereto and incorporated herein (“**Property**”) to extend Old Airport Road (“**Road Extension**”) into the Property to be acquired from the Seller; and

C. Upon and subject to the terms and conditions set forth in this Agreement, Seller desires to sell, transfer and convey the Property to the City, and the City desires to purchase and acquire the Property from Seller.

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

### **AGREEMENT**

1. **Sale.** Seller hereby agrees to sell, transfer and convey to City, and City hereby agrees to purchase and acquire from Seller, upon and subject to the terms and conditions set forth in this Agreement, fee simple title to the Property, insurable as such by the Title Company (as defined below), free and clear of any and all liens, defects, encumbrances, leases, easements, covenants, restrictions, reservations, conditions, claims or other matters whatsoever, whether recorded or unrecorded, subject only to the Permitted Exceptions (as defined below) (collectively, “**Transfer**”).
2. **Purchase Price.**
  - a. **Price Per Acre.** The total purchase price for the Property shall be Eighty Thousand dollars (\$80,000) (“**Purchase Price**”) The Purchase Price is based on the gross acreage of 1.0 acre and a price of Eighty Thousand dollars (\$80,000) per acre. The Purchase Price is for the underlying undeveloped land only. No mineral rights, water, or water rights are included in the Purchase Price.

- b. **Method of Payment.** City shall pay the total Purchase Price in cash, by cashier's check, wire transfer, or other immediately available funds on or before the Closing Date.

3. **Title Commitment; Survey; Disclosures.**

- a. **Title Commitment.** Seller shall provide a commitment (“**Title Commitment**”) for a standard ALTA owner’s policy of title insurance (“**Title Policy**”) issued by the Title Company in the amount of the Purchase Price, committing to insure that title to the Property is in the condition required in accordance with this Agreement within ten (10) days after the Effective Date of this Agreement.
  - i. **Objections.** City shall have ten (10) Business Days following receipt of the Commitment to provide any written objections to any matter set forth on Schedule B of the Commitment (“**Title Objection Notice**”). If City does not timely deliver a written Title Objection Notice to Seller or fails to timely exercise its Section 3.a.iii termination remedy, City shall be deemed to have approved of all matters set forth in the Title Commitment. Matters which Seller has agreed to discharge pursuant to Section 3.a.ii(a), matters which Seller has notified City it will not cure pursuant to Section 3.a.ii(b), and any encumbrances or other title exceptions in the Title Commitment to which City does not timely provide a Title Objection Notice shall be deemed to be “**Permitted Exceptions**” and shall not be considered objections to any matter contained in the Commitment if the City fails to timely exercise its Section 3.a.iii termination remedy. Seller may arrange to pay off any Title Objection Notice matters that are monetary liens prior to or at Closing.
  - ii. **Written Notice.** If City timely provides a written Title Objection Notice in accordance with Section 3(a)(i), then Seller shall have the option to: (a) to provide written notice to City that Seller will cure such objection(s) at Seller's sole cost; (b) notify City in writing that it is no longer able to cure and/or will not cure the Title Objection Notice; or (c) terminate this Agreement.
  - iii. **Remedy.** City’s sole remedy for Seller's inability or unwillingness to convey title subject only to the Permitted Exceptions by curing City’s objections in a Title Objection Notice in accordance with Section 3.a.ii(a) shall be to terminate this Agreement by providing written notice to Seller within five (5) Business Days of receiving Seller’s Section 3.a.ii(b) notice. In that case, Seller shall have no other obligation to City in connection with this Agreement or the Property.
- b. **Survey.** City shall obtain, at City’s expense, any needed surveys identifying the boundary lines and all structures, easements, and encumbrances of record and provide copies to Seller.
- c. **Property Documents.** No later than ten (10) calendar days after the Effective Date of this Agreement, Seller will deliver to City the following documents to the extent the same exist and are in the Seller's possession or control: (1) copies of all rights-of-way, easements, leases, rental agreements, rights of redemption, licenses, reservations, covenants,



conditions, restrictions, or contracts which will be applicable to, or affect title to the Property after the Closing Date; and (2) copies of any environmental assessments, reports, site plans, surveys, studies, tests, inspections, reports or other documents in Seller's possession or control (collectively the “**Property Documents**”).

4. **Closing Costs; Prorations.**

- a. **Timing.** The Closing (as defined below) shall occur within thirty (30) days or less from the Effective Date of this Agreement (the “**Closing Date**”), or at such earlier time and place as the Parties may mutually agree in writing. It is agreed that time is of the essence with respect to the Closing Date and all time and date deadlines set forth in this Agreement. “**Closing**” shall mean the consummation of the Transfer at the time the Escrow Agent has received all funds from the City required to pay the Purchase Price and all sums due hereunder, the Escrow Agent is ready to disburse, and the Deed (as defined below) is recorded in the Official Records of the Utah County Recorder's Office in the State of Utah (“**Official Records**”).
- b. **Place of Closing.** The Closing shall be coordinated by Union Title (the “**Title Company**”) c/o Jennifer Tucker, Esq., [jennifer@uniontitle.net](mailto:jennifer@uniontitle.net), O: 801-899-2332 (the “**Escrow Agent**”). At Closing, Seller shall deliver possession of the Property to City. Until a Closing occurs, the risk of loss to the Property shall be borne solely by the Seller. Real property taxes and assessments relating to the Property shall be prorated as of a Closing. Seller shall be responsible for and shall promptly pay all charges with respect to the Property attributable to the period up to and including the Closing Date. Each of the Parties shall pay its own fees and expenses in connection with this Agreement including, without limitation, its own attorneys' fees, diligence costs, and recording fees. The Parties shall share equally in the Closing Costs (as defined below) charged by the Escrow Agent.
- c. **Closing Costs.** Seller shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer, (2) the cost of the Title Policy, (3) all costs related to the removal of any monetary liens or other Title Objection Notice matters Seller agreed to cure pursuant to Section 3.a.ii(a), and (4) all property taxes related to the period prior to Closing as calculated in accordance with Section 4(d). City shall pay for (1) one-half of the fee charged by Escrow Agent in connection with the Transfer and (2) all recording fees and costs related to the Transfer, except for any costs related to removal of any monetary liens or other Title Objection Notice matters Seller agreed to cure pursuant to Section 3.a.ii(a), and (3) all property taxes related to the period after Closing as calculated in accordance with Section 4(d). Seller and Buyer shall each be responsible for the cost of their own respective attorneys' fees and related transactional expenses. The costs and expenses described in this Section 4(c) are, collectively, the “**Closing Costs.**”
- d. **Real Estate Taxes.** Seller shall pay all real estate taxes for the Property that are liens for prior years. Property taxes for the year in which Closing occurs shall be prorated between City and Seller as of the date on which Closing occurs. If any greenbelt, rollback or farmland assessment taxes are payable with respect to the Property, or are necessary in order to withdraw the Property from greenbelt or agricultural use assessment in accordance with

Utah Code Ann. § 59-2-511, Seller shall pay for all such taxes at Closing, or, if assessed following Closing, within thirty (30) days following Seller's receipt from City of notice of such assessment.

- e. **Assessments.** Seller shall pay all charges for any and all assessments with respect to the Property imposed by any governmental body or public utility and/or charges or assessments imposed under or in connection with or as a consequence of any declaration or other instrument of record and/or any owner's association created relative to the Property, to the extent such charges are attributable to the period ending at 11:59 p.m. Mountain Time on the day before Closing. City shall pay all such charges to the extent attributable to the period from and after 12:00 midnight Mountain Time on the day of Closing.
  - f. **Special Assessments.** Seller shall pay in full any and all special assessments that are a lien on the Property at Closing.
  - g. **Closing Statements.** The Closing Costs and estimated Closing prorations shall be set forth on a preliminary closing statement (the "**Closing Statement**") to be prepared by the Escrow Agent. The Escrow Agent shall prepare the Closing Statement at least three (3) Business Days prior to the Closing Date for purposes of making the preliminary proration adjustment at Closing. The Escrow Agent shall revise the Closing Statement as necessary based upon comments from City and Seller, and the Escrow Agent shall deliver a final, signed version of the Closing Statement to each Party at Closing.
5. **City's Conditions.** The obligation of City to render performance under this Agreement and purchase the Property is subject to the conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**City's Conditions**") set forth in Sections 5(a) through 5(b) as follows:
- a. **Title.** The Title Company shall be prepared and irrevocably committed to issue to City the Title Policy. The Title Policy, to be furnished at Seller's expense, shall be subject to the following requirements: (1) it shall be delivered to City promptly after Closing showing only the Permitted Exceptions; (2) it shall contain affirmative insurance of title to all appurtenant easements benefiting the Land, if any; and (3) it shall otherwise be in form and substance reasonably acceptable to City.
  - b. **No Default.** Seller shall have kept, performed and observed each and every agreement and obligation on its part to be kept, performed and observed hereunder, unless waived by City in writing or as provided in this Agreement. All of Seller's covenants, representations and warranties herein shall be true and correct in all material respects to the best of Seller's knowledge, and as if made, on the Closing Date. Seller shall have delivered all Seller's Closing Documents (as defined below) in accordance with Section 8.



6. **Seller's Conditions.** In addition to other terms and provisions of this Agreement which give Seller the express right to terminate this Agreement, Seller's obligations hereunder shall be subject to the satisfaction of the following conditions precedent (and conditions concurrent, with respect to deliveries and requirements required at Closing) (collectively, "**Seller's Conditions**") within the applicable periods set forth in this Agreement for the satisfaction of such conditions (or Seller's written waiver thereof):
- a. **Delivery of Closing Documents and Funds.** City shall have delivered or caused to be delivered to the Escrow Agent all of the City's Closing Document described in Section 8 and all funds necessary to pay the Purchase Price and other costs of closing to be paid by Seller under this Agreement in immediately funds (wire, transfer, certified/cashier's check, etc.).
  - b. **Representations and Warranties.** All representations and warranties of City contained in this Agreement shall be true and correct in all material respects to the best of the City's knowledge as of the date made and as of the Closing with the same effect as though such representations and warranties were made at and as of the Closing.
  - c. **Performance of Covenants.** City shall have performed the material covenants of City under this Agreement to be performed by City before Closing.

The conditions set forth in this Section 6 are solely for the benefit of Seller and may be waived by Seller in writing. In the event any of the foregoing conditions have not been fully satisfied or waived in writing on or before the Closing Date, then this Agreement shall terminate in accordance with Section 12.

7. **Covenants of Seller.** In addition to the covenants and agreements of Seller set forth elsewhere in this Agreement, Seller covenants and agrees that between the Effective Date of this Agreement and the Closing Date:
- a. **Title.** Seller shall not, without City's prior written consent, (1) directly or indirectly lease, sell, assign or create any right, title or interest whatsoever in or to the Property, (2) take any action, create, commit, permit to exist or suffer any acts that would give rise to a variance from the current legal description of the Property, except as expressly provided herein, or cause the creation of any lien, charge or encumbrance other than the Permitted Exceptions, or (3) enter into any agreement to do any of the foregoing.
  - b. **Notice of Change of Circumstances.** Seller shall promptly notify City of any change in any condition with respect to the Property or any portion thereof or of any event or circumstance of which Seller obtains knowledge after the Effective Date of this Agreement that (1) materially or adversely affects the Property or any portion thereof or the use or operation of the Property or any portion thereof, (2) makes any representation or warranty of Seller under this Agreement untrue or misleading or (3) makes any covenant or agreement of Seller under this Agreement incapable or less likely of being performed.
  - c. **No Defaults; Maintenance of Property.** Seller shall not default with respect to the

performance of any obligation relating to the Property. Seller shall operate, manage and maintain the Property in a manner consistent with past practices and the ordinary course of Seller's business and in accordance with all applicable Laws (as defined below).

- d. **Development Activities.** Except as otherwise specifically set forth herein, Seller shall not take any actions with respect to the development of the Property, including applying for, pursuing, accepting or obtaining any permits, approvals or other development entitlements from any governmental or other regulatory entities or finalizing or entering into any agreements relating thereto without City's prior written consent. Seller shall cooperate with City in City's efforts to obtain any approvals from any governmental or other regulatory entity or agreements relating thereto as City deems necessary or appropriate to permit City to construct the Road Extension on the Property. Seller shall also cooperate with City and any municipality or utility in obtaining the appropriate extension of utility services on the Property.

8. **Closing; Possession and Title.**

- a. **Closing.** Closing shall occur in the offices of the Escrow Agent on the Closing Date or at such earlier time and place as the Parties may mutually agree in writing. At Closing, Seller shall convey indefeasible fee simple title to the Property to City in accordance herewith by a quit claim deed in the form of **Exhibit C** attached hereto (the "**Deed**"). Seller shall deliver to City possession of the Property upon the transfer of title to the Property at Closing.
- b. **Seller's Closing Documents.** On or before the Closing Date, Seller shall deliver to Escrow Agent the following (collectively, "**Seller's Closing Documents**"):
- i. A quit claim deed conveying the Property duly executed and delivered by Seller in favor of City and acknowledged in the form set forth on **Exhibit C**;
  - ii. A Closing Statement, duly executed and delivered by Seller;
  - iii. Such additional assignments, instruments and documents appropriate to be executed and delivered by Seller as may be reasonably necessary to complete the Transfer and to carry out the intent and purposes of this Agreement;
  - iv. Such proof of Seller's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of Seller to act for and bind Seller as may reasonably be required by the Title Company or City; and
  - v. Such other documents as may reasonably be requested by City and/or the Title Company or Escrow Agent to convey clear title to the Property or to otherwise close the Transfer.
- c. **City's Closing Documents.** At or before Closing, City shall deliver to Escrow Agent the following (collectively, "**City's Closing Documents**"):



- i. Buyer's portion of the Closing Costs in accordance with Section 4 of this Agreement, cash, by cashier's check, wire transfer, or other immediately available funds;
- ii. A Closing Statement, duly executed and delivered by City;
- iii. Such proof of City's authority to enter into this Agreement and consummate the Transfer and of the power and authority of the individual(s) executing or delivering any instruments, documents or certificates on behalf of City to act for and bind City as may reasonably be required by the Title Company or Seller; and
- iv. Such other documents as may reasonably be requested by Seller and/or the Title Company to close the Transfer in accordance with this Agreement.

9. **Brokerage Representations and Fee.** Each Party agrees that there is no broker, finder or intermediary with whom it has dealt in connection with the Transfer. Each Party shall and does hereby indemnify the other Party, and agrees to hold the other Party harmless from, any claim, demand or suit for any brokerage or real estate commission, finder's fee or similar fee or charge with respect to this Agreement or the Transfer based on any act by or agreement or contract with the indemnifying Party asserted by any third party, and for all losses, obligations, costs, expenses and fees (including reasonable attorneys' fees) incurred by the non-indemnifying Party on account of or arising from any such claim, demand or suit.

10. **Seller's Representations and Warranties.** City agrees that it is purchasing the Property in AS-IS condition, subject to Seller's covenants, representations and warranties that, as of the Effective Date, and as of the Closing Date:

- a. **Authority.** This Agreement and all other documents delivered by Seller prior to or at the Closing (i) have been duly authorized, executed, and delivered by Seller, (ii) are binding obligations of Seller, (iii) are collectively sufficient to transfer all of Seller's right, title and interest in and to the Property and (iv) do not violate the formation documents of Seller. Seller has obtained all required consents, releases and approvals necessary to execute this Agreement and consummate the Transfer. Seller further represents that it is a limited liability company, duly organized and existing in good standing under the laws of the State of Utah, with its principal place of business in the State of Utah.
- b. **No Conflicts.** The execution, delivery and performance of this Agreement and the consummation of the Transfer will not conflict with, or result in a breach of any of the terms or provisions of, with or without notice or the passage of time or both, or constitute a default under, any agreement or other document or instrument to which Seller is a party or by which Seller or the Property is bound, or any applicable regulation of any governmental agency, or any judgment, order or decree of any court having jurisdiction over Seller or all or any portion of the Property, or otherwise.
- c. **Property Documents.** To the best of Seller's actual knowledge, the Property Documents constitute all of the material documents relating to the Property, and each such Property

Document as delivered by Seller constitutes a true, correct and complete copy of the same; there are no commitments or agreements affecting the Property which have not been disclosed by Seller to City in writing; Seller is not in default of Seller's obligations or liabilities pertaining to the Property or the Property Documents (including under any recorded covenants, conditions or restrictions); nor are there facts, circumstances, conditions or events that, after the giving of notice or lapse of time or both, would constitute a default by Seller or any other party to such Property Documents.

- d. **Material Information.** To the actual knowledge of Seller, Seller has disclosed to Buyer in writing all material facts related to the Property to the extent required by any law and this Agreement, together with the Property Documents and any matters heretofore disclosed to Buyer in writing by Seller, do not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements contained herein not materially misleading.
- e. **Condemnation and Special Assessments.** To the actual knowledge of Seller, Seller has received no notice and is not aware of any (i) proceedings pending for the condemnation or taking of all or any portion of the Property by eminent domain or (ii) special assessments that would affect the Property and as of the Closing Date, Seller shall have given City prompt notice of the institution of any such proceedings or imposition of any assessments affecting the Property.
- f. **Bankruptcy.** No attachments, execution proceedings, assignments for the benefit of creditors, insolvency, receivership, bankruptcy or reorganization or other proceedings are pending or, or to the actual knowledge of Seller, threatened, against Seller.
- g. **Litigation; Liens.** There are no (i) claims, actions or legal proceedings pending before any judicial or quasi-judicial body, nor threats thereof, nor any basis therefor, with respect to the Property or any portion thereof nor (ii) actual, pending or, to the actual knowledge of Seller, threatened mechanics' liens or other liens against the Property or any portion thereof.
- h. **Compliance with Laws.** To the actual knowledge of Seller, the Property is in compliance with all existing laws, rules, regulations, ordinances and orders (collectively, "**Laws**") of all applicable federal, state and local authorities (each, an "**Authority**") having jurisdiction over the Property, and Seller has not received any oral or written notice of any violation of or noncompliance with any Laws or of any applications, ordinances, petitions, resolutions or other matters pending before any Authority, including the City, with respect to zoning, building, fire and health codes, environmental, sanitation and pollution control Laws or the Americans with Disabilities Act, as amended. To the actual knowledge of Seller, no condition currently exists or previously existed on the Property or any portion thereof that may result in any violation of any Laws applicable to the Property if it were disclosed to an Authority.
- i. **Parties in Possession.** To the actual knowledge of Seller, Seller is in exclusive possession of the entire Property and no other party occupies any portion of the Property or has any valid claim or interest in possessing the Property or any portion thereof, whether by reason



of agreement, lease, farm lease or license, cell phone tower lease, adverse possession, prescriptive easement or establishment of a boundary by acquiescence. Except for applicable zoning and building restrictions and regulations, there are no covenants, easements, restrictions or private agreements that will prohibit development of the Property for commercial purposes.

- j. **Environmental.** The following statements are subject to any construction, development, or testing Buyer has completed since Buyer's Initial Entry.
- i. To the best of Seller's actual knowledge, there are no active or abandoned wells on the Property;
  - ii. To the best of Seller's actual knowledge, there are no, and have not been any, underground or aboveground storage tanks upon the Property;
  - iii. To the best of Seller's actual knowledge, the Property has never been used as a landfill, dump or industrial or solid waste disposal area;
  - iv. To the best of Seller's actual knowledge, there are no pending or threatened actions or proceedings by any local governmental body, sewage district, the Utah Department of Environmental Quality, the U.S. Environmental Protection Agency, or any other governmental entity regarding violation of any applicable environmental laws with respect to the Property, and there is no basis for any such action or proceeding;
  - v. To the best of Seller's actual knowledge, the Property is in compliance with all Laws governing, establishing, limiting or otherwise affecting the use, discharge, storage, transportation or disposal of air, water or pollutants, process wastewater or solid, hazardous and/or toxic substances, materials or wastes, pesticides or environmentally threatening materials (collectively, "**Waste**");
  - vi. To the best of Seller's actual knowledge, no waste is currently used, stored or disposed of on the Property;
  - vii. To the best of Seller's actual knowledge, there are no private burial grounds located on the Property; and
  - viii. To the best of Seller's actual knowledge, each of the Property and Seller is in compliance with all Laws relating to Hazardous Materials (as defined below), which compliance includes the possession by such Seller of all permits and other governmental authorities required under applicable Laws, and compliance with the terms and conditions thereof, and Seller has not received any written notice that alleges that Seller or the Property is not in such compliance and there are no circumstances that may prevent or interfere with such compliance in the future. To the actual knowledge of Seller, there is no Environmental Claim (as defined below) pending or threatened with regard to the Property or Seller and there are no past or present actions, activities, circumstances, conditions, events or incidents relating to Hazardous Materials that

could form the basis of any Environmental Claim against Seller or against any person or entity, including persons or entities whose liability for any such Environmental Claim Seller has or may have retained or assumed either contractually or by operation of law.

“Environmental Claim” means any and all actions (including investigatory, remedial or enforcement actions of any kind, administrative or judicial proceedings and orders or judgments arising out of or resulting therefrom), costs, claims, damages (including punitive damages), expenses (including attorneys', consultants' and experts' fees, court costs and amounts paid in settlement of any claims or actions), fines, forfeitures or other civil, administrative or criminal penalties, injunctive or other relief (whether or not based upon personal injury, property damage or contamination of, or adverse effects upon, the environment, water tables or natural resources), liabilities or losses arising from or relating to the presence or suspected presence of any Hazardous Materials in, on, under or about the Property or properties adjacent thereto.

“**Hazardous Materials**” shall mean any chemical, substance, waste or material that is deemed hazardous, toxic, a pollutant or a contaminant, under any federal, state or local statute, law, ordinance, rule, regulation or judicial or administrative order or decisions, now or hereafter in effect, or that has been shown to have significant adverse effects on human health or the environment. Hazardous Materials shall include substances defined as "hazardous substances", "hazardous materials", or "toxic substances" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended, 42 U.S.C. § 9601, et seq.; the Hazardous Materials Transportation Act, 49 U.S.C. § 5101, et seq.; the Resource Conservation and Recovery Act, 42 U.S.C. § 6901, et seq.; in the regulations adopted and publications promulgated pursuant to such laws; and in the Hazardous Materials storage, use or discharge laws, regulations and ordinances of the State of Utah, County of Utah or Eagle Mountain City.

The phrase "actual knowledge of Seller" or the phrase “the best of Seller’s actual knowledge” and words of similar import, as used in this Agreement and the foregoing representations and warranties, shall mean the current actual knowledge of Seller's owners, employees, and agents, without such individuals having made any independent analysis, investigation, or inquiry with respect to the subject matter of the representations or warranties so qualified.

- k. **OFAC.** To the actual knowledge of Seller, Seller and all beneficial owners and agents of Seller, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of the Office of Foreign Assets Control (“**OFAC**”) of the U.S. Department of Treasury and any statute, executive order or regulation relating thereto (collectively, the “**OFAC Rules**”), (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.



- l. **Anti-Corruption.** To the actual knowledge of Seller, neither Seller nor any beneficial owner or agent of Seller has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and Seller has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.
  - m. **Survival; Indemnification.** All of the representations, warranties and agreements of Seller set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. Seller hereby indemnifies and agrees to reimburse, defend and hold harmless City and City's officers, employees, and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by City, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.
11. **City's Representations and Warranties.** City represents and warrants to and agrees with Seller that, as of the date hereof, and as of the Closing Date:
- a. **No Conflicts.** The execution and delivery of this Agreement, the consummation of the Transfer, and compliance with the terms of this Agreement will not conflict with, or, with or without notice or the passage of time or both, result in a breach of any of the terms or provisions of, or constitute a default under, any agreement or other document or instrument to which City is a party or by which City is bound, or any applicable Law of any Authority, or any judgment, order or decree of any court having jurisdiction over City or all or any portion of the Property.
  - b. **Due Organization; Consent.** City is a municipal corporation of the State of Utah and in good standing under the laws of the state of Utah. All requisite corporate action has been taken by City in connection with entering into this Agreement, and will be taken prior to the Closing in connection with the execution and delivery of the instruments referenced herein and the consummation of the Transfer. No consent of any officer, agent, elected official, creditor, judicial or administrative body, Authority, or other party is required in connection herewith which has not been obtained or will not be obtained prior to the Closing Date.
  - c. **Litigation.** There are no judgments or other matters outstanding against or affecting City that would have an adverse effect on City's ability to perform its obligations under this Agreement, nor is there any action, charge, claim, demand, suit, proceeding, petition, governmental investigation, or arbitration now pending or, to the knowledge of City, threatened against City which could have an adverse effect on City's ability to perform its

obligations under this Agreement.

- d. **City's Authority; Validity of Agreements.** City has or will have prior to the Closing full right, power and authority to purchase the Property from Seller as provided in this Agreement and to carry out its obligations hereunder. The individual(s) executing this Agreement and the instruments referenced herein on behalf of City have the legal power, right and actual authority to bind City to the terms hereof and thereof. This Agreement is and all other documents and instruments to be executed and delivered by City in connection with this Agreement shall be duly authorized, executed and delivered by City and shall be valid, binding and enforceable obligations of City.
  - e. **OFAC.** City and all officers, agents, and elected and appointed officials of City, are currently (1) in compliance with and shall at all times during the term of this Agreement remain in compliance with the regulations of OFAC of the U.S. Department of Treasury and any OFAC Rules, (2) not listed on, and shall not during the term of this Agreement be listed on, the Specially Designated Nationals and Blocked Persons List maintained by OFAC and/or on any other similar list maintained by OFAC or other governmental authority pursuant to any authorizing statute, executive order or regulation and (3) not a person or entity with whom a U.S. person is prohibited from conducting business under the OFAC Rules.
  - f. **Anti-Corruption.** Neither City nor any officer, agent, or elected or appointed official of City has taken or shall take in connection with this Agreement or the Transfer any action, directly or indirectly, that would result in a violation of the U.S. Foreign Corrupt Practices Act of 1977, as amended, or any of the rules or regulations thereunder or any other anti-bribery/corruption legislation promulgated by any governmental body, and City has, and shall keep during the term of this Agreement, in place reasonable procedures to ensure the foregoing.
  - g. **Survival; Indemnification.** All of the representations, warranties and agreements of City set forth in this Agreement shall be true upon the Effective Date, shall be deemed to be repeated on and as of the Closing Date without the necessity of a separate certificate with respect thereto and shall survive the delivery of the Deed and other instruments and documents delivered at Closing for a period of one (1) year following Closing. City hereby indemnifies and agrees to reimburse, defend and hold harmless Seller and Seller's officers, employees and agents from, for and against any and all claims, demands, obligations, losses, costs, damages, liabilities, judgments or expenses (including reasonable attorneys' fees, charges and disbursements) arising from, asserted against, imposed on or incurred by Seller, directly or indirectly, in connection with the breach of any representation or warranty set forth in this Agreement.
12. **Default; Remedies.** If either Party shall default in any of its obligations under this Agreement, and such default shall continue for ten (10) Business Days after the other Party has given written notice specifying the nature of such default, and such default is not waived or cured, then:



- a. **Default by City.** In the event this transaction fails to close due to City's fault or inability to close, Seller shall be entitled to specific performance. Without limiting the generality of the foregoing, Seller hereby waives any rights to seek or obtain monetary damages, punitive damages, consequential damages or special damages.
  - b. **Default by Seller.** In the event this transaction fails to close due to Seller's fault then City shall be entitled to specific performance. Without limiting the generality of the foregoing, City hereby waives any rights to see or obtain monetary damages, punitive damages, consequential damages, or special damages.
13. **"As Is" Land Exchange.** Except as is expressly set forth in this Agreement to the contrary, city is expressly purchasing the Property in its existing condition "**AS IS, WHERE IS, AND WITH ALL FAULTS**" with respect to all facts, circumstances, conditions and defects, and, except as is expressly set forth in this Agreement to the contrary, Seller has no obligation to determine or correct any such facts, circumstances, conditions or defects or to compensate City for same. Seller has specifically bargained for the assumption by City of all responsibility to investigate the Property, laws and regulations, rights, facts, leases, service contracts and violations and of all risk of adverse conditions and has structured the Purchase Price and other terms of this Agreement in consideration thereof. City has undertaken all such investigations of the Property, laws and regulations, rights, facts, leases, service contracts and violations as City deems necessary or appropriate under the circumstances as to the status of the Property and based upon same, except as is expressly set forth in this Agreement to the contrary, City is and will be relying strictly and solely upon such inspections and examinations and the advice and counsel of its own consultants, agents, legal counsel and officers and City is and will be fully satisfied that the Purchase Price is fair and adequate consideration for the Property and, by reason of all the foregoing, City assumes the full risk of any loss or damage occasioned by any fact, circumstance, condition, or defect pertaining to the Property.

14. **General Provisions.**

- a. **Further Assurances.** Each Party will, except as otherwise proved herein, whenever it shall be necessary to do so by the other, promptly execute, acknowledge, and deliver, or cause to be executed, acknowledged, or delivered, documents as may be necessary or proper to effectuate the covenants, contingencies and agreements herein provided. Seller and City agree to use their best efforts in cooperation to carry out the intent of this Agreement.

In addition to the actions recited herein and contemplated to be performed, executed and/or delivered by Seller and City, Seller and City agree to perform, execute and/or deliver or cause to be performed, executed and/or delivered any and all such further acts, instruments, deeds and assurances as may be reasonably required to consummate the Transfer.

- b. **Non-Merger.** The terms of this Agreement shall not merge into the Deed at Closing and shall survive the Closing.
- c. **Assignment.** City shall not assign this Agreement to any entity other than an affiliate of City without Seller's prior written consent, which consent shall not be unreasonably

withheld, conditioned or delayed.

- d. **Binding Agreement.** This Agreement shall inure to the benefit of, and be binding upon, the Parties and their respective heirs, legal representatives, successors and assigns.
- e. **Headings, Captions, and Terms.** All headings or captions in this Agreement are solely for the convenience of the parties and are not controlling as to application or interpretation. Words, terms, or clauses contained herein which are in bold print, underlined, or contained within quotation marks shall be considered to be defined terms having the meaning as set forth herein. Paragraph or section titles are merely for convenience and are not defined terms.
- f. **Counterparts.** This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties on separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto, any non-recorded closing document, or any notice delivered hereunder shall have the same legal effect as an original signature.
- g. **Severability.** The provisions of this Agreement are severable, and should any provision hereof be void, voidable, unenforceable or invalid, such void, voidable, unenforceable, or invalid provision shall not affect the other provision of this Agreement.
- h. **Waiver of Breach.** 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. Neither Party may waive any condition or breach of any term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other condition, representation, term or of any subsequent breach of the same or of any other term, condition or covenant of this Agreement.
- i. **Attorney's Fees.** If any action is brought by either Party against the other Party, relating to or arising out of this Agreement the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 14(i) shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.
- j. **Amendment.** This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.
- k. **Governing Law.** This Agreement 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 irrespective of Utah's choice of law rules.

- l. **Venue.** Any action to enforce this Agreement shall be brought only in the Fourth District Court for the State of Utah, Utah County.
- m. **Notices.** Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United Parcel Service, or by electronic mail as set forth below. Until further notification by written notice in the manner required by this Section 15(m) notices to the Parties shall be delivered as follows:

If to City:

Eagle Mountain  
Attn: City Recorder  
1650 E. Stagecoach Run  
Eagle Mountain, UT 84005  
recorder@emcity.org

If to Seller:

Holbrook Long Ridge LC  
Attn: Scott Holbrook  
1238 N. 1200 West  
Lehi, Utah 84043

A Notice of Change of Address may be delivered to the other Party in the same manner as any other notice under this Section.

- n. **Interpretation.** The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such statement, term or matter to the specific statements, terms or matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such statement, term or matter.
- o. **Construction.** Whenever used herein including acknowledgments, the singular shall be construed to include the plural, the plural the singular, and the use of any gender shall be

construed to include and be applicable to all genders as the context shall warrant.

- p. **Business Days.** As used herein, the term “**Business Day**” shall mean a day that is not a Saturday, Sunday, legal holiday in the State of Utah, or Federal holiday. All other references to “days” hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Utah, then the date for performance thereof shall be extended to the next Business Day. All time periods, including the commencement and expiration of any time periods, shall be set by the time zone in effect in Utah in determining each event.
- q. **Third-Party Beneficiaries.** This Agreement does not create a joint venture relationship, partnership or agency relationship between the City and Seller. Further, the Parties do not intend this Agreement to create any third-party beneficiary rights.
- r. **Confidentiality.** The Parties will not publish or disclose the terms and conditions set forth in this Agreement to anyone at any time. After the Closing, either Party may disclose that the transaction contemplated by this Agreement has occurred but shall not disclose the contents of this Agreement except as is necessary to a lender or appraiser to obtain financing or to the extent necessary to comply with law.
- s. **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.
- t. **Time is of the Essence.** Time is of the essence to this Agreement and every right or responsibility shall be performed within the times specified.
- u. **Mutual Drafting.** Each party has participated in negotiating and drafting this Agreement and therefore no provision of this Agreement shall be construed for or against either party based on which party drafted any particular portion of this Agreement.
- v. **Entire Agreement.** This Agreement, including all Exhibits attached hereto, contains the entire agreement between Seller and Buyer, and all prior communications or agreements between the Parties or their respective representatives, whether oral or written, are merged into this Agreement and extinguished. No agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement



shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party.

15. **Authority.** The Parties to this Agreement each warrant that they have all of the necessary authority to execute this Agreement. Specifically, on behalf of the City, the signature of the Mayor of the City is affixed to this Agreement lawfully binding the City pursuant to Resolution No. \_\_\_\_\_ adopted by the City Council on \_\_\_\_\_, 20\_\_\_\_.

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

**EAGLE MOUNTAIN CITY**

\_\_\_\_\_  
TOM WESTMORELAND, Mayor

ATTEST

\_\_\_\_\_  
FIONNUALA B. KOFOED, City Recorder

\_\_\_\_\_  
MARCUS DRAPER, City Attorney  
*Approved as to form*

**HOLBROOK LONG RIDGE LC**  
A Utah limited liability company

\_\_\_\_\_  
\_\_\_\_\_, Manager

## **TABLE OF EXHIBITS**

|             |                           |
|-------------|---------------------------|
| Exhibit "A" | Easement Exhibit          |
| Exhibit "B" | Legal Description of Land |
| Exhibit "C" | Form of Quitclaim Deed    |





Parcel 58:048:0006 Easement Exhibit A

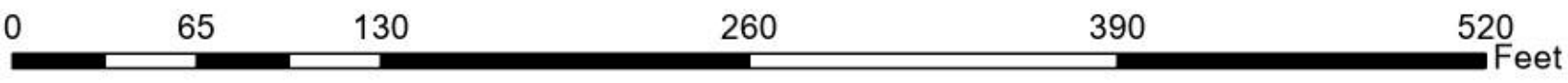


Parcel:  
58:048:0006

**Legend**

EMC Parcels

30 Ft Easement







# Parcel 58:048:0025 Easement Exhibit A



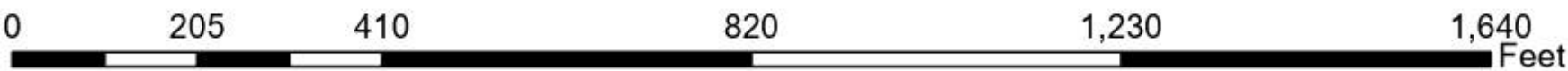
Parcel:  
58:048:0025

AIRPORT

**Legend**

EMC Parcels

30 Ft Easement







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

ENGINEERING

Thursday, April 25, 2024

**Exhibit 'B'**

**Subject: Legal Description for R.O.W. parcel 7, 30-foot easement for Airport Rd**

Parcel #58:048:0025

Beginning at a point S 00 deg 51' 50" W, along the east line of section 26, 1439.99 ft, from the northeast corner of said section 26 to point of beginning; thence S 90 deg 00' 00" E 30 ft; thence N 00 deg 51' 50" E 559.64 ft; thence N 90 deg 00' 00" E 30 ft; thence S 00 deg 51' 50" W 559.64 ft to point of beginning.



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

ENGINEERING

Thursday, April 25, 2024

**Exhibit 'B'**

**Subject: Legal Description for R.O.W. parcel 8, 30-foot easement for Airport Rd**

Parcel #58:048:0006

Beginning at the Northeast corner of section 26; thence S 00 deg 51' 50" W, along the east line of section 26, 880.36 ft; thence S 90 deg 00' 00" W 30 ft; thence N 00 deg 51' 50" E 879.52 ft; thence N 88 deg 25' 38" E 30 ft to point of beginning.



|                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |
|--------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                    | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |         |           |
| TITLE:                                                                                                                         | PUBLIC HEARING/ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030. Definitions                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |
| ITEM TYPE:                                                                                                                     | Ordinance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |         |           |
| FISCAL IMPACT:                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |         |           |
| APPLICANT:                                                                                                                     | Staff                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| GENERAL PLAN DESIGNATION                                                                                                       | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:<br/>Yes</div> <div>PREPARED BY:<br/>Marcus Draper, Admin</div> <div>PRESENTED BY:<br/>Marcus Draper</div> | <div>RECOMMENDATION:</div> <div>Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 17.10.030 Definitions.</div> <div>BACKGROUND:</div> <div>On April 2nd, the City Council repealed and replaced Eagle Mountain Municipal Code Chapter 2.16. In doing so, the City Council changed the title of the City Administrator to City Manager. This code amendment would replace City Administrator with City Manager in the definitions section of EMMC Title 17.10.030.</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:</div> <div><a href="#">ORD--EMMC 17.10.030 Definitions</a></div> <div><a href="#">EMMC 17.10.030 - Redlines</a></div> |         |           |

ORDINANCE NO. O-\_\_\_\_-2024

AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE  
EAGLE MOUNTAIN MUNICIPAL CODE SECTION 17.10.030  
DEFINITIONS.

*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 17.10.030 Definitions, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Chapter 17.10.030 Definitions.
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 on the 21<sup>st</sup> day of May 2024.

EAGLE MOUNTAIN CITY, UTAH

\_\_\_\_\_  
Tom Westmoreland, Mayor

ATTEST:

\_\_\_\_\_  
Fionnuala B. Kofoed, MMC  
City Recorder



CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this the 21<sup>st</sup> day of May 2024.

| Those voting yes:                      | Those voting no:                       | Those excused:                         | Those abstaining:                      |
|----------------------------------------|----------------------------------------|----------------------------------------|----------------------------------------|
| <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham | <input type="checkbox"/> Donna Burnham |
| <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark | <input type="checkbox"/> Melissa Clark |
| <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    | <input type="checkbox"/> Jared Gray    |
| <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     | <input type="checkbox"/> Rich Wood     |
| <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  | <input type="checkbox"/> Brett Wright  |

\_\_\_\_\_  
Fionnuala B. Kofoed, MMC  
City Recorder

Posted on \_\_\_\_\_by\_\_\_\_\_.

# Exhibit A



**17.10.030 Definitions.**

“Concept plan” means a pre-application opportunity for the city ~~administrator~~ manager and the planning commission to be made aware of an impending development proposal and for the developer to be made aware of possible issues and questions, as well as the applicable requirements of this title. Concept plans are not approved or denied, but are intended to only identify and raise relevant issues related to the proposed development.

water and sink.



## Tentative Budget Transmittal

Mayor Westmoreland and Esteemed City Council Members:

I am pleased to present the proposed tentative budget for Eagle Mountain for the 2024-2025 fiscal year. This budget reflects our commitment to responsible financial management and is designed to advance the City's strategic goals and objectives. The proposed budget covers projected revenues and expenditures for the General Fund, Enterprise Funds, Capital Improvement Fund, Special Revenue Funds and Debt Service Funds of the City. The General Fund budget as proposed is balanced.

| FUND TYPE              | FY 2023<br>ACTUAL | FY 2024<br>ESTIMATED | FY 2025<br>TENTATIVE |
|------------------------|-------------------|----------------------|----------------------|
| General Fund           | 29,946,803        | 33,166,422           | 33,682,108           |
| Special Revenue Funds  | 16,158,127        | 55,852,726           | 27,553,317           |
| Capital Project Funds  | 9,778,766         | 20,497,703           | 8,351,650            |
| Debt Service Funds     | 2,203,493         | 3,180,385            | 2,091,298            |
| Enterprise Funds       | 20,523,286        | 32,833,966           | 38,108,756           |
| Internal Service Funds | 1,747,805         | 2,977,342            | 2,730,615            |
| Total                  | \$80,358,280      | \$148,508,544        | \$ 112,517,744       |

## STRATEGIC GOALS

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

- Robust Infrastructure Networks:** We have allocated funds for road maintenance, water and sewer system upgrades, and park enhancements. These investments will support our growing community.
- Diverse Economic Growth:** The budget includes a downtown master plan, and continuation of the General Plan update that furthers our efforts to establish Eagle Mountain as a home to businesses of all sizes. We aim to diversify our local economy and create job opportunities for workers at any stage of their careers.
- Unique Reputational Evolution:** We will develop partnerships between Neighborhood Improvement and community groups, non-profits, and other service organizations as we work to create property clean up and assistance programs to





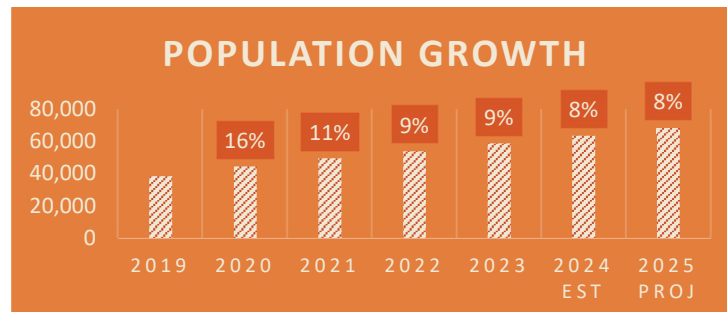
improve neighborhoods. We will establish a robust Business Expansion and Retention Program.

4. **Dynamic Service Enhancement:** Funding to support improved public engagement through the City website; the evaluation of level of service expectations for sports and recreation programs; investment in smart city technologies; and training opportunities for employee development.
5. **Proactive Generational Planning:** We will develop a long-term strategy to optimize the maintenance, renewal, and expansion of infrastructure assets which balance the needs and priorities of current and future generations. The proposed budget helps further this objective by providing funding to update master plans and impact fee improvement plans.
6. **Interactive Environmental Stewardship:** We will continue our efforts to establish codes and other protections along the critical wildlife migration corridor and implement a city-wide tree maintenance program.

## CITY GROWTH AND CHALLENGES

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

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





## CAPITAL OUTLAY INVESTMENT

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

The table below contains a selection of projects from the Capital Improvement Plan with new funding requests as part of the tentative budget.

| Project Request | Function   | Project Name                                | Amount    |
|-----------------|------------|---------------------------------------------|-----------|
| R2025-47-01     | General    | Land Acquisition Alpine School District     | 1,150,000 |
| R2025-47-02     | General    | Land Acquisition                            | 3,750,000 |
| R2025-47-03     | General    | City Hall                                   | 900,000   |
| R2025-47-04     | General    | Park & Ride SR73 Area                       | 250,000   |
| R2026-45-03     | Parks      | Pony Express Regional Park Phase 1          | 150,000   |
| R2028-45-02     | Parks      | Property Acquisition                        | 1,000,000 |
| R2023-45-02     | Parks      | Ranches Trail - Pony Express Pkwy to SR73   | 50,000    |
| R2024-45-04     | Parks      | Recreational Trail - Regional               | 50,000    |
| R2024-45-05     | Parks      | Bike Park Improvements                      | 70,000    |
| R2025-44-01     | Streets    | Traffic Signal Mid Valley-Eagle Mt Blvd     | 425,000   |
| R2025-52-04     | Wastewater | Gravity Sewer Line Old Airport Rd           | 1,000,000 |
| R2025-52-01     | Wastewater | Treatment Plant Expansion Phase 2           | 700,000   |
| R2026-52-02     | Wastewater | Land Acquisition                            | 108,500   |
| R2025-52-02     | Wastewater | Holding Ponds - Repair Work                 | 680,000   |
| R2025-52-03     | Wastewater | Additional Fan Press and Conveyence         | 710,000   |
| R2026-52-01     | Wastewater | Drum Screen Replacement & Increase Capacity | 20,000    |
| R2023-51-02     | Water      | Hidden Canyon Distribution Line             | 125,000   |





## PERSONNEL

Local government will always be a human capital business. The product of government is in the process. This requires the interrelation of elected officials and staff with the citizenry to determine the goals and vision of the community. These interactions are then articulated into Strategic Plans, and policy objectives that are executed by the government organization for and on behalf of the citizens. Constant citizen input allows for the organization to determine goal realization and incremental policy application adjustments. Staff are a necessary link in the business of governmental service.

The proposed budget includes funding for the following requested positions:

| Division        | Position                            | Type      | Costs     |
|-----------------|-------------------------------------|-----------|-----------|
| Finance         | Finance Clerk                       | Seasonal  | \$17,328  |
| Parks           | Seasonal Parks Laborer              | Seasonal  | \$11,814  |
| Parks           | Seasonal Parks Laborer              | Seasonal  | \$11,814  |
| Human Resources | Human Resource Specialist           | Full-Time | \$91,739  |
| Communications  | Digital Content Assistant           | Part-Time | \$33,206  |
| Facilities      | Custodian Lead                      | Full-Time | \$79,648  |
| Building        | Permit Technician                   | Full-Time | \$75,270  |
| Engineering     | Public Works Inspector              | Full-Time | \$92,180  |
| Engineering     | Engineer I                          | Full-Time | \$100,285 |
| GIS             | GIS Tech I or Tech II               | Full-Time | \$91,774  |
| Streets         | Street Operator I - Traffic Control | Full-Time | \$77,848  |
| Streets         | Streets Operator I - Paving         | Full-Time | \$77,848  |
| Streets         | Streets Operator I - Concrete       | Full-Time | \$77,848  |
| Wastewater      | Plant Maintenance Operator          | Full-Time | \$91,811  |

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



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

## INTERFUND TRANSFERS

Accounting standards dictate that we maintain a separate set of balance sheet accounts and revenue/expense accounts by Fund.

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

## SUSTAINABILITY

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

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





1650 E. STAGECOACH RUN  
EAGLE MOUNTAIN, UT 84005  
[EAGLEMOUNTAINCITY.ORG](http://EAGLEMOUNTAINCITY.ORG)

FINANCE

I want to acknowledge the many hours of work by our staff in preparation of this proposed budget. I am confident that this proposed budget reflects our commitment to Eagle Mountain's prosperity. I invite your thoughtful review and look forward to discussing any adjustments or clarifications during our upcoming budget hearings.

Thank you for your dedication to our community.

Sincerely,

Steve Mumford  
Interim City Manager



## Proposed Tentative Budget May 7, 2024

| Account Number   | Description                                | 2023 Actual   | 2024 Estimate | 2025 Proposed |
|------------------|--------------------------------------------|---------------|---------------|---------------|
| <b>10</b>        | <b>General Fund</b>                        |               |               |               |
|                  | <b>Revenue</b>                             |               |               |               |
| 10-00-31116-0000 | Property Taxes                             | \$ 2,253,573  | \$ 2,445,958  | \$ 2,696,958  |
| 10-00-31121-0000 | Property Taxes (Delinquent and Prior Year) | \$ 140,821    | \$ 90,000     | \$ 70,000     |
| 10-00-31122-0000 | Penalties/Interest Property Tx             | \$ 959        | \$ 1,500      | \$ 1,000      |
| 10-00-31165-0000 | UT LIBRARY & TECHNOLOGY GRANT              | \$ 3,000      | \$ -          | \$ -          |
| 10-00-31170-0000 | Federal - CARES COVID Grant                | \$ -          | \$ -          | \$ -          |
| 10-00-31300-0000 | Sales and Use Taxes - General              | \$ 10,088,821 | \$ 11,227,396 | \$ 12,049,802 |
| 10-00-31320-0000 | Transient Room Tax                         | \$ 5,807      | \$ 5,700      | \$ 5,700      |
| 10-00-31330-0000 | Public Transit Tax                         | \$ -          | \$ 192,000    | \$ 420,000    |
| 10-00-31350-0000 | Transportation Tax                         | \$ 907,834    | \$ 987,199    | \$ 1,036,558  |
| 10-00-31415-0000 | Municipal Energy Tax                       | \$ 3,606,193  | \$ 5,316,717  | \$ 4,617,096  |
| 10-00-31420-0000 | Motor Vehicle Fee-In-Lieu                  | \$ 209,122    | \$ 170,000    | \$ 210,000    |
| 10-00-32100-0000 | Licenses - Business                        | \$ 33,976     | \$ 30,000     | \$ 32,000     |
| 10-00-32214-0000 | Permits - Sign                             | \$ -          | \$ 300        | \$ -          |
| 10-00-32215-0000 | Franchise Agreement Fee                    | \$ -          | \$ -          | \$ -          |
| 10-00-32220-0000 | Permits - Conditional Use                  | \$ -          | \$ 7,900      | \$ 3,500      |
| 10-00-32311-0000 | Bldg Permits - Building                    | \$ 1,479,708  | \$ 2,800,000  | \$ 3,200,000  |
| 10-00-32316-0000 | Bldg Permits - Grading & Excavating        | \$ 27,099     | \$ 33,000     | \$ 24,000     |
| 10-00-32320-0000 | Bldg Permits - Surcharge                   | \$ 2,971      | \$ 2,300      | \$ 3,500      |
| 10-00-32330-0000 | Bldg Permit-Temp Pwr Inspction             | \$ 44,500     | \$ 90,000     | \$ 120,000    |
| 10-00-32340-0000 | Building Fast Track Fees                   | \$ 24,800     | \$ 85,000     | \$ 85,000     |
| 10-00-33101-0000 | Eco Dev - Golf Sponsorship                 | \$ 11,024     | \$ 4,934      | \$ 10,000     |
| 10-00-33102-0000 | Ladder Signs Revenue                       | \$ 6,330      | \$ -          | \$ -          |
| 10-00-33103-0000 | Vendor Street Fair                         | \$ -          | \$ -          | \$ -          |
| 10-00-33317-0000 | Grant - MAG/UDOT                           | \$ -          | \$ -          | \$ -          |
| 10-00-33400-0000 | Misc. Grant Revenue                        | \$ -          | \$ 10,705     | \$ 7,500      |
| 10-00-33447-0000 | EMP Grant                                  | \$ 11,375     | \$ 15,000     | \$ 15,000     |
| 10-00-33448-0000 | CLEF Grant                                 | \$ 9,306      | \$ -          | \$ -          |
| 10-00-33457-0000 | Grant - Library                            | \$ 3,240      | \$ 250        | \$ -          |



| Account Number   | Description                                 | 2023 Actual  | 2024 Estimate | 2025 Proposed |
|------------------|---------------------------------------------|--------------|---------------|---------------|
| 10-00-33460-0000 | Class BC@ Road Fund Allotment               | \$ 2,362,847 | \$ 2,623,279  | \$ 2,551,500  |
| 10-00-33470-0000 | Telecommunication Tax                       | \$ 114,750   | \$ 115,000    | \$ 115,000    |
| 10-00-33480-0000 | State Liquor Fund Allotment                 | \$ 31,538    | \$ 33,192     | \$ 33,000     |
| 10-00-33501-0000 | Federal Shared Revenue                      | \$ -         | \$ -          | \$ -          |
| 10-00-34121-0000 | Process Fees - Recording of Legal Documents | \$ 3,313     | \$ 5,000      | \$ 5,000      |
| 10-00-34124-0000 | Building Permit Clerical Fee                | \$ -         | \$ -          | \$ -          |
| 10-00-34218-0000 | Bldg Fees - Subdivision Inspection Fees     | \$ 543,099   | \$ 750,000    | \$ 450,000    |
| 10-00-34330-0000 | Fire Services                               | \$ 24,757    | \$ 33,000     | \$ 24,000     |
| 10-00-34331-0000 | Sheriff's Service                           | \$ 108,341   | \$ 67,500     | \$ 67,500     |
| 10-00-34411-0000 | Road Surface Treatment Fees                 | \$ 490,365   | \$ 300,000    | \$ 150,000    |
| 10-00-34512-0000 | Bldg Permit - Plan Check                    | \$ 521,913   | \$ 990,000    | \$ 850,000    |
| 10-00-34513-0000 | Plan Check Solar/Commercial                 | \$ 112,030   | \$ 230,000    | \$ 100,000    |
| 10-00-34514-0000 | Site Plan Review Fees                       | \$ -         | \$ -          | \$ -          |
| 10-00-34515-0000 | Dev Fee - Plat Fees                         | \$ 242,686   | \$ 330,000    | \$ 350,000    |
| 10-00-34516-0000 | Dev Fee - Zoning and Subdivision            | \$ 1,740     | \$ 4,000      | \$ -          |
| 10-00-34517-0000 | Dev Fee - Annexations                       | \$ -         | \$ -          | \$ -          |
| 10-00-34519-0000 | Community Development MiscFees              | \$ -         | \$ -          | \$ -          |
| 10-00-34520-0000 | Parks Fee-in-lieu                           | \$ (56,250)  | \$ 33,953     | \$ -          |
| 10-00-34550-0000 | Construction Inspection Fees                | \$ -         | \$ -          | \$ -          |
| 10-00-34555-0000 | Banked Water Transfer Fee                   | \$ 250       | \$ 500        | \$ -          |
| 10-00-34610-0000 | Pony Express Days Sponsorships              | \$ 2,500     | \$ 2,000      | \$ 2,000      |
| 10-00-34612-0000 | Pony Express Days Rev Tickets               | \$ 24,091    | \$ 25,000     | \$ 25,000     |
| 10-00-34624-0000 | Carnival Wristbands                         | \$ -         | \$ -          | \$ -          |
| 10-00-34627-0000 | Vendor Booth                                | \$ 4,425     | \$ -          | \$ 5,000      |
| 10-00-34628-0000 | Food Vendor Booth                           | \$ 1,750     | \$ -          | \$ -          |
| 10-00-34650-0000 | Special Event Permit                        | \$ -         | \$ -          | \$ -          |
| 10-00-34665-0000 | EM City Merchandise                         | \$ 314       | \$ 500        | \$ 500        |
| 10-00-34671-0000 | Miss EM Pageant Revenue                     | \$ 2,676     | \$ 1,152      | \$ 1,500      |
| 10-00-34680-0000 | Miscellaneous Events Revenue                | \$ 1,500     | \$ -          | \$ -          |
| 10-00-34711-0000 | Rec Fees - Youth Sports                     | \$ 105,107   | \$ 118,000    | \$ 110,000    |
| 10-00-34712-0000 | Rec Fees - Adult Sports                     | \$ 10,450    | \$ 5,000      | \$ 5,000      |
| 10-00-34731-0000 | Use Fees - Parks and Public Pr              | \$ 10,275    | \$ -          | \$ 6,000      |
| 10-00-34890-0000 | Reimbursement - Miscellaneous               | \$ -         | \$ 6,000      | \$ -          |
| 10-00-34910-0000 | Services - Copies & Postage                 | \$ 842       | \$ -          | \$ -          |
| 10-00-35020-0000 | Damage to Property-Reimb                    | \$ 10,268    | \$ 3,100      | \$ -          |
| 10-00-35610-0000 | Code Enforcement Fines                      | \$ 1,450     | \$ 1,500      | \$ 1,500      |
| 10-00-35710-0000 | Cell Tower Lease                            | \$ 6,000     | \$ 6,000      | \$ 6,000      |
| 10-00-35990-0000 | Util Reconnect/Disconnect Fee               | \$ 22,275    | \$ -          | \$ -          |
| 10-00-36010-0000 | Library - Fees                              | \$ 5,655     | \$ 5,000      | \$ 5,000      |
| 10-00-36020-0000 | Late/Delinquent Fees Penalties              | \$ 198,238   | \$ -          | \$ -          |

| Account Number   | Description                    | 2023 Actual          | 2024 Estimate        | 2025 Proposed        |
|------------------|--------------------------------|----------------------|----------------------|----------------------|
| 10-00-36030-0000 | Revenue from Collections       | \$ 5,370             | \$ 8,000             | \$ 500               |
| 10-00-36080-0000 | NSF Fee                        | \$ 8,350             | \$ 8,500             | \$ 8,500             |
| 10-00-37010-0000 | Interest Earnings              | \$ 925,229           | \$ 250,000           | \$ 250,000           |
| 10-00-37020-0000 | Sale of Assets                 | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37029-0000 | Gain on Sale of Assets         | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37050-0000 | Sale - Maps and Publications   | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37060-0000 | Miscellaneous Donations        | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37070-0000 | Rental Income                  | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37090-0000 | Other Miscellaneous            | \$ 5,385             | \$ 8,000             | \$ -                 |
| 10-00-37110-0000 | Proceeds from Capital Lease    | \$ -                 | \$ -                 | \$ -                 |
| 10-00-37142-0000 | Insurance Reimbursements       | \$ -                 | \$ 257,000           | \$ -                 |
| 10-00-37151-0000 | Due From Water (Admin Charge)  | \$ 715,705           | \$ 1,008,134         | \$ 1,041,747         |
| 10-00-37152-0000 | Due From Sewer (Admin Charge)  | \$ 703,151           | \$ 1,008,134         | \$ 1,026,110         |
| 10-00-37157-0000 | Due From Solid Waste (Admin Ch | \$ 110,530           | \$ 116,637           | \$ 155,540           |
| 10-00-37159-0000 | Due From Storm Drain (Admin Ch | \$ 110,062           | \$ 115,855           | \$ 157,468           |
| 10-00-37172-0000 | Due From AA 2013-1 (Admin Chrg | \$ 5,000             | \$ 5,000             | \$ 5,000             |
| 10-00-38111-0000 | Due From Wtr Imp Fee Fund      | \$ -                 | \$ -                 | \$ -                 |
| 10-00-38116-0000 | Due From Pub Safety Imp Fee    | \$ -                 | \$ -                 | \$ -                 |
| 10-00-38145-0000 | Due From Cap Projects          | \$ -                 | \$ -                 | \$ -                 |
| 10-00-38180-0000 | Due From RDA                   | \$ 54,027            | \$ 176,627           | \$ 215,278           |
| 10-00-38401-0000 | Contribution other Cities      | \$ -                 | \$ -                 | \$ -                 |
| 10-00-39111-0000 | Bond Proceeds                  | \$ -                 | \$ -                 | \$ -                 |
| 10-00-39120-0000 | Premium on Bonds Sold          | \$ -                 | \$ -                 | \$ -                 |
| 10-00-39320-0000 | Library - Donation - Fundraisi | \$ 784               | \$ -                 | \$ -                 |
| 10-00-39330-0000 | Youth Council Fundraiser       | \$ -                 | \$ -                 | \$ -                 |
| 10-00-39360-0000 | Senior Council Fundraiser      | \$ 404               | \$ -                 | \$ -                 |
| 10-00-39365-0000 | Senior Meals - MAG Reimb.      | \$ 3,294             | \$ -                 | \$ -                 |
| 10-00-39700-0000 | Contributions Private Sources  | \$ 119,810           | \$ -                 | \$ -                 |
| 10-00-39711-0000 | Contributions Other Government | \$ -                 | \$ -                 | \$ -                 |
| 10-00-39725-0000 | Developer Cont-Street Lights   | \$ 1,579,554         | \$ 1,000,000         | \$ 900,000           |
| 10-00-39920-0000 | Use of Fund Reserves           | \$ -                 | \$ -                 | \$ 405,851           |
| 10-00-39990-0000 | RIGHT OF USE LEASE PROCEEDS    | \$ 463,060           | \$ -                 | \$ 45,000            |
|                  | <b>Revenue</b>                 | <b>\$ 28,589,370</b> | <b>\$ 33,166,422</b> | <b>\$ 33,682,108</b> |
|                  | <b>Expense</b>                 |                      |                      |                      |
| <b>41100</b>     | <b>Legislative</b>             |                      |                      |                      |
| 10-11-41100-1111 | Salaries - Full-Time Permanent | \$ -                 | \$ -                 | \$ -                 |
| 10-11-41100-1112 | Salaries - Part-Time Permanent | \$ 78,325            | \$ 78,000            | \$ 85,800            |
| 10-11-41100-1321 | Clothing Allowance             | \$ -                 | \$ 500               | \$ -                 |



| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| 10-11-41100-1511 | FICA                           | \$ 4,836          | \$ 5,240          | \$ 5,320          |
| 10-11-41100-1512 | Medicare                       | \$ 1,131          | \$ 1,230          | \$ 1,245          |
| 10-11-41100-1521 | Retirement                     | \$ 2,803          | \$ 3,038          | \$ 2,913          |
| 10-11-41100-1531 | State Insurance Fund           | \$ 784            | \$ 1,110          | \$ 1,555          |
| 10-11-41100-2121 | Dues & Memberships             | \$ 235            | \$ -              | \$ -              |
| 10-11-41100-2321 | Travel & Training              | \$ 7,635          | \$ 7,800          | \$ 7,675          |
| 10-11-41100-2369 | Meetings                       | \$ 3,825          | \$ 8,500          | \$ 9,000          |
| 10-11-41100-2411 | Office Expense & Supplies      | \$ 298            | \$ 500            | \$ 500            |
| 10-11-41100-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ -              |
| 10-11-41100-4531 | Professional & Technical Servi | \$ 91,667         | \$ 102,000        | \$ 102,000        |
| 10-11-41100-5003 | Special Projects               | \$ -              | \$ 50,000         | \$ 50,000         |
| <b>41100</b>     | <b>Legislative</b>             | <b>\$ 191,537</b> | <b>\$ 257,918</b> | <b>\$ 266,008</b> |
| <b>41110</b>     | <b>City Recorder's Office</b>  |                   |                   |                   |
| 10-11-41110-1111 | Salaries - Full-Time Permanent | \$ 269,004        | \$ 451,956        | \$ 305,415        |
| 10-11-41110-1112 | Salaries - Part-Time Permanent | \$ 17,436         | \$ 32,604         | \$ 95,274         |
| 10-11-41110-1211 | Overtime                       | \$ 486            | \$ 1,000          | \$ 1,000          |
| 10-11-41110-1242 | Car Allowance                  | \$ -              | \$ -              | \$ -              |
| 10-11-41110-1300 | Employee Benefits (401K & 457) | \$ 16,479         | \$ 19,430         | \$ 15,242         |
| 10-11-41110-1321 | Clothing Allowance             | \$ 400            | \$ 600            | \$ 600            |
| 10-11-41110-1511 | FICA                           | \$ 1,062          | \$ 2,022          | \$ 5,909          |
| 10-11-41110-1512 | Medicare                       | \$ 4,095          | \$ 5,942          | \$ 5,812          |
| 10-11-41110-1521 | Retirement                     | \$ 46,214         | \$ 64,806         | \$ 50,264         |
| 10-11-41110-1531 | State Insurance Fund           | \$ 591            | \$ 337            | \$ 482            |
| 10-11-41110-1541 | Health Insurance               | \$ 31,263         | \$ 52,679         | \$ 24,901         |
| 10-11-41110-1545 | Dental Insurance               | \$ 5,548          | \$ 7,240          | \$ 2,577          |
| 10-11-41110-1548 | Vision Insurance               | \$ 960            | \$ 1,255          | \$ 468            |
| 10-11-41110-1561 | Long Term Disability           | \$ 1,345          | \$ 1,728          | \$ 1,447          |
| 10-11-41110-2121 | Dues & Memberships             | \$ 1,104          | \$ 2,000          | \$ 2,000          |
| 10-11-41110-2211 | Public Notices                 | \$ 69             | \$ 4,000          | \$ 2,000          |
| 10-11-41110-2321 | Travel & Training              | \$ 5,318          | \$ 13,750         | \$ 13,000         |
| 10-11-41110-2369 | Meetings                       | \$ 285            | \$ 500            | \$ 600            |
| 10-11-41110-2411 | Office Expense & Supplies      | \$ 364            | \$ -              | \$ -              |
| 10-11-41110-4138 | Property Taxes                 | \$ 400            | \$ 2,000          | \$ 4,000          |
| 10-11-41110-4139 | Recording Fees                 | \$ 5,186          | \$ 9,000          | \$ 7,000          |
| 10-11-41110-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ 22,000         |
| 10-11-41110-4531 | Professional & Technical Servi | \$ 6,684          | \$ 16,400         | \$ 19,000         |
| 10-11-41110-4532 | Record Transcription Services  | \$ 10             | \$ 2,000          | \$ 2,000          |
| 10-11-41110-4950 | Elections                      | \$ -              | \$ 110,000        | \$ 500            |
| 10-11-41110-7410 | Equipment                      | \$ -              | \$ -              | \$ -              |

| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| 10-11-41110-7411 | Office Equipment               | \$ -              | \$ -              | \$ 8,000          |
| 10-11-41110-7412 | Computer Equipment             | \$ -              | \$ -              | \$ -              |
| 10-11-41110-7552 | Furniture                      | \$ -              | \$ -              | \$ -              |
| <b>41110</b>     | <b>City Recorder's Office</b>  | <b>\$ 414,302</b> | <b>\$ 801,249</b> | <b>\$ 589,491</b> |
| <b>41220</b>     | <b>Attorney</b>                |                   |                   |                   |
| 10-11-41220-1111 | Salaries - Full-Time Permanent | \$ 71,899         | \$ 132,501        | \$ 142,872        |
| 10-11-41220-1112 | Salaries - Part-Time Permanent | \$ -              | \$ -              | \$ 16,240         |
| 10-11-41220-1113 | Salaries - Temporary Employees | \$ -              | \$ 10,000         | \$ -              |
| 10-11-41220-1211 | Overtime                       | \$ -              | \$ -              | \$ -              |
| 10-11-41220-1300 | Employee Benefits (401K & 457) | \$ 4,148          | \$ 8,216          | \$ 8,859          |
| 10-11-41220-1321 | Clothing Allowance             | \$ -              | \$ 100            | \$ 100            |
| 10-11-41220-1511 | FICA                           | \$ -              | \$ -              | \$ 1,007          |
| 10-11-41220-1512 | Medicare                       | \$ 928            | \$ 1,922          | \$ 2,308          |
| 10-11-41220-1521 | Retirement                     | \$ 12,022         | \$ 23,811         | \$ 24,246         |
| 10-11-41220-1531 | State Insurance Fund           | \$ -              | \$ 109            | \$ 191            |
| 10-11-41220-1541 | Health Insurance               | \$ 9,177          | \$ 18,354         | \$ 17,124         |
| 10-11-41220-1545 | Dental Insurance               | \$ 724            | \$ 1,448          | \$ 1,535          |
| 10-11-41220-1548 | Vision Insurance               | \$ 125            | \$ 251            | \$ 251            |
| 10-11-41220-1561 | Long Term Disability           | \$ 297            | \$ 594            | \$ 648            |
| 10-11-41220-2121 | Dues & Memberships             | \$ -              | \$ 815            | \$ 2,700          |
| 10-11-41220-2321 | Travel & Training              | \$ -              | \$ 4,850          | \$ 5,000          |
| 10-11-41220-2369 | Meetings                       | \$ -              | \$ 150            | \$ 300            |
| 10-11-41220-2411 | Office Expense & Supplies      | \$ -              | \$ -              | \$ -              |
| 10-11-41220-2513 | Equipment Materials & Supplies | \$ -              | \$ -              | \$ -              |
| 10-11-41220-4121 | Attorney Fees                  | \$ 83,026         | \$ 225,000        | \$ 75,000         |
| 10-11-41220-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ -              |
| 10-11-41220-4531 | Professional & Technical Servi | \$ 4,066          | \$ 14,250         | \$ 14,400         |
| 10-11-41220-5003 | Special Projects               | \$ -              | \$ -              | \$ -              |
| 10-11-41220-7412 | Computer equipment             | \$ -              | \$ -              | \$ -              |
| 10-11-41220-7552 | Furniture                      | \$ -              | \$ -              | \$ -              |
| <b>41220</b>     | <b>Attorney</b>                | <b>\$ 186,411</b> | <b>\$ 442,371</b> | <b>\$ 312,781</b> |
| <b>41310</b>     | <b>Executive</b>               |                   |                   |                   |
| 10-11-41310-1111 | Salaries - Full-Time Permanent | \$ 421,916        | \$ 646,689        | \$ 685,541        |
| 10-11-41310-1112 | Salaries - Part-Time Permanent | \$ 22,492         | \$ 21,625         | \$ 11,044         |
| 10-11-41310-1211 | Overtime                       | \$ 186            | \$ 2,000          | \$ 2,000          |
| 10-11-41310-1242 | Car Allowance                  | \$ 13,200         | \$ 13,200         | \$ 13,200         |
| 10-11-41310-1300 | Employee Benefits (401K & 457) | \$ 25,385         | \$ 42,488         | \$ 42,236         |
| 10-11-41310-1321 | Clothing Allowance             | \$ 370            | \$ 1,310          | \$ 710            |



| Account Number   | Description                    | 2023 Actual       | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|-------------------|---------------------|---------------------|
| 10-11-41310-1511 | FICA                           | \$ 1,204          | \$ 1,342            | \$ 686              |
| 10-11-41310-1512 | Medicare                       | \$ 6,416          | \$ 10,792           | \$ 10,107           |
| 10-11-41310-1521 | Retirement                     | \$ 70,935         | \$ 120,116          | \$ 110,847          |
| 10-11-41310-1531 | State Insurance Fund           | \$ 2,058          | \$ 4,184            | \$ 5,561            |
| 10-11-41310-1541 | Health Insurance               | \$ 62,034         | \$ 109,403          | \$ 77,681           |
| 10-11-41310-1545 | Dental Insurance               | \$ 5,982          | \$ 10,659           | \$ 8,231            |
| 10-11-41310-1548 | Vision Insurance               | \$ 864            | \$ 1,681            | \$ 1,356            |
| 10-11-41310-1561 | Long Term Disability           | \$ 1,974          | \$ 3,143            | \$ 3,257            |
| 10-11-41310-2121 | Dues & Memberships             | \$ 43,971         | \$ 42,900           | \$ 52,337           |
| 10-11-41310-2321 | Travel & Training              | \$ 10,082         | \$ 15,775           | \$ 25,275           |
| 10-11-41310-2369 | Meetings                       | \$ 609            | \$ 500              | \$ 1,000            |
| 10-11-41310-2411 | Office Expense & Supplies      | \$ -              | \$ -                | \$ -                |
| 10-11-41310-2513 | Equipment Materials & Supplies | \$ 2,036          | \$ -                | \$ -                |
| 10-11-41310-4261 | Computer Software & Maint.     | \$ -              | \$ -                | \$ -                |
| 10-11-41310-4531 | Professional & Technical Servi | \$ -              | \$ -                | \$ -                |
| 10-11-41310-5003 | Special Projects               | \$ 142            | \$ 1,000            | \$ 1,000            |
| 10-11-41310-7412 | Computer equipment             | \$ -              | \$ 2,500            | \$ -                |
| 10-11-41310-7552 | Furniture                      | \$ -              | \$ -                | \$ -                |
| 10-11-41310-9154 | Due To Fleet Fund              | \$ 25,384         | \$ 26,580           | \$ 25,700           |
| <b>41310</b>     | <b>Executive</b>               | <b>\$ 717,242</b> | <b>\$ 1,077,887</b> | <b>\$ 1,077,769</b> |
| <b>41410</b>     | <b>Finance</b>                 |                   |                     |                     |
| 10-11-41410-1111 | Salaries - Full-Time Permanent | \$ 360,660        | \$ 356,395          | \$ 494,517          |
| 10-11-41410-1112 | Salaries - Part-Time Permanent | \$ 8,925          | \$ -                | \$ 91,529           |
| 10-11-41410-1211 | Overtime                       | \$ 315            | \$ 1,500            | \$ 1,500            |
| 10-11-41410-1300 | Employee Benefits (401K & 457) | \$ 18,612         | \$ 20,048           | \$ 30,663           |
| 10-11-41410-1321 | Clothing Allowance             | \$ 500            | \$ 450              | \$ 950              |
| 10-11-41410-1511 | FICA                           | \$ 200            | \$ -                | \$ 5,677            |
| 10-11-41410-1512 | Medicare                       | \$ 5,140          | \$ 5,170            | \$ 8,503            |
| 10-11-41410-1521 | Retirement                     | \$ 61,100         | \$ 55,509           | \$ 77,425           |
| 10-11-41410-1531 | State Insurance Fund           | \$ 698            | \$ 294              | \$ 705              |
| 10-11-41410-1541 | Health Insurance               | \$ 87,538         | \$ 77,814           | \$ 115,743          |
| 10-11-41410-1545 | Dental Insurance               | \$ 6,731          | \$ 5,878            | \$ 9,978            |
| 10-11-41410-1548 | Vision Insurance               | \$ 1,180          | \$ 1,035            | \$ 1,632            |
| 10-11-41410-1561 | Long Term Disability           | \$ 1,870          | \$ 1,727            | \$ 2,425            |
| 10-11-41410-2121 | Dues & Memberships             | \$ 390            | \$ 600              | \$ 1,049            |
| 10-11-41410-2321 | Travel & Training              | \$ 2,633          | \$ 6,650            | \$ 12,650           |
| 10-11-41410-2369 | Meetings                       | \$ -              | \$ 300              | \$ 500              |
| 10-11-41410-2411 | Office Expense & Supplies      | \$ -              | \$ -                | \$ 28,000           |
| 10-11-41410-2513 | Equipment Materials & Supplies | \$ 191            | \$ -                | \$ -                |

| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 10-11-41410-4140 | Banking Fees                   | \$ 64,815           | \$ 65,000           | \$ 60,000           |
| 10-11-41410-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ 70,780           |
| 10-11-41410-4531 | Professional & Technical Servi | \$ 41,429           | \$ -                | \$ 49,335           |
| 10-11-41410-6000 | Bad Debt Expense               | \$ 9,148            | \$ 48,335           | \$ -                |
| 10-11-41410-6110 | Contractual Agreements         | \$ 486,112          | \$ -                | \$ -                |
| 10-11-41410-7411 | Office Equipment               | \$ -                | \$ 43,000           | \$ -                |
| 10-11-41410-7412 | Computer Equipment             | \$ -                | \$ -                | \$ -                |
| 10-11-41410-9701 | Fraud Loss                     | \$ 1,126,936        | \$ -                | \$ -                |
| <b>41410</b>     | <b>Finance</b>                 | <b>\$ 2,285,124</b> | <b>\$ 689,705</b>   | <b>\$ 1,063,561</b> |
|                  |                                |                     | \$ -                |                     |
| <b>41710</b>     | <b>Engineering</b>             |                     |                     |                     |
| 10-11-41710-1111 | Salaries - Full-Time Permanent | \$ 465,993          | \$ 653,019          | \$ 849,765          |
| 10-11-41710-1112 | Salaries - Part-Time Permanent | \$ -                | \$ -                | \$ -                |
| 10-11-41710-1211 | Overtime                       | \$ 2,901            | \$ 3,500            | \$ 3,500            |
| 10-11-41710-1242 | Car Allowance                  | \$ -                | \$ -                | \$ -                |
| 10-11-41710-1300 | Employee Benefits (401K & 457) | \$ 22,104           | \$ 31,373           | \$ 49,502           |
| 10-11-41710-1321 | Clothing Allowance             | \$ 1,450            | \$ 1,750            | \$ 2,850            |
| 10-11-41710-1512 | Medicare                       | \$ 6,563            | \$ 9,473            | \$ 12,328           |
| 10-11-41710-1521 | Retirement                     | \$ 79,334           | \$ 111,797          | \$ 138,021          |
| 10-11-41710-1531 | State Insurance Fund           | \$ 3,448            | \$ 6,963            | \$ 11,661           |
| 10-11-41710-1541 | Health Insurance               | \$ 109,192          | \$ 135,491          | \$ 168,718          |
| 10-11-41710-1545 | Dental Insurance               | \$ 8,178            | \$ 9,152            | \$ 12,773           |
| 10-11-41710-1548 | Vision Insurance               | \$ 1,427            | \$ 1,611            | \$ 2,113            |
| 10-11-41710-1561 | Long Term Disability           | \$ 2,404            | \$ 3,145            | \$ 4,802            |
| 10-11-41710-2121 | Dues & Memberships             | \$ 869              | \$ 2,000            | \$ 2,300            |
| 10-11-41710-2321 | Travel & Training              | \$ 4,468            | \$ 5,600            | \$ 6,900            |
| 10-11-41710-2369 | Meetings                       | \$ 292              | \$ 500              | \$ 500              |
| 10-11-41710-2411 | Office Expense & Supplies      | \$ 20               | \$ -                | \$ -                |
| 10-11-41710-2513 | Equipment Materials & Supplies | \$ 2,660            | \$ 3,000            | \$ 3,500            |
| 10-11-41710-2523 | Blue Stakes Supplies           | \$ 2,131            | \$ 2,500            | \$ 3,300            |
| 10-11-41710-4261 | Computer Software & Maint.     | \$ -                | \$ 290,310          | \$ 51,245           |
| 10-11-41710-4531 | Professional & Technical Servi | \$ 206,817          | \$ -                | \$ 30,000           |
| 10-11-41710-7410 | Equipment                      | \$ -                | \$ -                | \$ -                |
| 10-11-41710-7411 | Office Equipment               | \$ -                | \$ 2,500            | \$ -                |
| 10-11-41710-7412 | Computer Equipment             | \$ -                | \$ 138,540          | \$ -                |
| 10-11-41710-9154 | Due To Fleet Fund              | \$ 96,049           | \$ -                | \$ 81,679           |
| <b>41710</b>     | <b>Engineering</b>             | <b>\$ 1,016,298</b> | <b>\$ 1,412,224</b> | <b>\$ 1,435,457</b> |
| <b>41800</b>     | <b>Planning &amp; Zoning</b>   |                     |                     |                     |
| 10-32-41800-1111 | Salaries - Full-Time Permanent | \$ 500,824          | \$ 691,591          | \$ 536,209          |



| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 10-32-41800-1112 | Salaries - Part-Time Permanent | \$ 5,400            | \$ 17,512           | \$ 58,205           |
| 10-32-41800-1113 | Salaries - Temporary Employees | \$ -                | \$ 11,520           | \$ 10,493           |
| 10-32-41800-1211 | Overtime                       | \$ 9,778            | \$ 5,000            | \$ 5,000            |
| 10-32-41800-1242 | Car Allowance                  | \$ -                | \$ -                | \$ -                |
| 10-32-41800-1300 | Employee Benefits (401k & 457) | \$ 31,435           | \$ 42,883           | \$ 29,525           |
| 10-32-41800-1321 | Clothing Allowance             | \$ 2,055            | \$ 2,855            | \$ 1,055            |
| 10-32-41800-1511 | FICA                           | \$ 322              | \$ 1,087            | \$ 3,614            |
| 10-32-41800-1512 | Medicare                       | \$ 7,255            | \$ 10,293           | \$ 8,625            |
| 10-32-41800-1521 | Retirement                     | \$ 85,614           | \$ 118,263          | \$ 87,326           |
| 10-32-41800-1531 | State Insurance Fund           | \$ 2,481            | \$ 3,136            | \$ 4,082            |
| 10-32-41800-1541 | Health Insurance               | \$ 110,863          | \$ 147,570          | \$ 101,730          |
| 10-32-41800-1545 | Dental Insurance               | \$ 6,814            | \$ 9,981            | \$ 7,787            |
| 10-32-41800-1548 | Vision Insurance               | \$ 1,307            | \$ 1,854            | \$ 1,373            |
| 10-32-41800-1561 | Long Term Disability           | \$ 2,645            | \$ 3,277            | \$ 2,619            |
| 10-32-41800-2121 | Dues & Memberships             | \$ 519              | \$ 3,275            | \$ 3,775            |
| 10-32-41800-2321 | Travel & Training              | \$ 7,646            | \$ 11,000           | \$ 11,200           |
| 10-32-41800-2322 | Planning Commission Meetings   | \$ -                | \$ 2,900            | \$ 2,900            |
| 10-32-41800-2369 | Meetings                       | \$ 842              | \$ 300              | \$ 600              |
| 10-32-41800-2411 | Office Expense & Supplies      | \$ -                | \$ -                | \$ 1,460            |
| 10-32-41800-2513 | Equipment Materials & Supplies | \$ -                | \$ -                | \$ -                |
| 10-32-41800-4140 | Banking Fees                   | \$ -                | \$ -                | \$ -                |
| 10-32-41800-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ 52,500           |
| 10-32-41800-4531 | Professional & Technical Servi | \$ 4,636            | \$ 40,500           | \$ 70,500           |
| 10-32-41800-5001 | Misc - Expenses                | \$ 59               | \$ 1,100            | \$ 300              |
| 10-32-41800-5002 | Special Projects               | \$ 21,355           | \$ 41,000           | \$ 41,000           |
| 10-32-41800-6110 | Contractual Agreements         | \$ 59,800           | \$ 55,200           | \$ 27,600           |
| 10-32-41800-6550 | Capital - Studies              | \$ 45,872           | \$ 150,000          | \$ -                |
| 10-32-41800-7410 | Equipment                      | \$ -                | \$ -                | \$ -                |
| 10-32-41800-7411 | Office Equipment               | \$ -                | \$ -                | \$ -                |
| 10-32-41800-7412 | Computer Equipment             | \$ -                | \$ 5,000            | \$ -                |
| 10-32-41800-9154 | Due To Fleet Fund              | \$ 163,021          | \$ 38,394           | \$ 61,798           |
| <b>41800</b>     | <b>Planning &amp; Zoning</b>   | <b>\$ 1,070,543</b> | <b>\$ 1,415,491</b> | <b>\$ 1,131,276</b> |
| <b>41910</b>     | <b>Economic Development</b>    |                     |                     |                     |
| 10-18-41910-1111 | Salaries - Full-Time Permanent | \$ 97,690           | \$ 80,561           | \$ 86,966           |
| 10-18-41910-1300 | Employee Benefits (401K & 457) | \$ 4,640            | \$ 3,308            | \$ 3,231            |
| 10-18-41910-1321 | Clothing Allowance             | \$ 170              | \$ 80               | \$ 80               |
| 10-18-41910-1512 | Medicare                       | \$ 1,407            | \$ 1,169            | \$ 1,262            |
| 10-18-41910-1521 | Retirement                     | \$ 14,353           | \$ 13,043           | \$ 13,211           |
| 10-18-41910-1531 | State Insurance Fund           | \$ 51               | \$ 66               | \$ 1,575            |

| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 10-18-41910-1541 | Health Insurance               | \$ 17,737           | \$ 14,684           | \$ 13,843           |
| 10-18-41910-1545 | Dental Insurance               | \$ 1,387            | \$ 1,158            | \$ 1,228            |
| 10-18-41910-1548 | Vision Insurance               | \$ 240              | \$ 201              | \$ 201              |
| 10-18-41910-1561 | Long Term Disability           | \$ 426              | \$ 375              | \$ 408              |
| 10-18-41910-2121 | Dues & Memberships             | \$ 14,312           | \$ 22,605           | \$ 21,855           |
| 10-18-41910-2321 | Travel & Training              | \$ 1,998            | \$ 6,000            | \$ 8,000            |
| 10-18-41910-2369 | Meetings                       | \$ 128              | \$ 1,000            | \$ 1,000            |
| 10-18-41910-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ -                |
| 10-18-41910-4531 | Professional & Technical Servi | \$ 69,649           | \$ 93,000           | \$ 50,000           |
| 10-18-41910-5780 | Marketing Tools                | \$ 2,045            | \$ 11,710           | \$ 10,750           |
| 10-18-41910-6110 | Contractual Agreements         | \$ -                | \$ -                | \$ -                |
| 10-18-41910-6522 | Economic Development           | \$ 11,150           | \$ 15,000           | \$ 15,000           |
| 10-18-41910-6525 | Development Agreements         | \$ 1,523,077        | \$ 3,788,000        | \$ 3,462,822        |
| <b>41910</b>     | <b>Economic Development</b>    | <b>\$ 1,760,459</b> | <b>\$ 4,051,960</b> | <b>\$ 3,691,432</b> |
| <b>41940</b>     | <b>Recreation</b>              |                     |                     |                     |
| 10-18-41940-1111 | Salaries - Full-Time Permanent | \$ 148,237          | \$ 156,791          | \$ 173,826          |
| 10-18-41940-1112 | Salaries - Part-Time Permanent | \$ 17,961           | \$ 39,150           | \$ 47,502           |
| 10-18-41940-1211 | Overtime                       | \$ 8,468            | \$ 7,000            | \$ 7,000            |
| 10-18-41940-1300 | Employee Benefits (401K & 457) | \$ 9,570            | \$ 9,723            | \$ 10,780           |
| 10-18-41940-1321 | Clothing Allowance             | \$ 428              | \$ 628              | \$ 628              |
| 10-18-41940-1511 | FICA                           | \$ 1,114            | \$ 2,295            | \$ 2,946            |
| 10-18-41940-1512 | Medicare                       | \$ 2,460            | \$ 2,755            | \$ 3,212            |
| 10-18-41940-1521 | Retirement                     | \$ 26,926           | \$ 27,401           | \$ 28,653           |
| 10-18-41940-1531 | State Insurance Fund           | \$ 1,630            | \$ 2,417            | \$ 3,964            |
| 10-18-41940-1541 | Health Insurance               | \$ 38,963           | \$ 40,554           | \$ 47,640           |
| 10-18-41940-1545 | Dental Insurance               | \$ 2,685            | \$ 2,786            | \$ 3,630            |
| 10-18-41940-1548 | Vision Insurance               | \$ 487              | \$ 508              | \$ 603              |
| 10-18-41940-1561 | Long Term Disability           | \$ 786              | \$ 843              | \$ 900              |
| 10-18-41940-2121 | Dues & Memberships             | \$ 570              | \$ 740              | \$ 800              |
| 10-18-41940-2321 | Travel & Training              | \$ 2,129            | \$ 3,200            | \$ 7,500            |
| 10-18-41940-2369 | Meetings                       | \$ -                | \$ -                | \$ -                |
| 10-18-41940-2513 | Equipment Materials & Supplies | \$ 5,071            | \$ 5,000            | \$ 6,000            |
| 10-18-41940-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ -                |
| 10-18-41940-4531 | Professional & Technical Servi | \$ 2,165            | \$ 3,500            | \$ 3,240            |
| 10-18-41940-5711 | Youth Sports                   | \$ -                | \$ 91,500           | \$ 104,000          |
| 10-18-41940-5712 | Adult Sports                   | \$ -                | \$ 18,300           | \$ 16,800           |
| 10-18-41940-7000 | Capital Outlay                 | \$ -                | \$ -                | \$ -                |
| 10-18-41940-7410 | Equipment                      | \$ -                | \$ -                | \$ 7,500            |
| 10-18-41940-9154 | Due To Fleet Fund              | \$ 79,824           | \$ 78,261           | \$ 20,928           |



| Account Number   | Description                        | 2023 Actual |                  | 2024 Estimate |                | 2025 Proposed |                |
|------------------|------------------------------------|-------------|------------------|---------------|----------------|---------------|----------------|
| <b>41940</b>     | <b>Recreation</b>                  | \$          | <b>349,471</b>   | \$            | <b>493,352</b> | \$            | <b>498,052</b> |
| <b>41950</b>     | <b>Operations &amp; Facilities</b> |             |                  |               |                |               |                |
| 10-19-41950-1111 | Salaries - Full-Time Permanent     | \$          | 267,901          | \$            | 145,032        | \$            | 138,747        |
| 10-19-41950-1112 | Salaries - Part-Time Permanent     | \$          | 41,783           | \$            | 72,519         | \$            | 62,678         |
| 10-19-41950-1211 | Overtime                           | \$          | 21,445           | \$            | 9,000          | \$            | 9,000          |
| 10-19-41950-1300 | Employee Benefits (401K & 457)     | \$          | 12,065           | \$            | 8,116          | \$            | 7,711          |
| 10-19-41950-1321 | Clothing Allowance                 | \$          | 1,550            | \$            | 750            | \$            | 1,050          |
| 10-19-41950-1511 | FICA                               | \$          | 2,622            | \$            | 4,499          | \$            | 3,888          |
| 10-19-41950-1512 | Medicare                           | \$          | 4,835            | \$            | 3,159          | \$            | 2,922          |
| 10-19-41950-1521 | Retirement                         | \$          | 44,495           | \$            | 25,420         | \$            | 22,818         |
| 10-19-41950-1531 | State Insurance Fund               | \$          | 1,916            | \$            | 2,420          | \$            | 2,423          |
| 10-19-41950-1541 | Health Insurance                   | \$          | 68,861           | \$            | 39,488         | \$            | 38,984         |
| 10-19-41950-1545 | Dental Insurance                   | \$          | 4,559            | \$            | 2,939          | \$            | 3,117          |
| 10-19-41950-1548 | Vision Insurance                   | \$          | 790              | \$            | 518            | \$            | 518            |
| 10-19-41950-1561 | Long Term Disability               | \$          | 1,353            | \$            | 733            | \$            | 1,057          |
| 10-19-41950-2321 | Travel & Training                  | \$          | 712              | \$            | 3,500          | \$            | 3,500          |
| 10-19-41950-2431 | Uniforms                           | \$          | -                | \$            | 1,600          | \$            | -              |
| 10-19-41950-2513 | Equipment Materials & Supplies     | \$          | 10,683           | \$            | 14,000         | \$            | 17,000         |
| 10-19-41950-2610 | Building & Grounds Maint           | \$          | 103,491          | \$            | 85,000         | \$            | 80,000         |
| 10-19-41950-2612 | Janitorial-Custodial Supplies      | \$          | 12,804           | \$            | 30,000         | \$            | 30,000         |
| 10-19-41950-3111 | Utilities                          | \$          | 67,483           | \$            | 64,445         | \$            | 77,334         |
| 10-19-41950-4261 | Computer Software & Maint.         | \$          | -                | \$            | -              | \$            | 11,545         |
| 10-19-41950-4531 | Professional & Technical Servi     | \$          | 33,336           | \$            | 45,440         | \$            | 1,440          |
| 10-19-41950-6211 | Insurance & Surety Bonds           | \$          | 51,832           | \$            | 100,000        | \$            | 65,000         |
| 10-19-41950-7211 | Building & Bldg Improvements       | \$          | 172,975          | \$            | 99,500         | \$            | 40,000         |
| 10-19-41950-7410 | Equipment                          | \$          | 4,168            | \$            | -              | \$            | -              |
| 10-19-41950-7552 | Furniture                          | \$          | 78,670           | \$            | 50,000         | \$            | 10,000         |
| 10-19-41950-9154 | Due To Fleet Fund                  | \$          | 39,534           | \$            | 39,003         | \$            | 33,217         |
| <b>41950</b>     | <b>Operations &amp; Facilities</b> | \$          | <b>1,049,862</b> | \$            | <b>847,081</b> | \$            | <b>663,949</b> |
| <b>41955</b>     | <b>Information Technology</b>      |             |                  |               |                |               |                |
| 10-19-41955-1111 | Salaries - Full-Time Permanent     | \$          | 9,236            | \$            | 10,071         | \$            | 10,871         |
| 10-19-41955-1112 | Salaries - Part-Time Permanent     | \$          | -                | \$            | -              | \$            | -              |
| 10-19-41955-1211 | Overtime                           | \$          | -                | \$            | -              | \$            | -              |
| 10-19-41955-1300 | Employee Benefits (401K & 457)     | \$          | 375              | \$            | 414            | \$            | 404            |
| 10-19-41955-1321 | Clothing Allowance                 | \$          | 10               | \$            | 10             | \$            | 10             |
| 10-19-41955-1511 | FICA                               | \$          | -                | \$            | -              | \$            | -              |
| 10-19-41955-1512 | Medicare                           | \$          | 128              | \$            | 147            | \$            | 158            |
| 10-19-41955-1521 | Retirement                         | \$          | 1,436            | \$            | 1,631          | \$            | 1,652          |

| Account Number   | Description                    | 2023 Actual       | 2024 Estimate       | 2025 Proposed     |
|------------------|--------------------------------|-------------------|---------------------|-------------------|
| 10-19-41955-1531 | State Insurance Fund           | \$ -              | \$ 9                | \$ 197            |
| 10-19-41955-1541 | Health Insurance               | \$ 1,701          | \$ 1,836            | \$ 1,731          |
| 10-19-41955-1545 | Dental Insurance               | \$ 133            | \$ 145              | \$ 154            |
| 10-19-41955-1548 | Vision Insurance               | \$ 23             | \$ 26               | \$ 26             |
| 10-19-41955-1561 | Long Term Disability           | \$ 42             | \$ 47               | \$ 51             |
| 10-19-41955-2121 | Dues & Memberships             | \$ 179            | \$ 200              | \$ 200            |
| 10-19-41955-2321 | Travel & Training              | \$ -              | \$ -                | \$ -              |
| 10-19-41955-2369 | Meetings                       | \$ -              | \$ -                | \$ -              |
| 10-19-41955-2411 | Office Expense & Supplies      | \$ -              | \$ -                | \$ -              |
| 10-19-41955-2513 | Equipment Materials & Supplies | \$ 4,178          | \$ 10,000           | \$ 7,000          |
| 10-19-41955-3311 | Telecommunication              | \$ 27,708         | \$ 33,000           | \$ 39,000         |
| 10-19-41955-3313 | Cell Phone                     | \$ 60,611         | \$ 70,000           | \$ 83,640         |
| 10-19-41955-3315 | Internet Service               | \$ 33,798         | \$ 34,200           | \$ 34,200         |
| 10-19-41955-4211 | Network-Data Process Supplies  | \$ 32,257         | \$ -                | \$ -              |
| 10-19-41955-4221 | Website Maintenance            | \$ 9,383          | \$ 12,200           | \$ 25,200         |
| 10-19-41955-4222 | Printer/Copier Maintenance     | \$ 10,718         | \$ 13,000           | \$ 16,000         |
| 10-19-41955-4261 | Computer Software & Maint.     | \$ 273,008        | \$ 678,867          | \$ 178,100        |
| 10-19-41955-4531 | Professional & Technical Servi | \$ 133,277        | \$ 245,000          | \$ 172,500        |
| 10-19-41955-7410 | Equipment                      | \$ -              | \$ -                | \$ -              |
| 10-19-41955-7412 | Computer Equipment             | \$ 117,076        | \$ 110,050          | \$ 120,000        |
| 10-19-41955-7552 | Furniture                      | \$ -              | \$ -                | \$ -              |
| <b>41955</b>     | <b>Information Technology</b>  | <b>\$ 715,275</b> | <b>\$ 1,220,853</b> | <b>\$ 691,094</b> |
| <b>41970</b>     | <b>Communications</b>          |                   |                     |                   |
| 10-19-41970-1111 | Salaries - Full-Time Permanent | \$ 136,745        | \$ 145,009          | \$ 157,884        |
| 10-19-41970-1112 | Salaries - Part-Time Permanent | \$ 39,584         | \$ 50,739           | \$ 30,416         |
| 10-19-41970-1211 | Overtime                       | \$ 922            | \$ 1,000            | \$ 1,000          |
| 10-19-41970-1300 | Employee Benefits (401K & 457) | \$ 7,749          | \$ 8,991            | \$ 3,627          |
| 10-19-41970-1321 | Clothing Allowance             | \$ 400            | \$ 400              | \$ 300            |
| 10-19-41970-1511 | FICA                           | \$ 2,431          | \$ 3,147            | \$ 1,886          |
| 10-19-41970-1512 | Medicare                       | \$ 2,524          | \$ 2,841            | \$ 2,733          |
| 10-19-41970-1521 | Retirement                     | \$ 21,696         | \$ 23,478           | \$ 23,984         |
| 10-19-41970-1531 | State Insurance Fund           | \$ 429            | \$ 162              | \$ 1,907          |
| 10-19-41970-1541 | Health Insurance               | \$ 25,741         | \$ 25,375           | \$ 30,096         |
| 10-19-41970-1545 | Dental Insurance               | \$ 1,574          | \$ 1,448            | \$ 2,394          |
| 10-19-41970-1548 | Vision Insurance               | \$ 275            | \$ 251              | \$ 407            |
| 10-19-41970-1561 | Long Term Disability           | \$ 673            | \$ 715              | \$ 781            |
| 10-19-41970-2121 | Dues & Memberships             | \$ 584            | \$ 1,500            | \$ 1,500          |
| 10-19-41970-2321 | Travel & Training              | \$ -              | \$ 1,500            | \$ 7,000          |
| 10-19-41970-2369 | Meetings                       | \$ -              | \$ 300              | \$ 300            |



| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| 10-19-41970-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ -              |
| 10-19-41970-4531 | Professional & Technical Servi | \$ 26,293         | \$ 314,987        | \$ 97,600         |
| 10-19-41970-4541 | Printing & Mailing             | \$ 165            | \$ 12,500         | \$ 8,000          |
| 10-19-41970-5003 | Special Projects               | \$ 239            | \$ 2,000          | \$ 12,000         |
| 10-19-41970-5005 | EM City Merchandise            | \$ -              | \$ 22,566         | \$ 8,000          |
| 10-19-41970-7412 | Computer Equipment             | \$ 203            | \$ 3,900          | \$ 2,500          |
| <b>41970</b>     | <b>Communications</b>          | <b>\$ 268,227</b> | <b>\$ 622,809</b> | <b>\$ 394,315</b> |
| <b>41980</b>     | <b>Human Resources</b>         |                   |                   |                   |
| 10-19-41980-1111 | Salaries - Full-Time Permanent | \$ 90,014         | \$ 97,520         | \$ 159,275        |
| 10-19-41980-1112 | Salaries - Part-Time Permanent | \$ -              | \$ -              | \$ -              |
| 10-19-41980-1211 | Overtime                       | \$ -              | \$ -              | \$ -              |
| 10-19-41980-1300 | Employee Benefits (401K & 457) | \$ 5,547          | \$ 6,047          | \$ 9,876          |
| 10-19-41980-1321 | Clothing Allowance             | \$ 100            | \$ 100            | \$ 200            |
| 10-19-41980-1511 | FICA                           | \$ -              | \$ -              | \$ -              |
| 10-19-41980-1512 | Medicare                       | \$ 1,268          | \$ 1,415          | \$ 2,311          |
| 10-19-41980-1521 | Retirement                     | \$ 14,485         | \$ 15,789         | \$ 25,187         |
| 10-19-41980-1531 | State Insurance Fund           | \$ 148            | \$ 80             | \$ 191            |
| 10-19-41980-1541 | Health Insurance               | \$ 19,936         | \$ 18,355         | \$ 36,332         |
| 10-19-41980-1545 | Dental Insurance               | \$ 1,447          | \$ 1,448          | \$ 3,070          |
| 10-19-41980-1548 | Vision Insurance               | \$ 250            | \$ 251            | \$ 502            |
| 10-19-41980-1561 | Long Term Disability           | \$ 441            | \$ 456            | \$ 1,083          |
| 10-19-41980-2121 | Dues & Memberships             | \$ 674            | \$ 519            | \$ 1,694          |
| 10-19-41980-2321 | Travel & Training              | \$ 8,002          | \$ 12,750         | \$ 16,100         |
| 10-19-41980-2371 | Education Assistance           | \$ 12,658         | \$ 20,000         | \$ 15,000         |
| 10-19-41980-2377 | Wellness Committee             | \$ 2,100          | \$ 6,500          | \$ 6,500          |
| 10-19-41980-2378 | Safety Award                   | \$ 399            | \$ 1,500          | \$ 1,500          |
| 10-19-41980-2379 | Employee Activities            | \$ 17,094         | \$ 27,500         | \$ 40,000         |
| 10-19-41980-2411 | Office Expense & Supplies      | \$ 23,041         | \$ 25,000         | \$ -              |
| 10-19-41980-2431 | Uniform & Clothing             | \$ 1,202          | \$ -              | \$ 100            |
| 10-19-41980-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ 55,000         |
| 10-19-41980-4531 | Professional & Technical Servi | \$ 43,254         | \$ 38,938         | \$ 38,938         |
| 10-19-41980-6211 | Insurance & Surety Bonds       | \$ -              | \$ -              | \$ -              |
| <b>41980</b>     | <b>Human Resources</b>         | <b>\$ 242,063</b> | <b>\$ 274,168</b> | <b>\$ 412,859</b> |
| <b>41990</b>     | <b>Special Events</b>          |                   |                   |                   |
| 10-18-41990-1111 | Salaries - Full-Time Permanent | \$ 105,545        | \$ 154,804        | \$ 164,933        |
| 10-18-41990-1112 | Salaries - Part-Time Permanent | \$ 4,426          | \$ -              | \$ -              |
| 10-18-41990-1211 | Overtime                       | \$ 18,960         | \$ 15,000         | \$ 15,000         |
| 10-18-41990-1300 | Employee Benefits (401K & 457) | \$ 3,538          | \$ 5,904          | \$ 6,271          |

| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| 10-18-41990-1321 | Clothing Allowance             | \$ 605            | \$ 905            | \$ 914            |
| 10-18-41990-1511 | FICA                           | \$ 283            | \$ -              | \$ -              |
| 10-18-41990-1512 | Medicare                       | \$ 1,791          | \$ 2,247          | \$ 2,394          |
| 10-18-41990-1521 | Retirement                     | \$ 20,558         | \$ 25,936         | \$ 25,176         |
| 10-18-41990-1531 | State Insurance Fund           | \$ 827            | \$ 1,889          | \$ 2,944          |
| 10-18-41990-1541 | Health Insurance               | \$ 41,023         | \$ 54,943         | \$ 42,783         |
| 10-18-41990-1545 | Dental Insurance               | \$ 3,231          | \$ 4,385          | \$ 3,160          |
| 10-18-41990-1548 | Vision Insurance               | \$ 561            | \$ 761            | \$ 518            |
| 10-18-41990-1561 | Long Term Disability           | \$ 639            | \$ 856            | \$ 880            |
| 10-18-41990-2121 | Dues & Memberships             | \$ 1,400          | \$ 2,025          | \$ -              |
| 10-18-41990-2321 | Travel & Training              | \$ 3,060          | \$ 4,050          | \$ 7,000          |
| 10-18-41990-2513 | Equipment Materials & Supplies | \$ 259            | \$ 23,000         | \$ 8,000          |
| 10-18-41990-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ -              |
| 10-18-41990-4531 | Professional & Technical Servi | \$ -              | \$ -              | \$ 1,025          |
| 10-18-41990-5821 | Fireworks                      | \$ -              | \$ -              | \$ -              |
| 10-18-41990-5850 | Veterans Board                 | \$ 180            | \$ 2,100          | \$ 2,100          |
| 10-18-41990-5851 | Youth Council                  | \$ 2,950          | \$ 3,725          | \$ 4,200          |
| 10-18-41990-5852 | Senior Council                 | \$ 5,349          | \$ 6,000          | \$ 7,000          |
| 10-18-41990-5856 | Special Events                 | \$ 93,383         | \$ 149,500        | \$ 160,500        |
| 10-18-41990-5858 | Pony Express Days Celebration  | \$ 32,878         | \$ 51,500         | \$ 51,500         |
| 10-18-41990-5859 | Miss Eagle Mountain Pageant    | \$ 4,302          | \$ 8,000          | \$ 10,020         |
| 10-18-41990-7000 | Capital Outlay                 | \$ -              | \$ -              | \$ -              |
| 10-18-41990-7410 | Equipment                      | \$ -              | \$ -              | \$ 10,000         |
| 10-18-41990-7421 | Vehicle                        | \$ -              | \$ -              | \$ -              |
| 10-18-41990-9154 | Due To Fleet Fund              | \$ 10,047         | \$ 9,609          | \$ 11,919         |
| <b>41990</b>     | <b>Special Events</b>          | <b>\$ 355,797</b> | <b>\$ 527,139</b> | <b>\$ 538,237</b> |
| <b>42100</b>     | <b>Public Safety</b>           |                   |                   |                   |
| 10-21-42100-1111 | Salaries - Full-Time Permanent | \$ -              | \$ 54,503         | \$ 56,811         |
| 10-21-42100-1112 | Salaries - Part-Time Permanent | \$ 105,478        | \$ 125,000        | \$ 126,875        |
| 10-21-42100-1211 | Overtime                       | \$ -              | \$ -              | \$ -              |
| 10-21-42100-1300 | Employee Benefits (401K & 457) | \$ -              | \$ -              | \$ 3,505          |
| 10-21-42100-1321 | Clothing Allowance             | \$ -              | \$ 100            | \$ 100            |
| 10-21-42100-1511 | FICA                           | \$ 6,540          | \$ 7,750          | \$ 7,867          |
| 10-21-42100-1512 | Medicare                       | \$ 1,529          | \$ 2,581          | \$ 2,664          |
| 10-21-42100-1521 | Retirement                     | \$ -              | \$ 3,331          | \$ 2,904          |
| 10-21-42100-1531 | State Insurance Fund           | \$ 2,652          | \$ 4,561          | \$ 3,326          |
| 10-21-42100-1541 | Health Insurance               | \$ -              | \$ 18,355         | \$ 17,303         |
| 10-21-42100-1545 | Dental Insurance               | \$ -              | \$ 1,448          | \$ 1,535          |
| 10-21-42100-1548 | Vision Insurance               | \$ -              | \$ 251            | \$ 251            |



| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 10-21-42100-1561 | Long Term Disability           | \$ -                | \$ 287              | \$ 300              |
| 10-21-42100-2121 | Dues & Memberships             | \$ -                | \$ -                | \$ 90               |
| 10-21-42100-2321 | Travel & Training              | \$ -                | \$ 1,000            | \$ 2,600            |
| 10-21-42100-3111 | Utilities                      | \$ -                | \$ -                | \$ -                |
| 10-21-42100-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ -                |
| 10-21-42100-4410 | Animal Control                 | \$ 31,481           | \$ 58,705           | \$ 64,078           |
| 10-21-42100-4520 | Contract Services              | \$ 5,140,150        | \$ 5,935,665        | \$ 6,925,582        |
| 10-21-42100-4525 | Dispatch Services              | \$ 168,681          | \$ 352,057          | \$ 352,057          |
| 10-21-42100-4531 | Professional & Technical Servi | \$ -                | \$ -                | \$ -                |
| 10-21-42100-5002 | Special Projects               | \$ 1,647            | \$ 6,000            | \$ 6,000            |
| 10-21-42100-5230 | Emergency Management           | \$ (634)            | \$ 2,500            | \$ 4,000            |
| 10-21-42100-5235 | CERT Training                  | \$ -                | \$ 2,000            | \$ 2,000            |
| 10-21-42100-5797 | Planning Grant Expenses        | \$ -                | \$ -                | \$ -                |
| 10-21-42100-5859 | Rad Women/Kids                 | \$ 3,945            | \$ 6,000            | \$ 6,000            |
| 10-21-42100-5860 | Community Safety/VIPS          | \$ 643              | \$ 3,000            | \$ 3,000            |
| 10-21-42100-5861 | Communities That Care Program  | \$ 4,931            | \$ 7,000            | \$ 7,000            |
| 10-21-42100-5862 | DUI Blitzes w/ Alcohol Tax Fnd | \$ -                | \$ 32,000           | \$ 32,000           |
| 10-21-42100-7000 | Capital Outlay                 | \$ -                | \$ -                | \$ -                |
| 10-21-42100-7410 | Equipment                      | \$ -                | \$ -                | \$ -                |
| 10-21-42100-7415 | Emergency Management Equipment | \$ 8,146            | \$ 71,000           | \$ 36,500           |
| <b>42100</b>     | <b>Public Safety</b>           | <b>\$ 5,475,190</b> | <b>\$ 6,695,094</b> | <b>\$ 7,664,348</b> |
| <b>42420</b>     | <b>Building Inspections</b>    |                     |                     |                     |
| 10-33-42420-1111 | Salaries - Full-Time Permanent | \$ 548,524          | \$ 791,857          | \$ 767,177          |
| 10-33-42420-1112 | Salaries - Part-Time Permanent | \$ 24,816           | \$ 34,176           | \$ 26,390           |
| 10-33-42420-1116 | Salaries - Fast Track          | \$ 12,560           | \$ -                | \$ -                |
| 10-33-42420-1211 | Overtime                       | \$ 7,854            | \$ 8,000            | \$ 10,000           |
| 10-33-42420-1242 | Car Allowance                  | \$ -                | \$ -                | \$ -                |
| 10-33-42420-1300 | Employee Benefits (401K & 457) | \$ 34,409           | \$ 48,701           | \$ 45,692           |
| 10-33-42420-1321 | Clothing Allowance             | \$ 2,495            | \$ 3,495            | \$ 3,400            |
| 10-33-42420-1511 | FICA                           | \$ 1,519            | \$ 2,120            | \$ 1,637            |
| 10-33-42420-1512 | Medicare                       | \$ 8,233            | \$ 11,986           | \$ 11,516           |
| 10-33-42420-1521 | Retirement                     | \$ 93,156           | \$ 133,608          | \$ 120,461          |
| 10-33-42420-1531 | State Insurance Fund           | \$ 3,413            | \$ 6,329            | \$ 9,429            |
| 10-33-42420-1541 | Health Insurance               | \$ 170,834          | \$ 209,762          | \$ 206,002          |
| 10-33-42420-1545 | Dental Insurance               | \$ 13,331           | \$ 16,234           | \$ 17,635           |
| 10-33-42420-1548 | Vision Insurance               | \$ 2,314            | \$ 2,823            | \$ 2,889            |
| 10-33-42420-1561 | Long Term Disability           | \$ 3,161            | \$ 3,948            | \$ 4,151            |
| 10-33-42420-2121 | Dues & Memberships             | \$ 982              | \$ 3,600            | \$ 1,538            |
| 10-33-42420-2321 | Travel & Training              | \$ 5,901            | \$ 5,290            | \$ 5,750            |

| Account Number   | Description                     | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|---------------------------------|---------------------|---------------------|---------------------|
| 10-33-42420-2369 | Meetings                        | \$ 164              | \$ 400              | \$ 1,200            |
| 10-33-42420-2411 | Office Expense & Supplies       | \$ -                | \$ -                | \$ 2,150            |
| 10-33-42420-2513 | Equipment Materials & Supplies  | \$ 191              | \$ 1,000            | \$ 1,200            |
| 10-33-42420-4261 | Computer Software & Maint.      | \$ -                | \$ -                | \$ 57,500           |
| 10-33-42420-4531 | Professional & Technical Servi  | \$ 155,042          | \$ 350,000          | \$ 400,000          |
| 10-33-42420-6110 | Contractual Agreements          | \$ 29,900           | \$ 27,600           | \$ 27,600           |
| 10-33-42420-7000 | Capital Outlay                  | \$ -                | \$ -                | \$ -                |
| 10-33-42420-7211 | Buildings & Bldg Improvements   | \$ -                | \$ -                | \$ -                |
| 10-33-42420-7410 | Equipment                       | \$ -                | \$ -                | \$ -                |
| 10-33-42420-7412 | Computer Equipment              | \$ -                | \$ -                | \$ -                |
| 10-33-42420-9110 | Due To General Fund             | \$ -                | \$ -                | \$ -                |
| 10-33-42420-9154 | Due To Fleet Fund               | \$ 44,951           | \$ 62,575           | \$ 57,424           |
| 10-33-42420-9999 | Office Lease Right of Use Exp   | \$ 131,253          | \$ -                | \$ -                |
| <b>42420</b>     | <b>Building Inspections</b>     | <b>\$ 1,295,002</b> | <b>\$ 1,723,504</b> | <b>\$ 1,780,741</b> |
| <b>42430</b>     | <b>Neighborhood Improvement</b> |                     |                     |                     |
| 10-31-42430-1111 | Salaries - Full-Time Permanent  | \$ -                | \$ -                | \$ 200,841          |
| 10-31-42430-1112 | Salaries - Part-Time Permanent  | \$ -                | \$ -                | \$ -                |
| 10-31-42430-1113 | Salaries - Temporary Employees  | \$ -                | \$ -                | \$ -                |
| 10-31-42430-1211 | Overtime                        | \$ -                | \$ -                | \$ -                |
| 10-31-42430-1300 | Employee Benefits (401k & 457)  | \$ -                | \$ -                | \$ 12,454           |
| 10-31-42430-1321 | Clothing Allowance              | \$ -                | \$ -                | \$ 1,300            |
| 10-31-42430-1511 | FICA                            | \$ -                | \$ -                | \$ -                |
| 10-31-42430-1512 | Medicare                        | \$ -                | \$ -                | \$ 2,915            |
| 10-31-42430-1521 | Retirement                      | \$ -                | \$ -                | \$ 30,985           |
| 10-31-42430-1531 | State Insurance Fund            | \$ -                | \$ -                | \$ 2,914            |
| 10-31-42430-1541 | Health Insurance                | \$ -                | \$ -                | \$ 41,814           |
| 10-31-42430-1545 | Dental Insurance                | \$ -                | \$ -                | \$ 2,370            |
| 10-31-42430-1548 | Vision Insurance                | \$ -                | \$ -                | \$ 415              |
| 10-31-42430-1561 | Long Term Disability            | \$ -                | \$ -                | \$ 1,297            |
| 10-31-42430-2121 | Dues & Memberships              | \$ -                | \$ -                | \$ 225              |
| 10-31-42430-2321 | Travel & Training               | \$ -                | \$ -                | \$ 500              |
| 10-31-42430-2369 | Meetings                        | \$ -                | \$ -                | \$ 300              |
| 10-31-42430-2411 | Office Expense & Supplies       | \$ -                | \$ -                | \$ -                |
| 10-31-42430-2513 | Equipment Materials & Supplies  | \$ -                | \$ -                | \$ 1,500            |
| 10-31-42430-4261 | Computer Software & Maint.      | \$ -                | \$ -                | \$ -                |
| 10-31-42430-4531 | Professional & Technical Servi  | \$ -                | \$ -                | \$ -                |
| 10-31-42430-5002 | Special Projects                | \$ -                | \$ -                | \$ 30,000           |
| 10-31-42430-6110 | Contractual Agreements          | \$ -                | \$ -                | \$ 27,600           |
| 10-31-42430-7410 | Equipment                       | \$ -                | \$ -                | \$ 5,000            |



| Account Number   | Description                     | 2023 Actual  | 2024 Estimate | 2025 Proposed     |
|------------------|---------------------------------|--------------|---------------|-------------------|
| 10-31-42430-7411 | Office Equipment                | \$ -         | \$ -          | \$ -              |
| 10-31-42430-7412 | Computer Equipment              | \$ -         | \$ -          | \$ -              |
| 10-31-42430-9154 | Due To Fleet Fund               | \$ -         | \$ -          | \$ -              |
| <b>42430</b>     | <b>Neighborhood Improvement</b> | <b>\$ -</b>  | <b>\$ -</b>   | <b>\$ 362,430</b> |
| <b>44100</b>     | <b>Streets &amp; Roads</b>      |              |               |                   |
| 10-41-44100-1111 | Salaries - Full-Time Permanent  | \$ 418,728   | \$ 443,371    | \$ 593,410        |
| 10-41-44100-1112 | Salaries - Part-Time Permanent  | \$ -         | \$ 26,460     | \$ 33,618         |
| 10-41-44100-1211 | Overtime                        | \$ 25,703    | \$ 25,000     | \$ 25,000         |
| 10-41-44100-1300 | Employee Benefits (401k & 457)  | \$ 22,432    | \$ 23,507     | \$ 34,773         |
| 10-41-44100-1321 | Clothing Allowance              | \$ 3,031     | \$ 3,061      | \$ 4,237          |
| 10-41-44100-1511 | FICA                            | \$ -         | \$ 1,548      | \$ 2,086          |
| 10-41-44100-1512 | Medicare                        | \$ 6,390     | \$ 6,434      | \$ 9,098          |
| 10-41-44100-1521 | Retirement                      | \$ 74,197    | \$ 74,809     | \$ 96,243         |
| 10-41-44100-1531 | State Insurance Fund            | \$ 3,806     | \$ 6,283      | \$ 9,909          |
| 10-41-44100-1541 | Health Insurance                | \$ 110,295   | \$ 114,472    | \$ 179,023        |
| 10-41-44100-1545 | Dental Insurance                | \$ 7,371     | \$ 7,626      | \$ 13,999         |
| 10-41-44100-1548 | Vision Insurance                | \$ 1,288     | \$ 1,340      | \$ 2,303          |
| 10-41-44100-1561 | Long Term Disability            | \$ 2,190     | \$ 2,318      | \$ 4,161          |
| 10-41-44100-2321 | Travel & Training               | \$ 4,926     | \$ 7,000      | \$ 10,200         |
| 10-41-44100-2369 | Meetings                        | \$ 168       | \$ 600        | \$ 600            |
| 10-41-44100-2411 | Office Expense & Supplies       | \$ -         | \$ -          | \$ -              |
| 10-41-44100-2513 | Equipment Materials & Supplies  | \$ 64,968    | \$ 65,000     | \$ 72,000         |
| 10-41-44100-2610 | Building & Grounds Maint        | \$ -         | \$ -          | \$ -              |
| 10-41-44100-3111 | Utilities                       | \$ -         | \$ -          | \$ 55,200         |
| 10-41-44100-4121 | Attorney Fees                   | \$ 270       | \$ -          | \$ -              |
| 10-41-44100-4261 | Computer Software & Maint.      | \$ -         | \$ -          | \$ 11,545         |
| 10-41-44100-4394 | Collar Maintenance              | \$ -         | \$ 10,000     | \$ 10,000         |
| 10-41-44100-4531 | Professional & Technical Servi  | \$ 4,273     | \$ 5,000      | \$ 12,000         |
| 10-41-44100-4811 | Equipment Rental/Lease          | \$ 38,737    | \$ 23,900     | \$ 23,900         |
| 10-41-44100-4813 | Right of Use Lease Issuance Ex  | \$ 65,324    | \$ -          | \$ -              |
| 10-41-44100-5121 | Unimproved Road Maint.          | \$ 14,124    | \$ 17,000     | \$ 20,000         |
| 10-41-44100-5122 | Paved Road Maint.               | \$ 1,203,791 | \$ 1,650,000  | \$ 1,650,000      |
| 10-41-44100-5123 | Snow Removal                    | \$ 99,478    | \$ 85,000     | \$ 90,000         |
| 10-41-44100-5124 | Sidewalk Maintenance            | \$ 44,146    | \$ 60,000     | \$ 85,000         |
| 10-41-44100-5125 | Seal Coat Road Maint            | \$ -         | \$ -          | \$ 150,000        |
| 10-41-44100-5140 | Street Light New Install        | \$ 1,509,000 | \$ 1,000,000  | \$ 900,000        |
| 10-41-44100-5141 | Street Light Maintenance        | \$ 353,402   | \$ 250,000    | \$ 240,000        |
| 10-41-44100-5142 | Traffic Signal Maintenance      | \$ 16,507    | \$ 42,000     | \$ 50,000         |
| 10-41-44100-5721 | Chemicals & Fertilizers         | \$ -         | \$ -          | \$ -              |

| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 10-41-44100-5730 | Street Sign Maintenance        | \$ 37,378           | \$ 55,000           | \$ 65,000           |
| 10-41-44100-5731 | Street Sweeping                | \$ -                | \$ -                | \$ -                |
| 10-41-44100-7000 | Capital Outlay                 | \$ -                | \$ -                | \$ -                |
| 10-41-44100-7410 | Equipment                      | \$ -                | \$ 197,500          | \$ 83,000           |
| 10-41-44100-7421 | Vehicle                        | \$ -                | \$ 27,000           | \$ 215,951          |
| 10-41-44100-8211 | Lease Purchase                 | \$ 27,000           | \$ 250,892          | \$ 27,000           |
| 10-41-44100-9154 | Due To Fleet Fund              | \$ 247,345          | \$ -                | \$ 314,277          |
| 10-41-44100-9179 | Due To Road Debt Fund          | \$ -                | \$ -                | \$ -                |
| <b>44100</b>     | <b>Streets &amp; Roads</b>     | <b>\$ 4,406,266</b> | <b>\$ 4,482,121</b> | <b>\$ 5,093,533</b> |
| <b>45100</b>     | <b>Parks</b>                   |                     |                     |                     |
| 10-41-45100-1111 | Salaries - Full-Time Permanent | \$ 553,003          | \$ 626,850          | \$ 654,095          |
| 10-41-45100-1112 | Salaries - Part-Time Permanent | \$ 37,974           | \$ 52,916           | \$ 49,420           |
| 10-41-45100-1113 | Salaries - Temporary Employees | \$ -                | \$ -                | \$ -                |
| 10-41-45100-1211 | Overtime                       | \$ 32,522           | \$ 19,000           | \$ 23,000           |
| 10-41-45100-1300 | Employee Benefits (401k & 457) | \$ 34,735           | \$ 36,044           | \$ 38,399           |
| 10-41-45100-1321 | Clothing Allowance             | \$ 4,398            | \$ 4,961            | \$ 5,188            |
| 10-41-45100-1511 | FICA                           | \$ 2,438            | \$ 3,380            | \$ 3,066            |
| 10-41-45100-1512 | Medicare                       | \$ 8,805            | \$ 10,537           | \$ 10,214           |
| 10-41-45100-1521 | Retirement                     | \$ 96,679           | \$ 105,250          | \$ 103,714          |
| 10-41-45100-1531 | State Insurance Fund           | \$ 4,419            | \$ 9,006            | \$ 12,172           |
| 10-41-45100-1541 | Health Insurance               | \$ 145,428          | \$ 159,243          | \$ 154,209          |
| 10-41-45100-1545 | Dental Insurance               | \$ 10,100           | \$ 10,975           | \$ 9,776            |
| 10-41-45100-1548 | Vision Insurance               | \$ 1,796            | \$ 1,966            | \$ 1,627            |
| 10-41-45100-1561 | Long Term Disability           | \$ 2,980            | \$ 3,427            | \$ 3,422            |
| 10-41-45100-2121 | Dues & Memberships             | \$ 685              | \$ 1,145            | \$ 750              |
| 10-41-45100-2321 | Travel & Training              | \$ 2,520            | \$ 6,100            | \$ 7,250            |
| 10-41-45100-2369 | Meetings                       | \$ 360              | \$ 400              | \$ 600              |
| 10-41-45100-2411 | Office Expense & Supplies      | \$ -                | \$ -                | \$ -                |
| 10-41-45100-2513 | Equipment Materials & Supplies | \$ 32,283           | \$ 31,500           | \$ 35,000           |
| 10-41-45100-2610 | Building & Grounds Maint       | \$ 24,385           | \$ 17,500           | \$ 24,000           |
| 10-41-45100-3111 | Utilities                      | \$ 133,874          | \$ 180,000          | \$ 180,000          |
| 10-41-45100-4121 | Attorney Fees                  | \$ 2,059            | \$ -                | \$ -                |
| 10-41-45100-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ 19,545           |
| 10-41-45100-4531 | Professional & Technical Servi | \$ 753,121          | \$ 832,900          | \$ 727,555          |
| 10-41-45100-4811 | Equipment Rental/Lease         | \$ 11,566           | \$ 20,000           | \$ 20,000           |
| 10-41-45100-5405 | Park Amenities Repair/Replace  | \$ 21,607           | \$ 94,000           | \$ 104,000          |
| 10-41-45100-5406 | Park Fee In Lieu               | \$ -                | \$ -                | \$ -                |
| 10-41-45100-5410 | Landscape Maintenance          | \$ 44,585           | \$ 60,000           | \$ 120,000          |
| 10-41-45100-5420 | Parks Trails Pavement Mainten  | \$ 77,762           | \$ 80,000           | \$ 100,000          |



| Account Number   | Description                          | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------------|---------------------|---------------------|---------------------|
| 10-41-45100-5425 | Silverlake Trees                     | \$ -                | \$ -                | \$ -                |
| 10-41-45100-5430 | City Wide Trees                      | \$ 23,334           | \$ 60,000           | \$ 180,000          |
| 10-41-45100-5721 | Chemicals & Fertilizers              | \$ 7,905            | \$ 5,000            | \$ 5,000            |
| 10-41-45100-7410 | Equipment                            | \$ 40,967           | \$ 43,000           | \$ 113,900          |
| 10-41-45100-8211 | Lease Purchase                       | \$ -                | \$ 14,300           | \$ 29,300           |
| 10-41-45100-9154 | Due To Fleet Fund                    | \$ 200,386          | \$ 164,559          | \$ 190,477          |
| <b>45100</b>     | <b>Parks</b>                         | <b>\$ 2,312,679</b> | <b>\$ 2,653,959</b> | <b>\$ 2,925,679</b> |
| <b>45800</b>     | <b>Library</b>                       |                     |                     |                     |
| 10-18-45800-1111 | Salaries - Full-Time Permanent       | \$ 244,371          | \$ 262,977          | \$ 292,605          |
| 10-18-45800-1112 | Salaries - Part-Time Permanent       | \$ 144,879          | \$ 168,098          | \$ 207,549          |
| 10-18-45800-1211 | Overtime                             | \$ 63               | \$ -                | \$ -                |
| 10-18-45800-1300 | Employee Benefits (401K & 457)       | \$ 12,792           | \$ 13,817           | \$ 15,503           |
| 10-18-45800-1321 | Clothing Allowance                   | \$ 1,400            | \$ 1,700            | \$ 1,500            |
| 10-18-45800-1511 | FICA                                 | \$ 8,955            | \$ 10,425           | \$ 12,874           |
| 10-18-45800-1512 | Medicare                             | \$ 5,526            | \$ 6,256            | \$ 7,260            |
| 10-18-45800-1521 | Retirement                           | \$ 41,707           | \$ 45,304           | \$ 47,317           |
| 10-18-45800-1531 | State Insurance Fund                 | \$ 1,333            | \$ 359              | \$ 604              |
| 10-18-45800-1541 | Health Insurance                     | \$ 79,984           | \$ 79,988           | \$ 68,791           |
| 10-18-45800-1545 | Dental Insurance                     | \$ 6,167            | \$ 6,170            | \$ 5,407            |
| 10-18-45800-1548 | Vision Insurance                     | \$ 1,075            | \$ 1,078            | \$ 901              |
| 10-18-45800-1561 | Long Term Disability                 | \$ 1,353            | \$ 1,388            | \$ 1,489            |
| 10-18-45800-2121 | Dues & Memberships                   | \$ 17,572           | \$ 1,795            | \$ 1,695            |
| 10-18-45800-2321 | Travel & Training                    | \$ 1,764            | \$ 3,000            | \$ 3,000            |
| 10-18-45800-2369 | Meetings                             | \$ 127              | \$ 300              | \$ 600              |
| 10-18-45800-2411 | Office Expense & Supplies            | \$ 5,010            | \$ 6,000            | \$ 6,000            |
| 10-18-45800-2513 | Equipment Materials & Supplies       | \$ 1,065            | \$ 1,550            | \$ 1,550            |
| 10-18-45800-4211 | Computer Network & Data Proces       | \$ 22,313           | \$ 26,025           | \$ 10,766           |
| 10-18-45800-4261 | Computer Software & Maint.           | \$ -                | \$ -                | \$ 18,324           |
| 10-18-45800-4531 | Professional & Technical Servi       | \$ -                | \$ 10,651           | \$ 14,543           |
| 10-18-45800-5791 | Library Materials & Books            | \$ 52,583           | \$ 65,000           | \$ 75,000           |
| 10-18-45800-5795 | Grant funded Material/Supplies       | \$ 13,782           | \$ 27,000           | \$ 15,000           |
| 10-18-45800-5856 | Special Events                       | \$ 4,259            | \$ 5,000            | \$ 5,000            |
| 10-18-45800-7410 | Equipment                            | \$ 14,727           | \$ -                | \$ 8,000            |
| 10-18-45800-7412 | Computer Equipment                   | \$ 4,891            | \$ 5,000            | \$ 5,000            |
| 10-18-45800-7552 | Furniture                            | \$ 3,145            | \$ 4,000            | \$ 4,000            |
| <b>45800</b>     | <b>Library</b>                       | <b>\$ 690,841</b>   | <b>\$ 752,881</b>   | <b>\$ 830,278</b>   |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> |                     |                     |                     |
| 10-32-48100-9999 | Office Right Of Use Lease Exp        | \$ 266,483          | \$ -                | \$ -                |

| Account Number   | Description                          | 2023 Actual           | 2024 Estimate        | 2025 Proposed        |
|------------------|--------------------------------------|-----------------------|----------------------|----------------------|
| 10-61-48100-9116 | Due to Public Saftey ImpFee Fn       | \$ -                  | \$ -                 | \$ -                 |
| 10-61-48100-9130 | Due To Debt Service Fund             | \$ 217,169            | \$ 219,610           | \$ 217,921           |
| 10-61-48100-9147 | Due To Cap Proj Fund                 | \$ 4,560,966          | \$ 2,505,046         | \$ 2,040,897         |
| 10-61-48100-9151 | Due To Water Fund                    | \$ -                  | \$ -                 | \$ -                 |
| 10-61-48100-9152 | Due To Sewer Fund                    | \$ -                  | \$ -                 | \$ -                 |
| 10-61-48100-9154 | Due To Fleet Fund                    | \$ -                  | \$ -                 | \$ -                 |
| 10-61-48100-9162 | Due to Cemetery Fund                 | \$ -                  | \$ -                 | \$ -                 |
| 10-61-48100-9180 | Due to RDA                           | \$ -                  | \$ -                 | \$ -                 |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> | <b>\$ 5,044,618</b>   | <b>\$ 2,724,656</b>  | <b>\$ 2,258,818</b>  |
| <b>48700</b>     | <b>Fund Reserve</b>                  |                       |                      |                      |
| 10-99-48700-9499 | Fund Balance Appropriation           | \$ -                  | \$ -                 | \$ -                 |
| <b>48700</b>     | <b>Fund Reserve</b>                  | <b>\$ -</b>           | <b>\$ -</b>          | <b>\$ -</b>          |
|                  | <b>Expense</b>                       | <b>\$ 29,847,209</b>  | <b>\$ 33,166,422</b> | <b>\$ 33,682,108</b> |
| <b>10</b>        | <b>General Fund</b>                  | <b>\$ (1,257,839)</b> | <b>\$ -</b>          | <b>\$ -</b>          |
| <b>11</b>        | <b>Water Impact Fee Fund</b>         |                       |                      |                      |
|                  | <b>Revenue</b>                       |                       |                      |                      |
| 11-00-34800-0000 | Impact Fees                          | \$ -                  | \$ -                 | \$ 3,300,000         |
| 11-00-34805-0000 | Buy In Water SA 1                    | \$ 372,668            | \$ 164,000           | \$ -                 |
| 11-00-34806-0000 | Buy In Water SA 2                    | \$ 73,836             | \$ -                 | \$ -                 |
| 11-00-34860-0000 | Future Facilities Water SA 1         | \$ 1,804,801          | \$ 2,957,000         | \$ -                 |
| 11-00-34870-0000 | Future Facilities Water SA 2         | \$ 94,112             | \$ -                 | \$ -                 |
| 11-00-37010-0000 | Interest Earnings                    | \$ 1,017,765          | \$ 620,000           | \$ -                 |
| 11-00-38110-0000 | Due From General Fund                | \$ -                  | \$ -                 | \$ -                 |
| 11-00-38151-0000 | Due From Water Fund                  | \$ -                  | \$ -                 | \$ -                 |
| 11-00-39920-0000 | Use of Fund Reserves                 | \$ -                  | \$ 18,744,575        | \$ 1,125,645         |
|                  | <b>Revenue</b>                       | <b>\$ 3,363,182</b>   | <b>\$ 22,485,575</b> | <b>\$ 4,425,645</b>  |
|                  | <b>Expense</b>                       |                       |                      |                      |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> |                       |                      |                      |
| 11-61-48100-9110 | Due To General Fund                  | \$ -                  | \$ -                 | \$ -                 |
| 11-61-48100-9147 | Due To General Fund CP Fund          | \$ -                  | \$ -                 | \$ -                 |
| 11-61-48100-9151 | Due To Water Fund                    | \$ 3,316,117          | \$ 654,416           | \$ 660,645           |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> | <b>\$ 3,316,117</b>   | <b>\$ 654,416</b>    | <b>\$ 660,645</b>    |
| <b>48700</b>     | <b>Fund Reserve</b>                  |                       |                      |                      |



| Account Number   | Description                          | 2023 Actual         | 2024 Estimate        | 2025 Proposed       |
|------------------|--------------------------------------|---------------------|----------------------|---------------------|
| 11-99-48700-9499 | Fund Balance Appropriation           | \$ -                | \$ -                 | \$ -                |
| <b>48700</b>     | <b>Fund Reserve</b>                  | <b>\$ -</b>         | <b>\$ -</b>          | <b>\$ -</b>         |
| <b>51000</b>     | <b>Water Utility</b>                 |                     |                      |                     |
| 11-51-51000-4531 | Professional & Technical Servi       | \$ 5,000            | \$ 60,000            | \$ -                |
| 11-51-51000-6000 | Bad Debt Expense                     | \$ -                | \$ -                 | \$ -                |
| 11-51-51000-6310 | Developer Impact Fee Reimb.          | \$ -                | \$ 510,000           | \$ -                |
| 11-51-51000-7000 | Capital Outlay                       | \$ -                | \$ -                 | \$ -                |
| 11-81-51000-7000 | Capital Projects                     | \$ -                | \$ 21,261,159        | \$ 3,765,000        |
| <b>51000</b>     | <b>Water Utility</b>                 | <b>\$ 5,000</b>     | <b>\$ 21,831,159</b> | <b>\$ 3,765,000</b> |
|                  | <b>Expense</b>                       | <b>\$ 3,321,117</b> | <b>\$ 22,485,575</b> | <b>\$ 4,425,645</b> |
| <b>11</b>        | <b>Water Impact Fee Fund</b>         | <b>\$ 42,065</b>    | <b>\$ -</b>          | <b>\$ -</b>         |
| <b>12</b>        | <b>Wastewater Impact Fee Fund</b>    |                     |                      |                     |
|                  | <b>Revenue</b>                       |                     |                      |                     |
| 12-00-34800-0000 | Impact Fees                          | \$ -                | \$ -                 | \$ -                |
| 12-00-34805-0000 | SSA Treatment Buy In WW              | \$ 784,614          | \$ 560,000           | \$ -                |
| 12-00-34807-0000 | Development Agreements               | \$ -                | \$ -                 | \$ -                |
| 12-00-34816-0000 | Evan's Ranch Trunk Line WW           | \$ 63,498           | \$ -                 | \$ -                |
| 12-00-34820-0000 | EMP Property Buy In                  | \$ 798              | \$ -                 | \$ -                |
| 12-00-34825-0000 | Future Facilities WW SSA             | \$ 579,150          | \$ 1,790,000         | \$ 3,032,250        |
| 12-00-34830-0000 | Ranches Pkwy Extension WW            | \$ 253              | \$ -                 | \$ -                |
| 12-00-34845-0000 | Future Facilities WW NSA             | \$ 84,617           | \$ 105,000           | \$ 124,400          |
| 12-00-34855-0000 | Camp Williams Sewer Line             | \$ 5,451            | \$ 4,650             | \$ -                |
| 12-00-37010-0000 | Interest Earnings                    | \$ 104,851          | \$ 80,000            | \$ -                |
| 12-00-38110-0000 | Due From General Fund                | \$ -                | \$ -                 | \$ -                |
| 12-00-38152-0000 | Due From Sewer Fund                  | \$ -                | \$ -                 | \$ -                |
| 12-00-39920-0000 | Use of Fund Reserves                 | \$ -                | \$ 2,413,035         | \$ -                |
|                  | <b>Revenue</b>                       | <b>\$ 1,623,234</b> | <b>\$ 4,952,685</b>  | <b>\$ 3,156,650</b> |
|                  | <b>Expense</b>                       |                     |                      |                     |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> |                     |                      |                     |
| 12-61-48100-9147 | Due To General Fund CP Fund          | \$ -                | \$ 1,716,470         | \$ -                |
| 12-61-48100-9152 | Due To Sewer Fund                    | \$ 2,979,234        | \$ -                 | \$ 1,148,350        |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> | <b>\$ 2,979,234</b> | <b>\$ 1,716,470</b>  | <b>\$ 1,148,350</b> |
| <b>48700</b>     | <b>Fund Reserve</b>                  |                     |                      |                     |

| Account Number   | Description                         | 2023 Actual           | 2024 Estimate       | 2025 Proposed       |
|------------------|-------------------------------------|-----------------------|---------------------|---------------------|
| 12-99-48700-9499 | Fund Balance Appropriation          | \$ -                  | \$ 940,800          | \$ 199,800          |
| <b>48700</b>     | <b>Fund Reserve</b>                 | <b>\$ -</b>           | <b>\$ 940,800</b>   | <b>\$ 199,800</b>   |
| <b>52000</b>     | <b>Wastewater Utility</b>           |                       |                     |                     |
| 12-51-52000-4531 | Professional & Technical Servi      | \$ 6,165              | \$ -                | \$ -                |
| 12-51-52000-6306 | EM Properties Reimbursement         | \$ -                  | \$ -                | \$ -                |
| 12-51-52000-6309 | Evans Ranch Reimbursement           | \$ -                  | \$ -                | \$ -                |
| 12-51-52000-6310 | Developer Impact Fee Reimb.         | \$ 128,684            | \$ 4,650            | \$ -                |
| 12-81-52000-7000 | Capital Projects                    | \$ -                  | \$ -                | \$ 808,500          |
| 12-81-52000-7308 | Tertiary Treatement Project         | \$ -                  | \$ 1,000,000        | \$ 1,000,000        |
| <b>52000</b>     | <b>Wastewater Utility</b>           | <b>\$ 134,849</b>     | <b>\$ 1,004,650</b> | <b>\$ 1,808,500</b> |
| <b>52100</b>     | <b>Wastewater Capital Projects</b>  |                       |                     |                     |
| 12-81-52100-7307 | Headworks Project                   | \$ -                  | \$ 1,290,765        | \$ -                |
| <b>52100</b>     | <b>Wastewater Capital Projects</b>  | <b>\$ -</b>           | <b>\$ 1,290,765</b> | <b>\$ -</b>         |
|                  | <b>Expense</b>                      | <b>\$ 3,114,083</b>   | <b>\$ 4,952,685</b> | <b>\$ 3,156,650</b> |
| <b>12</b>        | <b>Wastewater Impact Fee Fund</b>   | <b>\$ (1,490,850)</b> | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>15</b>        | <b>Parks/Trails Impact Fee Fund</b> |                       |                     |                     |
|                  | <b>Revenue</b>                      |                       |                     |                     |
| 15-00-34800-0000 | Impact Fees                         | \$ -                  | \$ -                | \$ 3,136,500        |
| 15-00-34825-0000 | Future Facilities PrksTrls SSA      | \$ 1,032,609          | \$ 2,900,000        | \$ -                |
| 15-00-34845-0000 | Future Facilities PrksTrls NSA      | \$ 724,196            | \$ 1,150,000        | \$ -                |
| 15-00-34850-0000 | Future Facilities PrksTrls WSA      | \$ 28,640             | \$ -                | \$ -                |
| 15-00-37010-0000 | Interest Earnings                   | \$ 149,540            | \$ 225,000          | \$ -                |
| 15-00-39920-0000 | Use of Fund Reserves                | \$ -                  | \$ 3,998,226        | \$ -                |
|                  | <b>Revenue</b>                      | <b>\$ 1,934,985</b>   | <b>\$ 8,273,226</b> | <b>\$ 3,136,500</b> |
|                  | <b>Expense</b>                      |                       |                     |                     |
| <b>45100</b>     | <b>Parks</b>                        |                       |                     |                     |
| 15-51-45100-4531 | Professional & Technical Servi      | \$ -                  | \$ -                | \$ -                |
| 15-51-45100-6000 | Bad Debt Expense                    | \$ -                  | \$ -                | \$ -                |
| 15-51-45100-6302 | SITLA Imp Fee Reimbursement         | \$ -                  | \$ -                | \$ -                |
| 15-51-45100-7000 | Capital Outlay                      | \$ -                  | \$ 30,000           | \$ 1,250,000        |
| 15-81-45100-7021 | Smith Ranch Park                    | \$ -                  | \$ 7,126,224        | \$ -                |
| <b>45100</b>     | <b>Parks</b>                        | <b>\$ -</b>           | <b>\$ 7,156,224</b> | <b>\$ 1,250,000</b> |



| Account Number   | Description                                  | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|----------------------------------------------|---------------------|---------------------|---------------------|
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>         |                     |                     |                     |
| 15-61-48100-9147 | Due To General Fund CP Fund                  | \$ 494,427          | \$ -                | \$ -                |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>         | <b>\$ 494,427</b>   | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>48700</b>     | <b>Fund Reserve</b>                          |                     |                     |                     |
| 15-99-48700-9499 | Fund Balance Appropriation                   | \$ -                | \$ 1,117,002        | \$ 1,886,500        |
| <b>48700</b>     | <b>Fund Reserve</b>                          | <b>\$ -</b>         | <b>\$ 1,117,002</b> | <b>\$ 1,886,500</b> |
|                  | <b>Expense</b>                               | <b>\$ 494,427</b>   | <b>\$ 8,273,226</b> | <b>\$ 3,136,500</b> |
| <b>15</b>        | <b>Parks/Trails Impact Fee Fund</b>          | <b>\$ 1,440,558</b> | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>16</b>        | <b>Public Safety Facility Impact Revenue</b> |                     |                     |                     |
| 16-00-34800-0000 | Impact Fees                                  | \$ 39,262           | \$ 31,000           | \$ 35,700           |
| 16-00-34825-0000 | Future Facilities SSA                        | \$ -                | \$ -                | \$ -                |
| 16-00-34845-0000 | Future Facilities NSA                        | \$ -                | \$ -                | \$ -                |
| 16-00-34850-0000 | Future Facilities WSA                        | \$ -                | \$ -                | \$ -                |
|                  | <b>Revenue</b>                               | <b>\$ 39,262</b>    | <b>\$ 31,000</b>    | <b>\$ 35,700</b>    |
|                  | <b>Expense</b>                               |                     |                     |                     |
| <b>42100</b>     | <b>Public Safety</b>                         |                     |                     |                     |
| 16-51-42100-4531 | Professional & Technical Servi               | \$ -                | \$ 10,000           | \$ -                |
| <b>42100</b>     | <b>Public Safety</b>                         | <b>\$ -</b>         | <b>\$ 10,000</b>    | <b>\$ -</b>         |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>         |                     |                     |                     |
| 16-61-48100-9110 | Due To General Fund                          | \$ -                | \$ -                | \$ -                |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>         | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>48700</b>     | <b>Fund Reserve</b>                          |                     |                     |                     |
| 16-99-48700-9499 | Fund Balance Appropriation                   | \$ -                | \$ 21,000           | \$ 35,700           |
| <b>48700</b>     | <b>Fund Reserve</b>                          | <b>\$ -</b>         | <b>\$ 21,000</b>    | <b>\$ 35,700</b>    |
|                  | <b>Expense</b>                               | <b>\$ -</b>         | <b>\$ 31,000</b>    | <b>\$ 35,700</b>    |
| <b>16</b>        | <b>Public Safety Facility Impact</b>         | <b>\$ 39,262</b>    | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>17</b>        | <b>Stormwater Impact Fee Fund Revenue</b>    |                     |                     |                     |

| Account Number   | Description                           | 2023 Actual       | 2024 Estimate       | 2025 Proposed       |
|------------------|---------------------------------------|-------------------|---------------------|---------------------|
| 17-00-34800-0000 | Impact Fees                           | \$ -              | \$ -                | \$ -                |
| 17-00-34820-0000 | EMP Property Buy In                   | \$ 12,041         | \$ 15,000           | \$ -                |
| 17-00-34825-0000 | Future Facilities StrmWtr SSA         | \$ 243,792        | \$ 388,220          | \$ 441,350          |
| 17-00-34833-0000 | Tickville Wash/Basin Eq Buy In        | \$ 16,424         | \$ 13,500           | \$ -                |
| 17-00-34845-0000 | Future Facilities StrmWtr NSA         | \$ 62,758         | \$ 95,000           | \$ 56,400           |
| 17-00-34850-0000 | Future Facilities StrmWtr WSA         | \$ 25,440         | \$ -                | \$ -                |
| 17-00-37010-0000 | Interest Earnings                     | \$ 78,905         | \$ 100,000          | \$ -                |
| 17-00-38110-0000 | Due From General Fund                 | \$ -              | \$ -                | \$ -                |
| 17-00-39920-0000 | Use of Fund Reserves                  | \$ -              | \$ 3,233,682        | \$ 1,517,550        |
|                  | <b>Revenue</b>                        | <b>\$ 439,361</b> | <b>\$ 3,845,402</b> | <b>\$ 2,015,300</b> |
|                  | <b>Expense</b>                        |                   |                     |                     |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>  |                   |                     |                     |
| 17-61-48100-9147 | Due To General Fund CP Fund           | \$ -              | \$ 1,324,102        | \$ -                |
| 17-61-48100-9159 | Due to Strm Wtr Fund                  | \$ -              | \$ -                | \$ -                |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>  | <b>\$ -</b>       | <b>\$ 1,324,102</b> | <b>\$ -</b>         |
| <b>48700</b>     | <b>Fund Reserve</b>                   |                   |                     |                     |
| 17-99-48700-9499 | Fund Balance Appropriation            | \$ -              | \$ -                | \$ -                |
| <b>48700</b>     | <b>Fund Reserve</b>                   | <b>\$ -</b>       | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>59000</b>     | <b>Stormwater Services</b>            |                   |                     |                     |
| 17-51-59000-4531 | Professional & Technical Servi        | \$ 30,920         | \$ -                | \$ -                |
| 17-51-59000-6000 | Bad Debt Expense                      | \$ -              | \$ -                | \$ -                |
| 17-51-59000-6306 | EM Properties Reimbursement           | \$ -              | \$ -                | \$ -                |
| 17-51-59000-6310 | Developer Impact Fee Reimb.           | \$ 10,015         | \$ 21,000           | \$ -                |
| 17-51-59000-7000 | Capital Outlay                        | \$ -              | \$ 1,000,000        | \$ 515,000          |
| 17-81-59000-7026 | Old Airport Road Phase 2              | \$ -              | \$ 999,000          | \$ 999,000          |
| 17-81-59000-7046 | Midvalley Road Extension              | \$ -              | \$ 501,300          | \$ 501,300          |
| <b>59000</b>     | <b>Stormwater Services</b>            | <b>\$ 40,935</b>  | <b>\$ 2,521,300</b> | <b>\$ 2,015,300</b> |
|                  | <b>Expense</b>                        | <b>\$ 40,935</b>  | <b>\$ 3,845,402</b> | <b>\$ 2,015,300</b> |
| <b>17</b>        | <b>Stormwater Impact Fee Fund</b>     | <b>\$ 398,426</b> | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>18</b>        | <b>Transportation Impact Fee Fund</b> |                   |                     |                     |
|                  | <b>Revenue</b>                        |                   |                     |                     |
| 18-00-34800-0000 | Impact Fees                           | \$ -              | \$ -                | \$ 4,125,050        |
| 18-00-34820-0000 | EMP Property Buy In                   | \$ -              | \$ -                | \$ -                |



| Account Number   | Description                           | 2023 Actual           | 2024 Estimate       | 2025 Proposed       |
|------------------|---------------------------------------|-----------------------|---------------------|---------------------|
| 18-00-34825-0000 | Future Facilities Trans SSA           | \$ 790,699            | \$ 1,000,000        | \$ -                |
| 18-00-34840-0000 | EM Blvd/Sweetwater NSA                | \$ -                  | \$ -                | \$ -                |
| 18-00-34841-0000 | EM Blvd/Sweetwater SSA                | \$ 248                | \$ -                | \$ -                |
| 18-00-34842-0000 | Sweetwater Rd Eq Buy In WSA           | \$ -                  | \$ -                | \$ -                |
| 18-00-34844-0000 | Pony Express Ext thru SlvrLke         | \$ -                  | \$ -                | \$ -                |
| 18-00-34845-0000 | Future Facilities Trans NSA           | \$ 259,974            | \$ 400,000          | \$ -                |
| 18-00-34847-0000 | Airport Rd ROW NSA                    | \$ (33)               | \$ -                | \$ -                |
| 18-00-34848-0000 | Airport Rd ROW SSA                    | \$ -                  | \$ -                | \$ -                |
| 18-00-34849-0000 | Airport Rd ROW WSA                    | \$ -                  | \$ -                | \$ -                |
| 18-00-34850-0000 | Future Facilities Trans WSA           | \$ 9,880              | \$ -                | \$ -                |
| 18-00-37010-0000 | Interest Earnings                     | \$ 78,633             | \$ 10,000           | \$ -                |
| 18-00-38110-0000 | Due From General Fund                 | \$ -                  | \$ -                | \$ -                |
| 18-00-38145-0000 | Due from Capital Project Fund         | \$ -                  | \$ 1,171,109        | \$ -                |
| 18-00-39920-0000 | Use of Fund Reserves                  | \$ -                  | \$ 2,966,357        | \$ -                |
|                  | <b>Revenue</b>                        | <b>\$ 1,139,401</b>   | <b>\$ 5,547,466</b> | <b>\$ 4,125,050</b> |
|                  | <b>Expense</b>                        |                       |                     |                     |
| <b>44100</b>     | <b>Streets &amp; Roads</b>            |                       |                     |                     |
| 18-51-44100-4531 | Professional & Technical Servi        | \$ 2,700              | \$ -                | \$ -                |
| 18-51-44100-6310 | Developer Impact Fee Reimb.           | \$ -                  | \$ 400,000          | \$ -                |
| 18-81-44100-7000 | Capital Projects                      | \$ -                  | \$ 3,321,104        | \$ 125,000          |
| <b>44100</b>     | <b>Streets &amp; Roads</b>            | <b>\$ 2,700</b>       | <b>\$ 3,721,104</b> | <b>\$ 125,000</b>   |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>  |                       |                     |                     |
| 18-61-48100-9147 | Due To General Fund CP Fund           | \$ 356,516            | \$ -                | \$ -                |
| 18-61-48100-9179 | Due To Debt Service Fund              | \$ 1,826,799          | \$ 1,826,362        | \$ 1,832,302        |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b>  | <b>\$ 2,183,315</b>   | <b>\$ 1,826,362</b> | <b>\$ 1,832,302</b> |
| <b>48700</b>     | <b>Fund Reserve</b>                   |                       |                     |                     |
| 18-99-48700-9499 | Fund Balance Appropriation            | \$ -                  | \$ -                | \$ 2,167,748        |
| <b>48700</b>     | <b>Fund Reserve</b>                   | <b>\$ -</b>           | <b>\$ -</b>         | <b>\$ 2,167,748</b> |
|                  | <b>Expense</b>                        | <b>\$ 2,186,015</b>   | <b>\$ 5,547,466</b> | <b>\$ 4,125,050</b> |
| <b>18</b>        | <b>Transportation Impact Fee Fund</b> | <b>\$ (1,046,614)</b> | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>30</b>        | <b>Debt Service Fund</b>              |                       |                     |                     |
|                  | <b>Revenue</b>                        |                       |                     |                     |
| 30-00-37010-0000 | Interest Earnings                     | \$ 59,862             | \$ -                | \$ -                |

| Account Number   | Description                          | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------------|---------------------|---------------------|---------------------|
| 30-00-38110-0000 | Due From General Fund                | \$ 217,169          | \$ 219,610          | \$ 217,921          |
| 30-00-38118-0000 | Due From Trans Imp Fee Fnd           | \$ 1,826,799        | \$ 1,826,362        | \$ 1,832,302        |
| 30-00-38145-0000 | Due From Capital Project Fund        | \$ -                | \$ 1,050,000        | \$ -                |
| 30-00-38147-0000 | Due from Capital Project Fund        | \$ -                | \$ -                | \$ -                |
| 30-00-39111-0000 | Bond Proceeds                        | \$ -                | \$ -                | \$ -                |
| 30-00-39120-0000 | Premium on Bonds Sold                | \$ -                | \$ -                | \$ -                |
|                  | <b>Revenue</b>                       | <b>\$ 2,103,831</b> | <b>\$ 3,095,972</b> | <b>\$ 2,050,223</b> |
|                  | <b>Expense</b>                       |                     |                     |                     |
| <b>44100</b>     | <b>Streets &amp; Roads</b>           |                     |                     |                     |
| 30-71-44100-8111 | Principal                            | \$ 1,222,115        | \$ 1,934,395        | \$ 958,737          |
| 30-71-44100-8121 | Interest Expense                     | \$ 821,853          | \$ 1,159,077        | \$ 1,088,986        |
| 30-71-44100-8132 | Cost of Issuance                     | \$ -                | \$ -                | \$ -                |
| 30-71-44100-8151 | Paying Agent Fee                     | \$ -                | \$ 2,500            | \$ 2,500            |
| <b>44100</b>     | <b>Streets &amp; Roads</b>           | <b>\$ 2,043,968</b> | <b>\$ 3,095,972</b> | <b>\$ 2,050,223</b> |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> |                     |                     |                     |
| 30-61-48100-9147 | Due To General Fund CP Fund          | \$ -                | \$ -                | \$ -                |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> | <b>\$ -</b>         | <b>\$ -</b>         | <b>\$ -</b>         |
|                  | <b>Expense</b>                       | <b>\$ 2,043,968</b> | <b>\$ 3,095,972</b> | <b>\$ 2,050,223</b> |
| <b>30</b>        | <b>Debt Service Fund</b>             | <b>\$ 59,862</b>    | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>47</b>        | <b>Capital Projects General Fund</b> |                     |                     |                     |
|                  | <b>Revenue</b>                       |                     |                     |                     |
| 47-00-33320-0000 | Safe Routes To School Grant          | \$ -                | \$ -                | \$ -                |
| 47-00-33330-0000 | MAG Funding                          | \$ 5,667,051        | \$ -                | \$ -                |
| 47-00-33400-0000 | Misc State Grant Revenue             | \$ 17,070           | \$ -                | \$ -                |
| 47-00-34520-0000 | Park Fee In Lieu                     | \$ -                | \$ -                | \$ -                |
| 47-00-37010-0000 | Interest Earnings                    | \$ 1,120,390        | \$ -                | \$ -                |
| 47-00-38110-0000 | Due From General Fund                | \$ 4,560,966        | \$ 2,505,046        | \$ 2,040,897        |
| 47-00-38111-0000 | Due From Water Impact Fee Fund       | \$ -                | \$ -                | \$ -                |
| 47-00-38112-0000 | Due From Sewer Impact Fee Fund       | \$ -                | \$ 1,716,470        | \$ -                |
| 47-00-38115-0000 | Due From Prk/Trls Imp Fee Fnd        | \$ 494,427          | \$ -                | \$ -                |
| 47-00-38116-0000 | Due From PubSfty Imp Fee Fnd         | \$ -                | \$ -                | \$ -                |
| 47-00-38117-0000 | Due From StrmWtr Imp Fee Fnd         | \$ -                | \$ 1,324,102        | \$ -                |
| 47-00-38118-0000 | Due From Trans Imp Fee Fnd           | \$ 356,516          | \$ -                | \$ -                |
| 47-00-38119-0000 | Due from Debt Svc Fund               | \$ -                | \$ -                | \$ -                |



| Account Number   | Description                        | 2023 Actual          | 2024 Estimate        | 2025 Proposed       |
|------------------|------------------------------------|----------------------|----------------------|---------------------|
| 47-00-39111-0000 | Bond Proceeds                      | \$ -                 | \$ -                 | \$ -                |
| 47-00-39120-0000 | Premium on Bonds Sold              | \$ -                 | \$ -                 | \$ -                |
| 47-00-39140-0000 | Loan Proceeds                      | \$ -                 | \$ -                 | \$ -                |
| 47-00-39700-0000 | Contributions Private Sources      | \$ 432,786           | \$ -                 | \$ -                |
| 47-00-39710-0000 | Assets - From Developer            | \$ -                 | \$ 90,000            | \$ -                |
| 47-00-39711-0000 | Contributions Other Government     | \$ 210,071           | \$ 14,862,085        | \$ -                |
| 47-00-39920-0000 | Use of Fund Reserves               | \$ -                 | \$ -                 | \$ 6,310,753        |
|                  | <b>Revenue</b>                     | <b>\$ 12,859,277</b> | <b>\$ 20,497,703</b> | <b>\$ 8,351,650</b> |
|                  | <b>Expense</b>                     |                      |                      |                     |
| <b>41000</b>     | <b>GENERAL GOVERNMENT</b>          |                      |                      |                     |
| 47-81-41000-7057 | Fencing - Wildlife Corridor        | \$ -                 | \$ 90,000            | \$ -                |
| 47-81-41000-7058 | Land Acquisition                   | \$ -                 | \$ 1,250,000         | \$ 4,900,000        |
| 47-81-41000-7060 | Reuse Water Study                  | \$ -                 | \$ 125,000           | \$ -                |
| 47-81-41000-7061 | City Hall                          | \$ -                 | \$ -                 | \$ 900,000          |
| 47-81-41000-7062 | Park & Ride SR73 Area              | \$ -                 | \$ -                 | \$ 250,000          |
| <b>41000</b>     | <b>GENERAL GOVERNMENT</b>          | <b>\$ -</b>          | <b>\$ 1,465,000</b>  | <b>\$ 6,050,000</b> |
| <b>41950</b>     | <b>Operations &amp; Facilities</b> |                      |                      |                     |
| 47-81-41950-7049 | Public Works Yard Improvement      | \$ -                 | \$ 150,000           | \$ -                |
| 47-81-41950-7050 | Pave Senior Center Parking Lot     | \$ -                 | \$ -                 | \$ -                |
| 47-81-41950-7051 | Council Chambers-Sound System      | \$ -                 | \$ 250,000           | \$ -                |
| <b>41950</b>     | <b>Operations &amp; Facilities</b> | <b>\$ -</b>          | <b>\$ 400,000</b>    | <b>\$ -</b>         |
| <b>44100</b>     | <b>Streets &amp; Roads</b>         |                      |                      |                     |
| 47-81-44100-7001 | Eagle Mountain Boulevard           | \$ 8,161,776         | \$ -                 | \$ -                |
| 47-81-44100-7002 | SR 73 Deer Crossing Detection      | \$ 188,479           | \$ 151,880           | \$ -                |
| 47-81-44100-7014 | Traffic Signals                    | \$ 28,896            | \$ -                 | \$ 425,000          |
| 47-81-44100-7016 | Road Extension - Walden Park       | \$ 6,100             | \$ 324,000           | \$ -                |
| 47-81-44100-7017 | Street Paving Equipment            | \$ -                 | \$ -                 | \$ -                |
| 47-81-44100-7019 | Sidewalk - Clear Rock Rd           | \$ 59,796            | \$ 55,000            | \$ -                |
| 47-81-44100-7021 | Golden Eagle Rd                    | \$ -                 | \$ -                 | \$ -                |
| 47-81-44100-7026 | Old Airport Road Phase 2           | \$ 28,215            | \$ 9,100,000         | \$ -                |
| 47-81-44100-7027 | PE Pkwy Ranches Pkwy Turnlanes     | \$ -                 | \$ 500,000           | \$ -                |
| 47-81-44100-7028 | Lone Tree to Old Airport Rd        | \$ -                 | \$ -                 | \$ -                |
| 47-81-44100-7029 | Campus Drive High T                | \$ 26,183            | \$ 98,147            | \$ -                |
| 47-81-44100-7046 | Midvalley Road Extension           | \$ 82,435            | \$ 4,022,565         | \$ -                |
| 47-81-44100-7047 | Wasatch Wing & Clay Road           | \$ -                 | \$ -                 | \$ 500,000          |
| 47-81-44100-7054 | Traffic Signal-Major St/EM Blv     | \$ -                 | \$ 550,000           | \$ -                |

| Account Number   | Description                          | 2023 Actual         | 2024 Estimate        | 2025 Proposed       |
|------------------|--------------------------------------|---------------------|----------------------|---------------------|
| 47-81-44100-7056 | Mid Valley Road Widening             | \$ 327,620          | \$ -                 | \$ -                |
| <b>44100</b>     | <b>Streets &amp; Roads</b>           | <b>\$ 8,909,499</b> | <b>\$ 14,801,592</b> | <b>\$ 925,000</b>   |
| <b>45100</b>     | <b>Parks</b>                         |                     |                      |                     |
| 47-80-45100-7101 | USP - Park Match Program             | \$ -                | \$ -                 | \$ -                |
| 47-80-45100-7102 | USP - Nolen ParkImprovements         | \$ -                | \$ -                 | \$ 80,000           |
| 47-80-45100-7103 | USP - Bike ParkImprovements          | \$ -                | \$ -                 | \$ 70,000           |
| 47-80-45100-7105 | USP - Trail Additions                | \$ -                | \$ -                 | \$ -                |
| 47-80-45100-7106 | USP - City Center Streetscape        | \$ -                | \$ -                 | \$ 50,000           |
| 47-80-45100-7107 | USP - Parks Misc.                    | \$ -                | \$ -                 | \$ 296,650          |
| 47-80-45100-7113 | USP - Recreation Facilities          | \$ -                | \$ -                 | \$ -                |
| 47-80-45100-7114 | USP - SageValley Trail Extend        | \$ -                | \$ 22,000            | \$ -                |
| 47-80-45100-7115 | USP - Rodeo Arena Lighting           | \$ -                | \$ 162,500           | \$ 80,000           |
| 47-80-45100-7116 | USP - Valley View Park Lights        | \$ -                | \$ 25,000            | \$ -                |
| 47-80-45100-7117 | USP - City Cntr Median Lndscap       | \$ -                | \$ -                 | \$ 500,000          |
|                  | <b>Utility Sale Proceeds</b>         | <b>\$ -</b>         | <b>\$ 209,500</b>    | <b>\$ 1,076,650</b> |
| 47-81-45100-7001 | Corey Wride Park                     | \$ 39,474           | \$ -                 | \$ -                |
| 47-81-45100-7003 | Pioneer Park                         | \$ -                | \$ 15,185            | \$ -                |
| 47-81-45100-7011 | Bike Park                            | \$ -                | \$ 20,000            | \$ -                |
| 47-81-45100-7021 | Smith Ranch Park                     | \$ 494,427          | \$ 831,402           | \$ -                |
| 47-81-45100-7044 | Trails - Misc                        | \$ -                | \$ -                 | \$ -                |
| 47-81-45100-7045 | Observatory                          | \$ 37,086           | \$ 83,915            | \$ 300,000          |
| 47-81-45100-7107 | Silverlake Park Improvements         | \$ -                | \$ -                 | \$ -                |
| 47-81-45100-7111 | Land and Rights of Way               | \$ -                | \$ -                 | \$ -                |
| <b>45100</b>     | <b>Parks</b>                         | <b>\$ 570,986</b>   | <b>\$ 950,502</b>    | <b>\$ 1,376,650</b> |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>    |                     |                      |                     |
| 47-61-48000-9118 | Due to Transportation Imp Fee        | \$ -                | \$ 1,171,109         | \$ -                |
| 47-61-48000-9151 | Due to Water Fund                    | \$ -                | \$ 450,000           | \$ -                |
| 47-61-48000-9179 | Due to Debt Service Fund             | \$ -                | \$ 1,050,000         | \$ -                |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>    | <b>\$ -</b>         | <b>\$ 2,671,109</b>  | <b>\$ -</b>         |
| <b>48700</b>     | <b>Fund Reserve</b>                  |                     |                      |                     |
| 47-99-48700-9499 | Fund Balance Appropriation           | \$ -                | \$ -                 | \$ -                |
| <b>48700</b>     | <b>Fund Reserve</b>                  | <b>\$ -</b>         | <b>\$ -</b>          | <b>\$ -</b>         |
|                  | <b>Expense</b>                       | <b>\$ 9,480,486</b> | <b>\$ 20,497,703</b> | <b>\$ 8,351,650</b> |
| <b>47</b>        | <b>Capital Projects General Fund</b> | <b>\$ 3,378,792</b> | <b>\$ -</b>          | <b>\$ -</b>         |



| Account Number   | Description                              | 2023 Actual          | 2024 Estimate        | 2025 Proposed        |
|------------------|------------------------------------------|----------------------|----------------------|----------------------|
| <b>51</b>        | <b>Water Fund</b>                        |                      |                      |                      |
|                  | <b>Revenue</b>                           |                      |                      |                      |
| 51-00-33550-0000 | CWP Development Fee                      | \$ -                 | \$ 5,374,049         | \$ 5,508,400         |
| 51-00-34892-0000 | Reimbursements-Insurance                 | \$ -                 | \$ -                 | \$ -                 |
| 51-00-34898-0000 | Reimbursement - Contractual              | \$ -                 | \$ -                 | \$ -                 |
| 51-00-35110-0000 | Utility Billing - Water                  | \$ 7,373,043         | \$ 4,000,000         | \$ 5,391,501         |
| 51-00-35111-0000 | Utility Billing - Water Base             | \$ -                 | \$ 4,926,200         | \$ 5,130,160         |
| 51-00-35120-0000 | Damage to Service                        | \$ 10,972            | \$ -                 | \$ -                 |
| 51-00-35130-0000 | Hydrant Meter Revenue                    | \$ 183,059           | \$ 120,000           | \$ 114,000           |
| 51-00-35160-0000 | Meter Fee - Water                        | \$ 91,810            | \$ 140,000           | \$ 140,000           |
| 51-00-35170-0000 | Connection Fee - Water                   | \$ 251,950           | \$ 450,000           | \$ 435,000           |
| 51-00-35999-0000 | YEC Audit Adj & Accruals                 | \$ 47,667            | \$ -                 | \$ -                 |
| 51-00-36020-0000 | Late/Delinquent Fees Penalties & Charges | \$ 111,900           | \$ -                 | \$ -                 |
| 51-00-36030-0000 | Revenue from Collections                 | \$ 2,170             | \$ -                 | \$ -                 |
| 51-00-37010-0000 | Interest Earnings                        | \$ 1,427,495         | \$ 1,100,000         | \$ 700,000           |
| 51-00-37020-0000 | Sale of Assets                           | \$ -                 | \$ -                 | \$ -                 |
| 51-00-37090-0000 | Other Miscellaneous                      | \$ 15,139            | \$ -                 | \$ -                 |
| 51-00-38111-0000 | Due From Wtr Imp Fee Fund                | \$ 3,316,117         | \$ 654,416           | \$ 660,645           |
| 51-00-38112-0000 | Due From Sewer Fund                      | \$ -                 | \$ -                 | \$ -                 |
| 51-00-38145-0000 | Due from Capital Project Fund            | \$ -                 | \$ 450,000           | \$ -                 |
| 51-00-39700-0000 | Contributions Private Sources            | \$ 559,361           | \$ 324,470           | \$ -                 |
| 51-00-39710-0000 | Assets - From Developer                  | \$ 3,182,900         | \$ 652,550           | \$ -                 |
| 51-00-39920-0000 | Use of Fund Reserves                     | \$ -                 | \$ -                 | \$ -                 |
|                  | <b>Revenue</b>                           | <b>\$ 16,573,583</b> | <b>\$ 18,191,685</b> | <b>\$ 18,079,706</b> |
|                  | <b>Expense</b>                           |                      |                      |                      |
| <b>47100</b>     | <b>Debt Service - Bonds</b>              |                      |                      |                      |
| 51-71-47100-8111 | Principal                                | \$ -                 | \$ 455,650           | \$ 477,000           |
| 51-71-47100-8121 | Interest                                 | \$ 171,529           | \$ 198,766           | \$ 183,645           |
| 51-71-47100-8131 | Bond Refunding Cost                      | \$ 28,822            | \$ -                 | \$ -                 |
| 51-71-47100-8151 | Paying Agent Fee                         | \$ 2,567             | \$ 5,500             | \$ 5,500             |
| <b>47100</b>     | <b>Debt Service - Bonds</b>              | <b>\$ 202,918</b>    | <b>\$ 659,916</b>    | <b>\$ 666,145</b>    |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>        |                      |                      |                      |
| 51-61-48000-9110 | Due To General Fund                      | \$ 715,705           | \$ 1,008,134         | \$ 1,041,747         |
| 51-61-48000-9111 | Due to Water Impact Fee Fund             | \$ -                 | \$ -                 | \$ -                 |
| 51-61-48000-9152 | Due to Sewer Fund                        | \$ -                 | \$ -                 | \$ -                 |
| 51-61-48000-9154 | Due To Fleet Fund                        | \$ 326,040           | \$ 277,633           | \$ 300,425           |

| Account Number   | Description                       | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|-----------------------------------|---------------------|---------------------|---------------------|
| 51-61-48000-9163 | Due to UB Internal Service Fnd    | \$ 99,510           | \$ 36,392           | \$ 118,527          |
| 51-61-48000-9164 | Due to GIS Internal Service Fd    | \$ 125,644          | \$ 144,222          | \$ 126,686          |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b> | <b>\$ 1,266,899</b> | <b>\$ 1,466,381</b> | <b>\$ 1,587,385</b> |
| <b>51000</b>     | <b>Water Utility</b>              |                     |                     |                     |
| 51-45-51000-1111 | Salaries - Full-Time Permanent    | \$ 565,993          | \$ 759,773          | \$ 513,455          |
| 51-45-51000-1112 | Salaries - Part-Time Permanent    | \$ 14,023           | \$ 52,364           | \$ -                |
| 51-45-51000-1211 | Overtime                          | \$ 49,196           | \$ 30,000           | \$ 50,000           |
| 51-45-51000-1242 | Car Allowance                     | \$ -                | \$ -                | \$ -                |
| 51-45-51000-1300 | Employee Benefits (401k & 457)    | \$ 29,502           | \$ 34,988           | \$ 22,009           |
| 51-45-51000-1321 | Clothing Allowance                | \$ 5,108            | \$ 5,700            | \$ 3,057            |
| 51-45-51000-1511 | FICA                              | \$ 869              | \$ 3,248            | \$ -                |
| 51-45-51000-1512 | Medicare                          | \$ 9,055            | \$ 11,875           | \$ 7,450            |
| 51-45-51000-1521 | Retirement                        | \$ 81,418           | \$ 130,831          | \$ 82,369           |
| 51-45-51000-1531 | State Insurance Fund              | \$ 5,037            | \$ 9,227            | \$ 8,876            |
| 51-45-51000-1541 | Health Insurance                  | \$ 169,746          | \$ 216,490          | \$ 139,398          |
| 51-45-51000-1545 | Dental Insurance                  | \$ 12,912           | \$ 18,667           | \$ 12,006           |
| 51-45-51000-1548 | Vision Insurance                  | \$ 2,251            | \$ 3,249            | \$ 1,968            |
| 51-45-51000-1561 | Long Term Disability              | \$ 3,016            | \$ 3,935            | \$ 2,678            |
| 51-45-51000-2121 | Dues & Memberships                | \$ 916              | \$ 3,000            | \$ 1,500            |
| 51-45-51000-2211 | Public Notices                    | \$ -                | \$ -                | \$ -                |
| 51-45-51000-2321 | Travel & Training                 | \$ 5,410            | \$ 18,200           | \$ 8,246            |
| 51-45-51000-2369 | Meetings                          | \$ 86               | \$ 300              | \$ 600              |
| 51-45-51000-2411 | Office Expense & Supplies         | \$ -                | \$ -                | \$ -                |
| 51-45-51000-2513 | Equipment Materials & Supplies    | \$ 239,325          | \$ 380,000          | \$ 220,000          |
| 51-45-51000-2515 | Scada Maintenance & Upgrades      | \$ 49,325           | \$ 30,000           | \$ 30,000           |
| 51-45-51000-2610 | Building & Grounds Maint          | \$ 6,894            | \$ 15,000           | \$ 15,000           |
| 51-45-51000-3111 | Utilities                         | \$ 826,749          | \$ 865,200          | \$ 865,200          |
| 51-45-51000-4121 | Attorney Fees                     | \$ 17,583           | \$ 25,000           | \$ 25,000           |
| 51-45-51000-4140 | Banking Fees                      | \$ 67,043           | \$ -                | \$ 5,000            |
| 51-45-51000-4261 | Computer Software & Maint.        | \$ -                | \$ 44,000           | \$ 15,545           |
| 51-45-51000-4271 | Sensus Support                    | \$ 43,896           | \$ 50,000           | \$ -                |
| 51-45-51000-4320 | Engineering Services              | \$ 17,288           | \$ 10,000           | \$ -                |
| 51-45-51000-4391 | Blue Staking                      | \$ 5,678            | \$ 40,000           | \$ 10,000           |
| 51-45-51000-4392 | Valve Maintenance                 | \$ 9,474            | \$ 50,000           | \$ 40,000           |
| 51-45-51000-4393 | Lab Work                          | \$ 29,767           | \$ 30,000           | \$ -                |
| 51-45-51000-4394 | Collar Maintenance                | \$ -                | \$ 2,463,080        | \$ 30,000           |
| 51-45-51000-4522 | CUWCD - Contracted Water          | \$ 2,125,569        | \$ 5,374,049        | \$ 3,035,000        |
| 51-45-51000-4523 | CUWCD - Development Fees          | \$ -                | \$ 42,300           | \$ 5,508,400        |
| 51-45-51000-4531 | Professional & Technical Servi    | \$ 15,278           | \$ -                | \$ 295,000          |



| Account Number   | Description                    | 2023 Actual         | 2024 Estimate        | 2025 Proposed        |
|------------------|--------------------------------|---------------------|----------------------|----------------------|
| 51-45-51000-4811 | Equipment Rental/Lease         | \$ 80,623           | \$ -                 | \$ 14,000            |
| 51-45-51000-5311 | Meters - Water - New           | \$ 372,471          | \$ 82,412            | \$ -                 |
| 51-45-51000-5312 | Meters - Water - Replacement   | \$ 85,968           | \$ 320,000           | \$ -                 |
| 51-45-51000-5721 | Chemicals & Fertilizers        | \$ 17,531           | \$ 300,000           | \$ 40,000            |
| 51-45-51000-5998 | Right To Use Asset Depreciatio | \$ 14,715           | \$ 50,000            | \$ -                 |
| 51-45-51000-5999 | Depreciation                   | \$ 2,933,515        | \$ 3,100,000         | \$ 3,100,000         |
| 51-45-51000-6000 | Bad Debt Expense               | \$ 177,882          | \$ -                 | \$ -                 |
| 51-45-51000-6110 | Contractual Agreements         | \$ 3,949            | \$ -                 | \$ -                 |
| 51-45-51000-6211 | Insurance & Surety Bonds       | \$ 70,000           | \$ 70,000            | \$ 78,000            |
| 51-45-51000-7000 | Capital Outlay                 | \$ -                | \$ 700,000           | \$ -                 |
| 51-45-51000-7010 | Water Sys. Improvements Design | \$ -                | \$ -                 | \$ -                 |
| 51-45-51000-7055 | Cedar Pass Drive Waterline     | \$ -                | \$ 650,000           | \$ -                 |
| 51-45-51000-7211 | Buildings & Bld. Improvements  | \$ 527              | \$ 65,000            | \$ -                 |
| 51-45-51000-7311 | Improvements Other Than Bldg   | \$ -                | \$ -                 | \$ 20,000            |
| 51-45-51000-7410 | Equipment                      | \$ -                | \$ -                 | \$ 51,000            |
| 51-45-51000-7411 | Office Equipment               | \$ -                | \$ -                 | \$ -                 |
| 51-45-51000-7412 | Computer Equipment             | \$ -                | \$ 7,500             | \$ -                 |
| 51-45-51000-7421 | Vehicle                        | \$ -                | \$ -                 | \$ 225,000           |
| 51-45-51000-7691 | Water Rights                   | \$ 50               | \$ -                 | \$ -                 |
| <b>51000</b>     | <b>Water Utility</b>           | <b>\$ 8,165,639</b> | <b>\$ 16,065,388</b> | <b>\$ 14,475,757</b> |
| <b>51010</b>     | <b>Water Resource</b>          |                     |                      |                      |
| 51-45-51010-1111 | Salaries - Full-Time Permanent | \$ -                | \$ -                 | \$ 323,553           |
| 51-45-51010-1112 | Salaries - Part-Time Permanent | \$ -                | \$ -                 | \$ 51,962            |
| 51-45-51010-1211 | Overtime                       | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-1242 | Car Allowance                  | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-1300 | Employee Benefits (401k & 457) | \$ -                | \$ -                 | \$ 15,292            |
| 51-45-51010-1321 | Clothing Allowance             | \$ -                | \$ -                 | \$ 2,500             |
| 51-45-51010-1511 | FICA                           | \$ -                | \$ -                 | \$ 3,223             |
| 51-45-51010-1512 | Medicare                       | \$ -                | \$ -                 | \$ 5,450             |
| 51-45-51010-1521 | Retirement                     | \$ -                | \$ -                 | \$ 50,909            |
| 51-45-51010-1531 | State Insurance Fund           | \$ -                | \$ -                 | \$ 5,977             |
| 51-45-51010-1541 | Health Insurance               | \$ -                | \$ -                 | \$ 100,676           |
| 51-45-51010-1545 | Dental Insurance               | \$ -                | \$ -                 | \$ 8,534             |
| 51-45-51010-1548 | Vision Insurance               | \$ -                | \$ -                 | \$ 1,411             |
| 51-45-51010-1561 | Long Term Disability           | \$ -                | \$ -                 | \$ 1,723             |
| 51-45-51010-2121 | Dues & Memberships             | \$ -                | \$ -                 | \$ 1,500             |
| 51-45-51010-2211 | Public Notices                 | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-2321 | Travel & Training              | \$ -                | \$ -                 | \$ 6,064             |
| 51-45-51010-2369 | Meetings                       | \$ -                | \$ -                 | \$ 300               |

| Account Number   | Description                    | 2023 Actual         | 2024 Estimate        | 2025 Proposed        |
|------------------|--------------------------------|---------------------|----------------------|----------------------|
| 51-45-51010-2411 | Office Expense & Supplies      | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-2513 | Equipment Materials & Supplies | \$ -                | \$ -                 | \$ 15,000            |
| 51-45-51010-2515 | Scada Maintenance & Upgrades   | \$ -                | \$ -                 | \$ 5,000             |
| 51-45-51010-2610 | Building & Grounds Maint       | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-3111 | Utilities                      | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4121 | Attorney Fees                  | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4140 | Banking Fees                   | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4261 | Computer Software & Maint.     | \$ -                | \$ -                 | \$ 69,045            |
| 51-45-51010-4271 | Sensus Support                 | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4320 | Engineering Services           | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4391 | Blue Staking                   | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4392 | Valve Maintenance              | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4393 | Lab Work                       | \$ -                | \$ -                 | \$ 35,000            |
| 51-45-51010-4394 | Collar Maintenance             | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4522 | CUWCD - Contracted Water       | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4523 | CUWCD - Development Fees       | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-4531 | Professional & Technical Servi | \$ -                | \$ -                 | \$ 17,300            |
| 51-45-51010-4811 | Equipment Rental/Lease         | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-5311 | Meters - Water - New           | \$ -                | \$ -                 | \$ 320,000           |
| 51-45-51010-5312 | Meters - Water - Replacement   | \$ -                | \$ -                 | \$ 300,000           |
| 51-45-51010-5721 | Chemicals & Fertilizers        | \$ -                | \$ -                 | \$ 10,000            |
| 51-45-51010-5998 | Right To Use Asset Depreciatio | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-5999 | Depreciation                   | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-6000 | Bad Debt Expense               | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-6110 | Contractual Agreements         | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-6211 | Insurance & Surety Bonds       | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7000 | Capital Outlay                 | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7010 | Water Sys. Improvements Design | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7055 | Cedar Pass Drive Waterline     | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7211 | Buildings & Bld. Improvements  | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7410 | Equipment                      | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7411 | Office Equipment               | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7412 | Computer Equipment             | \$ -                | \$ -                 | \$ -                 |
| 51-45-51010-7691 | Water Rights                   | \$ -                | \$ -                 | \$ -                 |
| <b>51010</b>     | <b>Water Resource</b>          | <b>\$ -</b>         | <b>\$ -</b>          | <b>\$ 1,350,419</b>  |
|                  | <b>Expense</b>                 | <b>\$ 9,635,456</b> | <b>\$ 18,191,685</b> | <b>\$ 18,079,706</b> |
| <b>51</b>        | <b>Water Fund</b>              | <b>\$ 6,938,128</b> | <b>\$ -</b>          | <b>\$ -</b>          |



| Account Number   | Description                              | 2023 Actual          | 2024 Estimate        | 2025 Proposed        |
|------------------|------------------------------------------|----------------------|----------------------|----------------------|
| <b>52</b>        | <b>Sewer Fund</b>                        |                      |                      |                      |
|                  | <b>Revenue</b>                           |                      |                      |                      |
| 52-00-33450-0000 | Sewer Grant                              | \$ -                 | \$ -                 | \$ -                 |
| 52-00-35200-0000 | Utility Billing - Sewer                  | \$ 7,945,129         | \$ 8,723,421         | \$ 10,526,373        |
| 52-00-35220-0000 | Damage to Services-Sewer                 | \$ -                 | \$ -                 | \$ -                 |
| 52-00-35270-0000 | Connection Fee - Sewer                   | \$ 56,100            | \$ 100,000           | \$ 85,000            |
| 52-00-35999-0000 | YEC Audit Adj & Accruals                 | \$ -                 | \$ -                 | \$ -                 |
| 52-00-36020-0000 | Late/Delinquent Fees Penalties & Charges | \$ -                 | \$ -                 | \$ -                 |
| 52-00-36030-0000 | Revenue from Collections                 | \$ -                 | \$ -                 | \$ -                 |
| 52-00-37010-0000 | Interest Earnings                        | \$ 65,899            | \$ 340,000           | \$ -                 |
| 52-00-37020-0000 | Sale of Assets                           | \$ -                 | \$ -                 | \$ -                 |
| 52-00-37090-0000 | Other Miscellaneous                      | \$ 3,120             | \$ -                 | \$ -                 |
| 52-00-37142-0000 | Insurance Reimbursements                 | \$ -                 | \$ -                 | \$ -                 |
| 52-00-38110-0000 | Due From General Fund                    | \$ -                 | \$ -                 | \$ -                 |
| 52-00-38112-0000 | Due From WW Impact Fee Fund              | \$ 2,979,234         | \$ -                 | \$ 1,148,350         |
| 52-00-38151-0000 | Due From Water Fund                      | \$ -                 | \$ -                 | \$ -                 |
| 52-00-39111-0000 | Bond Proceeds                            | \$ -                 | \$ -                 | \$ -                 |
| 52-00-39700-0000 | Contributions Private Sources            | \$ 157,135           | \$ -                 | \$ -                 |
| 52-00-39710-0000 | Assets - From Developer                  | \$ 2,854,860         | \$ 1,176,677         | \$ -                 |
| 52-00-39920-0000 | Use of Fund Reserves                     | \$ -                 | \$ -                 | \$ 3,910,000         |
|                  | <b>Revenue</b>                           | <b>\$ 14,061,478</b> | <b>\$ 10,340,098</b> | <b>\$ 15,669,723</b> |
|                  | <b>Expense</b>                           |                      |                      |                      |
| <b>47100</b>     | <b>Debt Service - Bonds</b>              |                      |                      |                      |
| 52-71-47100-8111 | Principal                                | \$ -                 | \$ 887,350           | \$ 927,570           |
| 52-71-47100-8121 | Interest                                 | \$ 246,757           | \$ 266,908           | \$ 260,350           |
| 52-71-47100-8131 | Bond Refunding Cost                      | \$ 38,205            | \$ -                 | \$ -                 |
| 52-71-47100-8132 | Bond Issuance Costs                      | \$ -                 | \$ -                 | \$ -                 |
| 52-71-47100-8151 | Paying Agent Fee                         | \$ 5,083             | \$ 7,000             | \$ 7,000             |
| <b>47100</b>     | <b>Debt Service - Bonds</b>              | <b>\$ 290,046</b>    | <b>\$ 1,161,258</b>  | <b>\$ 1,194,920</b>  |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>        |                      |                      |                      |
| 52-61-48000-9110 | Due To General Fund                      | \$ 703,151           | \$ 1,008,134         | \$ 1,026,110         |
| 52-61-48000-9154 | Due To Fleet Fund                        | \$ 167,348           | \$ 195,247           | \$ 183,530           |
| 52-61-48000-9163 | Due to UB Internal Service Fnd           | \$ 99,510            | \$ 36,392            | \$ 118,527           |
| 52-61-48000-9164 | Due to GIS Internal Service Fd           | \$ 125,644           | \$ 144,222           | \$ 126,686           |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>        | <b>\$ 1,095,653</b>  | <b>\$ 1,383,995</b>  | <b>\$ 1,454,853</b>  |
| <b>52000</b>     | <b>Wastewater Utility</b>                |                      |                      |                      |

| Account Number   | Description                    | 2023 Actual  | 2024 Estimate | 2025 Proposed |
|------------------|--------------------------------|--------------|---------------|---------------|
| 52-45-52000-1111 | Salaries - Full-Time Permanent | \$ 467,004   | \$ 522,839    | \$ 330,552    |
| 52-45-52000-1112 | Salaries - Part-Time Permanent | \$ -         | \$ -          | \$ -          |
| 52-45-52000-1211 | Overtime                       | \$ 16,317    | \$ 12,000     | \$ -          |
| 52-45-52000-1242 | Car Allowance                  | \$ -         | \$ -          | \$ -          |
| 52-45-52000-1300 | Employee Benefits (401k & 457) | \$ 23,884    | \$ 29,243     | \$ 19,347     |
| 52-45-52000-1321 | Clothing Allowance             | \$ 4,077     | \$ 3,400      | \$ 1,832      |
| 52-45-52000-1511 | FICA                           | \$ -         | \$ -          | \$ -          |
| 52-45-52000-1512 | Medicare                       | \$ 6,558     | \$ 7,587      | \$ 4,796      |
| 52-45-52000-1521 | Retirement                     | \$ 48,138    | \$ 86,998     | \$ 50,904     |
| 52-45-52000-1531 | State Insurance Fund           | \$ 2,974     | \$ 6,194      | \$ 5,775      |
| 52-45-52000-1541 | Health Insurance               | \$ 130,894   | \$ 131,381    | \$ 63,760     |
| 52-45-52000-1545 | Dental Insurance               | \$ 9,467     | \$ 9,773      | \$ 5,154      |
| 52-45-52000-1548 | Vision Insurance               | \$ 1,673     | \$ 1,730      | \$ 878        |
| 52-45-52000-1561 | Long Term Disability           | \$ 2,378     | \$ 2,317      | \$ 1,658      |
| 52-45-52000-2121 | Dues & Memberships             | \$ 831       | \$ 2,000      | \$ 840        |
| 52-45-52000-2211 | Public Notices                 | \$ -         | \$ -          | \$ -          |
| 52-45-52000-2321 | Travel & Training              | \$ 8,996     | \$ 17,504     | \$ 5,334      |
| 52-45-52000-2369 | Meetings                       | \$ 45        | \$ 1,000      | \$ 300        |
| 52-45-52000-2411 | Office Expense & Supplies      | \$ -         | \$ -          | \$ -          |
| 52-45-52000-2513 | Equipment Materials & Supplies | \$ 266,318   | \$ 260,000    | \$ 45,000     |
| 52-45-52000-2515 | Scada Maintenance & Upgrades   | \$ 35,807    | \$ 30,000     | \$ 15,000     |
| 52-45-52000-2516 | Pre-Treatment Program          | \$ -         | \$ 14,875     | \$ 14,875     |
| 52-45-52000-2517 | Bio Solids Disposal            | \$ 48,442    | \$ 55,000     | \$ -          |
| 52-45-52000-2610 | Building & Grounds Maint       | \$ 4,492     | \$ 16,000     | \$ 5,000      |
| 52-45-52000-3111 | Utilities                      | \$ 184,774   | \$ 258,768    | \$ 258,758    |
| 52-45-52000-4121 | Attorney Fees                  | \$ 2,673     | \$ -          | \$ -          |
| 52-45-52000-4140 | Banking Fees                   | \$ 64,250    | \$ -          | \$ -          |
| 52-45-52000-4261 | Computer Software & Maint.     | \$ -         | \$ -          | \$ 11,545     |
| 52-45-52000-4320 | Engineering Services           | \$ 28,139    | \$ 40,000     | \$ 10,000     |
| 52-45-52000-4391 | Blue Staking                   | \$ 6,990     | \$ 10,000     | \$ 10,000     |
| 52-45-52000-4393 | Lab Work                       | \$ 50,926    | \$ 65,000     | \$ -          |
| 52-45-52000-4394 | Collar Maintenance             | \$ -         | \$ 25,000     | \$ 25,000     |
| 52-45-52000-4531 | Professional & Technical Servi | \$ 130,413   | \$ 139,700    | \$ 29,200     |
| 52-45-52000-4581 | TSSD Services                  | \$ 1,743,970 | \$ 2,675,000  | \$ -          |
| 52-45-52000-4811 | Equipment Rental/Lease         | \$ 52,049    | \$ 23,000     | \$ 2,500      |
| 52-45-52000-5721 | Chemicals & Fertilizers        | \$ 83,721    | \$ 112,000    | \$ 5,000      |
| 52-45-52000-5999 | Depreciation                   | \$ 2,255,728 | \$ 2,400,000  | \$ 819,847    |
| 52-45-52000-6000 | Bad Debt Expense               | \$ 19,173    | \$ -          | \$ -          |
| 52-45-52000-6211 | Insurance & Surety Bonds       | \$ 58,000    | \$ 58,000     | \$ 65,000     |
| 52-45-52000-7211 | Buildings & Bld. Improvements  | \$ 1,531     | \$ 157,827    | \$ -          |



| Account Number   | Description                       | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|-----------------------------------|---------------------|---------------------|---------------------|
| 52-45-52000-7311 | Improvements Other Than Buildings | \$ 769              | \$ 264,230          | \$ -                |
| 52-45-52000-7410 | Equipment                         | \$ 31,523           | \$ 63,476           | \$ 20,000           |
| 52-45-52000-7411 | Office Equipment                  | \$ -                | \$ -                | \$ -                |
| 52-45-52000-7421 | Vehicle                           | \$ -                | \$ -                | \$ -                |
| 52-45-52000-8211 | Lease Purchase Debt Service       | \$ -                | \$ -                | \$ -                |
| 52-61-52000-9151 | Due To Water Fund                 | \$ -                | \$ -                | \$ -                |
| <b>52000</b>     | <b>Wastewater Utility</b>         | <b>\$ 5,792,923</b> | <b>\$ 7,501,842</b> | <b>\$ 1,827,855</b> |
| <b>52010</b>     | <b>Wastewater Treatment</b>       |                     |                     |                     |
| 52-45-52010-1111 | Salaries - Full-Time Permanent    | \$ -                | \$ -                | \$ 300,283          |
| 52-45-52010-1112 | Salaries - Part-Time Permanent    | \$ -                | \$ -                | \$ -                |
| 52-45-52010-1211 | Overtime                          | \$ -                | \$ -                | \$ -                |
| 52-45-52010-1242 | Car Allowance                     | \$ -                | \$ -                | \$ -                |
| 52-45-52010-1300 | Employee Benefits (401k & 457)    | \$ -                | \$ -                | \$ 15,909           |
| 52-45-52010-1321 | Clothing Allowance                | \$ -                | \$ -                | \$ 2,025            |
| 52-45-52010-1511 | FICA                              | \$ -                | \$ -                | \$ -                |
| 52-45-52010-1512 | Medicare                          | \$ -                | \$ -                | \$ 4,358            |
| 52-45-52010-1521 | Retirement                        | \$ -                | \$ -                | \$ 46,829           |
| 52-45-52010-1531 | State Insurance Fund              | \$ -                | \$ -                | \$ 4,287            |
| 52-45-52010-1541 | Health Insurance                  | \$ -                | \$ -                | \$ 81,341           |
| 52-45-52010-1545 | Dental Insurance                  | \$ -                | \$ -                | \$ 6,305            |
| 52-45-52010-1548 | Vision Insurance                  | \$ -                | \$ -                | \$ 1,050            |
| 52-45-52010-1561 | Long Term Disability              | \$ -                | \$ -                | \$ 1,864            |
| 52-45-52010-2121 | Dues & Memberships                | \$ -                | \$ -                | \$ 1,500            |
| 52-45-52010-2211 | Public Notices                    | \$ -                | \$ -                | \$ -                |
| 52-45-52010-2321 | Travel & Training                 | \$ -                | \$ -                | \$ 14,002           |
| 52-45-52010-2369 | Meetings                          | \$ -                | \$ -                | \$ 600              |
| 52-45-52010-2411 | Office Expense & Supplies         | \$ -                | \$ -                | \$ -                |
| 52-45-52010-2513 | Equipment Materials & Supplies    | \$ -                | \$ -                | \$ 260,000          |
| 52-45-52010-2515 | Scada Maintenance & Upgrades      | \$ -                | \$ -                | \$ 30,000           |
| 52-45-52010-2516 | Pre-Treatment Program             | \$ -                | \$ -                | \$ -                |
| 52-45-52010-2517 | Bio Solids Disposal               | \$ -                | \$ -                | \$ 55,000           |
| 52-45-52010-2610 | Building & Grounds Maint          | \$ -                | \$ -                | \$ 18,000           |
| 52-45-52010-3111 | Utilities                         | \$ -                | \$ -                | \$ 258,768          |
| 52-45-52010-4121 | Attorney Fees                     | \$ -                | \$ -                | \$ -                |
| 52-45-52010-4140 | Banking Fees                      | \$ -                | \$ -                | \$ -                |
| 52-45-52010-4261 | Computer Software & Maint.        | \$ -                | \$ -                | \$ 11,545           |
| 52-45-52010-4320 | Engineering Services              | \$ -                | \$ -                | \$ 40,000           |
| 52-45-52010-4391 | Blue Staking                      | \$ -                | \$ -                | \$ -                |
| 52-45-52010-4393 | Lab Work                          | \$ -                | \$ -                | \$ 65,000           |

| Account Number   | Description                        | 2023 Actual         | 2024 Estimate        | 2025 Proposed        |
|------------------|------------------------------------|---------------------|----------------------|----------------------|
| 52-45-52010-4394 | Collar Maintenance                 | \$ -                | \$ -                 | \$ -                 |
| 52-45-52010-4531 | Professional & Technical Servi     | \$ -                | \$ -                 | \$ 37,700            |
| 52-45-52010-4581 | TSSD Services                      | \$ -                | \$ -                 | \$ 3,564,270         |
| 52-45-52010-4811 | Equipment Rental/Lease             | \$ -                | \$ -                 | \$ 5,000             |
| 52-45-52010-5721 | Chemicals & Fertilizers            | \$ -                | \$ -                 | \$ 125,000           |
| 52-45-52010-5999 | Depreciation                       | \$ -                | \$ -                 | \$ 1,819,847         |
| 52-45-52010-6000 | Bad Debt Expense                   | \$ -                | \$ -                 | \$ -                 |
| 52-45-52010-6211 | Insurance & Surety Bonds           | \$ -                | \$ -                 | \$ 58,000            |
| 52-45-52010-7211 | Buildings & Bld. Improvements      | \$ -                | \$ -                 | \$ -                 |
| 52-45-52010-7311 | Improvements Other Than Buildings  | \$ -                | \$ -                 | \$ 155,000           |
| 52-45-52010-7410 | Equipment                          | \$ -                | \$ -                 | \$ 123,612           |
| 52-45-52010-7411 | Office Equipment                   | \$ -                | \$ -                 | \$ -                 |
| 52-45-52010-7421 | Vehicle                            | \$ -                | \$ -                 | \$ 175,000           |
| 52-45-52010-8211 | Lease Purchase Debt Service        | \$ -                | \$ -                 | \$ -                 |
| 52-81-52010-7063 | Holding Ponds - Repair Work        | \$ -                | \$ -                 | \$ 680,000           |
| 52-81-52010-7064 | Addl Fan Press & Conveyance        | \$ -                | \$ -                 | \$ 710,000           |
| 52-81-52010-7066 | Drum Screen Repl&Inc Capacity      | \$ -                | \$ -                 | \$ 20,000            |
| <b>52010</b>     | <b>Wastewater Treatment</b>        | <b>\$ -</b>         | <b>\$ -</b>          | <b>\$ 8,692,095</b>  |
| <b>52100</b>     | <b>Wastewater Capital Projects</b> |                     |                      |                      |
| 52-81-52100-7059 | Lone Tree Lift Station             | \$ -                | \$ 59,503            | \$ -                 |
| 52-81-52100-7065 | Gravity Sewer Line Old Airport     | \$ -                | \$ -                 | \$ 1,000,000         |
| 52-81-52100-7306 | Waste Water Treatment Facility     | \$ -                | \$ 108,500           | \$ -                 |
| 52-81-52100-7307 | Headworks Project                  | \$ -                | \$ -                 | \$ -                 |
| 52-81-52100-7308 | Tertiary Treatment Project         | \$ -                | \$ 125,000           | \$ 1,500,000         |
| 52-81-52100-7330 | Water/Sewer Building               | \$ -                | \$ -                 | \$ -                 |
| <b>52100</b>     | <b>Wastewater Capital Projects</b> | <b>\$ -</b>         | <b>\$ 293,003</b>    | <b>\$ 2,500,000</b>  |
|                  | <b>Expense</b>                     | <b>\$ 7,178,622</b> | <b>\$ 10,340,098</b> | <b>\$ 15,669,723</b> |
| <b>52</b>        | <b>Sewer Fund</b>                  | <b>\$ 6,882,856</b> | <b>\$ -</b>          | <b>\$ -</b>          |
| <b>54</b>        | <b>Fleet Fund</b>                  |                     |                      |                      |
|                  | <b>Revenue</b>                     |                     |                      |                      |
| 54-00-34891-0000 | Reimbursement-Fuel Tax             | \$ 32,891           | \$ 20,000            | \$ 20,000            |
| 54-00-37010-0000 | Interest Earnings                  | \$ 3,901            | \$ 65,000            | \$ 50,000            |
| 54-00-37020-0000 | Sale of Vehicles                   | \$ -                | \$ 173,745           | \$ 90,000            |
| 54-00-37142-0000 | Insurance Reimbursements           | \$ 33,591           | \$ 47,182            | \$ -                 |
| 54-00-38110-0000 | Due From General Fund              | \$ 906,541          | \$ 808,413           | \$ 797,419           |
| 54-00-38151-0000 | Due From Water Fund                | \$ 326,040          | \$ 277,633           | \$ 300,425           |



| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 54-00-38152-0000 | Due From Sewer Fund            | \$ 167,348          | \$ 195,247          | \$ 183,530          |
| 54-00-38159-0000 | Due From Storm Drain Fund      | \$ 84,171           | \$ 91,536           | \$ 106,253          |
| 54-00-39730-0000 | General Contributions          | \$ -                | \$ -                | \$ -                |
| 54-00-39920-0000 | Use of Fund Reserves           | \$ -                | \$ 459,159          | \$ 315,676          |
|                  | <b>Revenue</b>                 | <b>\$ 1,554,483</b> | <b>\$ 2,137,915</b> | <b>\$ 1,863,303</b> |
|                  | <b>Expense</b>                 |                     |                     |                     |
| <b>54000</b>     | <b>Fleet Services</b>          |                     |                     |                     |
| 54-45-54000-1111 | Salaries - Full-Time Permanent | \$ 114,342          | \$ 166,492          | \$ 194,042          |
| 54-45-54000-1211 | Overtime                       | \$ 3,218            | \$ 3,000            | \$ 2,500            |
| 54-45-54000-1300 | Employee Benefits (401k & 457) | \$ 3,936            | \$ 6,588            | \$ 8,262            |
| 54-45-54000-1321 | Clothing Allowance             | \$ 150              | \$ 1,525            | \$ 1,250            |
| 54-45-54000-1512 | Medicare                       | \$ 1,635            | \$ 2,530            | \$ 2,816            |
| 54-45-54000-1521 | Retirement                     | \$ 10,289           | \$ 29,335           | \$ 30,398           |
| 54-45-54000-1531 | State Insurance Fund           | \$ 555              | \$ 1,604            | \$ 3,515            |
| 54-45-54000-1541 | Health Insurance               | \$ 31,468           | \$ 46,102           | \$ 49,870           |
| 54-45-54000-1545 | Dental Insurance               | \$ 2,281            | \$ 3,400            | \$ 3,975            |
| 54-45-54000-1548 | Vision Insurance               | \$ 406              | \$ 602              | \$ 673              |
| 54-45-54000-1561 | Long Term Disability           | \$ 577              | \$ 912              | \$ 1,002            |
| 54-45-54000-2513 | Equipment Materials & Supplies | \$ 3,883            | \$ 5,000            | \$ 5,000            |
| 54-45-54000-2521 | Fleet Vehicle Fuel             | \$ 197,912          | \$ 200,000          | \$ 200,000          |
| 54-45-54000-2522 | Vehicle Maintenance            | \$ 167,797          | \$ 190,000          | \$ 125,000          |
| 54-45-54000-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ -                |
| 54-45-54000-4531 | Professional & Technical Servi | \$ 20,591           | \$ 17,000           | \$ 25,000           |
| 54-45-54000-5999 | Depreciation                   | \$ 655,917          | \$ 685,000          | \$ 740,000          |
| 54-45-54000-6211 | Insurance & Surety Bonds       | \$ 44,728           | \$ 55,000           | \$ 55,000           |
| 54-45-54000-7000 | Capital Outlay                 | \$ -                | \$ -                | \$ -                |
| 54-45-54000-7421 | Vehicle                        | \$ 17,424           | \$ 723,825          | \$ 415,000          |
| 54-45-54000-8121 | Interest Expense               | \$ 1,759            | \$ -                | \$ -                |
| 54-45-54000-8211 | Lease Purchase                 | \$ -                | \$ -                | \$ -                |
| <b>54000</b>     | <b>Fleet Services</b>          | <b>\$ 1,278,868</b> | <b>\$ 2,137,915</b> | <b>\$ 1,863,303</b> |
|                  | <b>Expense</b>                 | <b>\$ 1,278,868</b> | <b>\$ 2,137,915</b> | <b>\$ 1,863,303</b> |
| <b>54</b>        | <b>Fleet Fund</b>              | <b>\$ 275,615</b>   | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>57</b>        | <b>Solid Waste Fund</b>        |                     |                     |                     |
|                  | <b>Revenue</b>                 |                     |                     |                     |
| 57-00-35700-0000 | Utility Billing - Garbage      | \$ 2,466,355        | \$ 2,559,833        | \$ 2,773,384        |

| Account Number   | Description                           | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|---------------------------------------|---------------------|---------------------|---------------------|
| 57-00-35701-0000 | Green Waste                           | \$ -                | \$ -                | \$ -                |
| 57-00-35705-0000 | Garbage Fuel Surcharge                | \$ -                | \$ -                | \$ -                |
| 57-00-35999-0000 | YEC Audit Adj & Accruals              | \$ -                | \$ -                | \$ -                |
| 57-00-37010-0000 | Interest Earnings                     | \$ 4,383            | \$ 61,000           | \$ -                |
|                  | <b>Revenue</b>                        | <b>\$ 2,470,738</b> | <b>\$ 2,620,833</b> | <b>\$ 2,773,384</b> |
|                  | <b>Expense</b>                        |                     |                     |                     |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>     |                     |                     |                     |
| 57-61-48000-9110 | Due To General Fund (Admn Chrg        | \$ 110,530          | \$ 116,637          | \$ 155,540          |
| 57-61-48000-9159 | Due to Storm Drain Fund               | \$ -                | \$ -                | \$ -                |
| 57-61-48000-9163 | Due to UB Internal Service Fnd        | \$ 51,669           | \$ 18,896           | \$ 61,543           |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b>     | <b>\$ 162,199</b>   | <b>\$ 135,533</b>   | <b>\$ 217,083</b>   |
| <b>57000</b>     | <b>Solid Waste Collection Service</b> |                     |                     |                     |
| 57-45-57000-1111 | Salaries - Full-Time Permanent        | \$ 1,313            | \$ -                | \$ 4,038            |
| 57-45-57000-1112 | Salaries - Part-Time Permanent        | \$ 1,952            | \$ -                | \$ -                |
| 57-45-57000-1211 | Overtime                              | \$ 8,792            | \$ -                | \$ -                |
| 57-45-57000-1300 | Employee Benefits (401K & 457)        | \$ -                | \$ -                | \$ 251              |
| 57-45-57000-1321 | Clothing Allowance                    | \$ -                | \$ -                | \$ 9                |
| 57-45-57000-1511 | FICA                                  | \$ 121              | \$ -                | \$ -                |
| 57-45-57000-1512 | Medicare                              | \$ 131              | \$ -                | \$ 59               |
| 57-45-57000-1521 | Retirement                            | \$ -                | \$ -                | \$ 686              |
| 57-45-57000-1531 | State Insurance Fund                  | \$ -                | \$ -                | \$ 74               |
| 57-45-57000-1541 | Health Insurance                      | \$ -                | \$ -                | \$ 515              |
| 57-45-57000-1545 | Dental Insurance                      | \$ -                | \$ -                | \$ 47               |
| 57-45-57000-1548 | Vision Insurance                      | \$ -                | \$ -                | \$ 8                |
| 57-45-57000-1561 | Long Term Disability                  | \$ -                | \$ -                | \$ 19               |
| 57-45-57000-4140 | Banking Fees                          | \$ 10,533           | \$ -                | \$ -                |
| 57-45-57000-4261 | Computer Software & Maint.            | \$ -                | \$ -                | \$ -                |
| 57-45-57000-4585 | Code Enforcement Cleanup              | \$ 2,142            | \$ 50,000           | \$ 10,000           |
| 57-45-57000-4586 | City Clean Up Projects                | \$ 14,784           | \$ 50,000           | \$ 30,000           |
| 57-45-57000-5638 | Glass Recycling Program               | \$ 5,783            | \$ 7,500            | \$ 3,000            |
| 57-45-57000-5639 | Green Waste Program                   | \$ -                | \$ -                | \$ -                |
| 57-45-57000-5640 | Solid Waste Contract                  | \$ 1,996,417        | \$ 2,332,800        | \$ 2,474,795        |
| 57-45-57000-5999 | Depreciation                          | \$ 7,746            | \$ 10,000           | \$ 7,800            |
| 57-45-57000-6000 | Bad Debt Expense                      | \$ 7,992            | \$ -                | \$ -                |
| 57-45-57000-6810 | Dump Passes                           | \$ 28,789           | \$ 35,000           | \$ 25,000           |
| 57-45-57000-7000 | Capital Outlay                        | \$ -                | \$ -                | \$ -                |
| <b>57000</b>     | <b>Solid Waste Collection Service</b> | <b>\$ 2,086,495</b> | <b>\$ 2,485,300</b> | <b>\$ 2,556,301</b> |



| Account Number   | Description                       | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|-----------------------------------|---------------------|---------------------|---------------------|
|                  | <b>Expense</b>                    | <b>\$ 2,248,694</b> | <b>\$ 2,620,833</b> | <b>\$ 2,773,384</b> |
| <b>57</b>        | <b>Solid Waste Fund</b>           | <b>\$ 222,045</b>   | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>59</b>        | <b>Storm Drain Fund</b>           |                     |                     |                     |
|                  | <b>Revenue</b>                    |                     |                     |                     |
| 59-00-35900-0000 | Utility Billing - Storm Drain     | \$ 1,439,543        | \$ 1,636,350        | \$ 1,585,943        |
| 59-00-35920-0000 | Damage to Services-Storm Drain    | \$ -                | \$ -                | \$ -                |
| 59-00-35999-0000 | YEC Audit Adj & Accruals          | \$ -                | \$ -                | \$ -                |
| 59-00-36020-0000 | Late/Delinquent Fees Penalties    | \$ 6,000            | \$ -                | \$ -                |
| 59-00-36030-0000 | Revenue from Collections          | \$ -                | \$ -                | \$ -                |
| 59-00-37010-0000 | Interest Earnings                 | \$ 2,494            | \$ 45,000           | \$ -                |
| 59-00-38117-0000 | Due From Srm Wtr Imp Fee Fnd      | \$ -                | \$ -                | \$ -                |
| 59-00-38157-0000 | Due From Solid Waste Fund         | \$ -                | \$ -                | \$ -                |
| 59-00-39700-0000 | Contributions Private Sources     | \$ -                | \$ -                | \$ -                |
| 59-00-39710-0000 | Assets - From Developer           | \$ 2,138,942        | \$ -                | \$ -                |
| 59-00-39730-0000 | Contributions - General           | \$ -                | \$ -                | \$ -                |
|                  | <b>Revenue</b>                    | <b>\$ 3,586,978</b> | <b>\$ 1,681,350</b> | <b>\$ 1,585,943</b> |
|                  | <b>Expense</b>                    |                     |                     |                     |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b> |                     |                     |                     |
| 59-61-48000-9110 | Due To General Fund (Admn Chrg    | \$ 110,062          | \$ 115,855          | \$ 157,468          |
| 59-61-48000-9154 | Due To Fleet Fund                 | \$ 84,171           | \$ 91,536           | \$ 106,253          |
| 59-61-48000-9163 | Due to UB Internal Service Fnd    | \$ 22,691           | \$ 8,298            | \$ 27,026           |
| 59-61-48000-9164 | Due to GIS Internal Service Fd    | \$ 55,761           | \$ 64,005           | \$ 56,193           |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b> | <b>\$ 272,685</b>   | <b>\$ 279,694</b>   | <b>\$ 346,940</b>   |
| <b>59000</b>     | <b>Stormwater Services</b>        |                     |                     |                     |
| 59-45-59000-1111 | Salaries - Full-Time Permanent    | \$ 189,884          | \$ 246,012          | \$ 257,630          |
| 59-45-59000-1112 | Salaries - Part-Time Permanent    | \$ 8,808            | \$ -                | \$ -                |
| 59-45-59000-1211 | Overtime                          | \$ 27,180           | \$ 5,000            | \$ 10,000           |
| 59-45-59000-1300 | Employee Benefits (401K & 457)    | \$ 13,216           | \$ 15,256           | \$ 15,975           |
| 59-45-59000-1321 | Clothing Allowance                | \$ 1,191            | \$ 1,729            | \$ 1,728            |
| 59-45-59000-1511 | FICA                              | \$ 473              | \$ -                | \$ -                |
| 59-45-59000-1512 | Medicare                          | \$ 3,165            | \$ 3,571            | \$ 3,738            |
| 59-45-59000-1521 | Retirement                        | \$ (16,386)         | \$ 43,524           | \$ 42,949           |
| 59-45-59000-1531 | State Insurance Fund              | \$ 1,040            | \$ 2,962            | \$ 4,462            |
| 59-45-59000-1541 | Health Insurance                  | \$ 51,205           | \$ 71,413           | \$ 65,029           |

| Account Number   | Description                    | 2023 Actual         | 2024 Estimate       | 2025 Proposed       |
|------------------|--------------------------------|---------------------|---------------------|---------------------|
| 59-45-59000-1545 | Dental Insurance               | \$ 3,646            | \$ 5,065            | \$ 5,363            |
| 59-45-59000-1548 | Vision Insurance               | \$ 635              | \$ 883              | \$ 882              |
| 59-45-59000-1561 | Long Term Disability           | \$ 928              | \$ 1,316            | \$ 1,354            |
| 59-45-59000-2121 | Dues & Memberships             | \$ 3,255            | \$ 6,150            | \$ 3,361            |
| 59-45-59000-2321 | Travel & Training              | \$ 4,851            | \$ 4,875            | \$ 4,875            |
| 59-45-59000-2369 | Meetings                       | \$ 78               | \$ 300              | \$ 300              |
| 59-45-59000-2513 | Equipment Materials & Supplies | \$ 22,792           | \$ 30,000           | \$ 30,000           |
| 59-45-59000-2514 | Stormdrain Maintenance         | \$ 10,778           | \$ 30,000           | \$ 45,100           |
| 59-45-59000-2520 | Public Education & Outreach    | \$ 1,090            | \$ 2,500            | \$ 2,500            |
| 59-45-59000-2610 | Building & Grounds Maint       | \$ -                | \$ -                | \$ -                |
| 59-45-59000-3111 | Utilities                      | \$ 2,835            | \$ 3,600            | \$ 3,600            |
| 59-45-59000-4121 | Attorney Fees                  | \$ -                | \$ -                | \$ -                |
| 59-45-59000-4140 | Banking Fees                   | \$ 7,373            | \$ -                | \$ -                |
| 59-45-59000-4261 | Computer Software & Maint.     | \$ -                | \$ -                | \$ 11,545           |
| 59-45-59000-4391 | Blue Staking                   | \$ -                | \$ -                | \$ -                |
| 59-45-59000-4394 | Collar Maintenance             | \$ -                | \$ 4,000            | \$ 4,000            |
| 59-45-59000-4531 | Professional & Technical Servi | \$ 4,457            | \$ 5,000            | \$ 6,000            |
| 59-45-59000-4811 | Equipment Rental/Lease         | \$ 15,000           | \$ 20,000           | \$ 22,750           |
| 59-45-59000-5999 | Depreciation                   | \$ 818,245          | \$ 880,000          | \$ 647,362          |
| 59-45-59000-6000 | Bad Debt Expense               | \$ 1,999            | \$ -                | \$ -                |
| 59-45-59000-6211 | Insurance & Surety Bonds       | \$ 8,500            | \$ 8,500            | \$ 8,500            |
| 59-45-59000-7000 | Capital Outlay                 | \$ -                | \$ -                | \$ -                |
| 59-45-59000-7111 | Land and Rights of Way         | \$ -                | \$ -                | \$ -                |
| 59-45-59000-7410 | Equipment                      | \$ 1,590            | \$ 10,000           | \$ 40,000           |
| <b>59000</b>     | <b>Stormwater Services</b>     | <b>\$ 1,187,829</b> | <b>\$ 1,401,656</b> | <b>\$ 1,239,003</b> |
|                  | <b>Expense</b>                 | <b>\$ 1,460,514</b> | <b>\$ 1,681,350</b> | <b>\$ 1,585,943</b> |
| <b>59</b>        | <b>Storm Drain Fund</b>        | <b>\$ 2,126,464</b> | <b>\$ -</b>         | <b>\$ -</b>         |
| <b>62</b>        | <b>Cemetery Fund</b>           |                     |                     |                     |
|                  | <b>Revenue</b>                 |                     |                     |                     |
| 62-00-33200-0000 | Burial Plot Sales              | \$ 42,275           | \$ 50,000           | \$ 45,000           |
| 62-00-33201-0000 | Burial Plot Opening/Closing    | \$ 9,400            | \$ 13,000           | \$ 8,000            |
| 62-00-33202-0000 | Headstone Inspections          | \$ 455              | \$ 500              | \$ 500              |
| 62-00-33203-0000 | Xfr of Ownership Fee-Cemetery  | \$ -                | \$ -                | \$ -                |
| 62-00-33434-0000 | Grant Revenue                  | \$ -                | \$ -                | \$ -                |
| 62-00-37010-0000 | Interest Earnings              | \$ 15               | \$ -                | \$ -                |
| 62-00-38110-0000 | Due From General Fund          | \$ -                | \$ -                | \$ -                |
| 62-00-38155-0000 | From Gas-Sale Proceeds (USP)   | \$ -                | \$ -                | \$ -                |



| Account Number   | Description                    | 2023 Actual      | 2024 Estimate    | 2025 Proposed    |
|------------------|--------------------------------|------------------|------------------|------------------|
| 62-00-39210-0000 | Cemetery Donations             | \$ -             | \$ -             | \$ -             |
| 62-00-39920-0000 | Use of Fund Reserves           | \$ -             | \$ 19,634        | \$ 42,209        |
|                  | <b>Revenue</b>                 | <b>\$ 52,145</b> | <b>\$ 83,134</b> | <b>\$ 95,709</b> |
|                  | <b>Expense</b>                 |                  |                  |                  |
| <b>62000</b>     | <b>Cemetery</b>                |                  |                  |                  |
| 62-49-62000-1111 | Salaries - Full-Time Permanent | \$ 4,325         | \$ 4,592         | \$ 8,043         |
| 62-49-62000-1211 | Overtime                       | \$ 22            | \$ -             | \$ -             |
| 62-49-62000-1300 | Employee Benefits (401k & 457) | \$ 262           | \$ 278           | \$ 459           |
| 62-49-62000-1321 | Clothing Allowance             | \$ 17            | \$ 17            | \$ 33            |
| 62-49-62000-1511 | FICA                           | \$ -             | \$ -             | \$ -             |
| 62-49-62000-1512 | Medicare                       | \$ 63            | \$ 68            | \$ 118           |
| 62-49-62000-1521 | Retirement                     | \$ 763           | \$ 818           | \$ 1,358         |
| 62-49-62000-1531 | State Insurance Fund           | \$ 13            | \$ 59            | \$ 147           |
| 62-49-62000-1541 | Health Insurance               | \$ 793           | \$ 798           | \$ 1,547         |
| 62-49-62000-1545 | Dental Insurance               | \$ 66            | \$ 68            | \$ 140           |
| 62-49-62000-1548 | Vision Insurance               | \$ 12            | \$ 13            | \$ 24            |
| 62-49-62000-1561 | Long Term Disability           | \$ 21            | \$ 23            | \$ 40            |
| 62-49-62000-2321 | Travel & Training              | \$ -             | \$ 1,800         | \$ 1,500         |
| 62-49-62000-2513 | Equipment Materials & Supplies | \$ 1,335         | \$ 5,000         | \$ 3,000         |
| 62-49-62000-3111 | Utilities                      | \$ 187           | \$ -             | \$ -             |
| 62-49-62000-4261 | Computer Software & Maint.     | \$ -             | \$ -             | \$ 800           |
| 62-49-62000-4531 | Professional & Technical Servi | \$ -             | \$ 63,100        | \$ 58,500        |
| 62-49-62000-5002 | Special Projects               | \$ 1,045         | \$ 3,500         | \$ 4,000         |
| 62-49-62000-5410 | Landscape Maintenance          | \$ 3,306         | \$ 3,000         | \$ 6,000         |
| 62-49-62000-7000 | Capital Outlay                 | \$ -             | \$ -             | \$ -             |
| 62-49-62000-7311 | Improvements Other Than Bldg   | \$ -             | \$ -             | \$ 10,000        |
| 62-49-62000-7410 | Equipment                      | \$ -             | \$ -             | \$ -             |
| <b>62000</b>     | <b>Cemetery</b>                | <b>\$ 12,229</b> | <b>\$ 83,134</b> | <b>\$ 95,709</b> |
|                  | <b>Expense</b>                 | <b>\$ 12,229</b> | <b>\$ 83,134</b> | <b>\$ 95,709</b> |
| <b>62</b>        | <b>Cemetery Fund</b>           | <b>\$ 39,916</b> | <b>\$ -</b>      | <b>\$ -</b>      |
| <b>63</b>        | <b>Utility Billing Fund</b>    |                  |                  |                  |
|                  | <b>Revenue</b>                 |                  |                  |                  |
| 63-00-35990-0000 | Set Up/Connection Fee          | \$ -             | \$ 33,000        | \$ 37,600        |
| 63-00-36020-0000 | Late/Delinquent Fees           | \$ -             | \$ 200,000       | \$ 140,000       |
| 63-00-36030-0000 | Revenue from Collections       | \$ -             | \$ -             | \$ -             |

| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| 63-00-37010-0000 | Interest Earnings              | \$ 13             | \$ 9,266          | \$ -              |
| 63-00-38151-0000 | Due From Water Fund            | \$ 99,510         | \$ 36,392         | \$ 118,527        |
| 63-00-38152-0000 | Due From Sewer Fund            | \$ 99,510         | \$ 36,392         | \$ 118,527        |
| 63-00-38157-0000 | Due From Solid Waste Fund      | \$ 51,669         | \$ 18,896         | \$ 61,543         |
| 63-00-38159-0000 | Due From Storm Drain Fund      | \$ 22,691         | \$ 8,298          | \$ 27,026         |
| 63-00-39920-0000 | Use of Fund Reserves           | \$ -              | \$ 144,734        | \$ -              |
|                  | <b>Revenue</b>                 | <b>\$ 273,393</b> | <b>\$ 486,978</b> | <b>\$ 503,223</b> |
|                  | <b>Expense</b>                 |                   |                   |                   |
| <b>63000</b>     | <b>Utility Billing</b>         |                   |                   |                   |
| 63-43-63000-1111 | Salaries - Full-Time Permanent | \$ 80,119         | \$ 83,114         | \$ 89,176         |
| 63-43-63000-1112 | Salaries - Part-Time Permanent | \$ 62,746         | \$ 70,569         | \$ 46,039         |
| 63-43-63000-1211 | Overtime                       | \$ 1,993          | \$ 2,500          | \$ 1,000          |
| 63-43-63000-1300 | Employee Benefits (401K & 457) | \$ 4,913          | \$ 5,154          | \$ 5,530          |
| 63-43-63000-1321 | Clothing Allowance             | \$ 400            | \$ 600            | \$ 400            |
| 63-43-63000-1511 | FICA                           | \$ 3,926          | \$ 4,376          | \$ 2,855          |
| 63-43-63000-1512 | Medicare                       | \$ 2,035          | \$ 2,231          | \$ 1,962          |
| 63-43-63000-1521 | Retirement                     | \$ 1,364          | \$ 13,457         | \$ 13,547         |
| 63-43-63000-1531 | State Insurance Fund           | \$ 498            | \$ 128            | \$ 164            |
| 63-43-63000-1541 | Health Insurance               | \$ 20,581         | \$ 20,592         | \$ 19,814         |
| 63-43-63000-1545 | Dental Insurance               | \$ 810            | \$ 810            | \$ 859            |
| 63-43-63000-1548 | Vision Insurance               | \$ -              | \$ -              | \$ -              |
| 63-43-63000-1561 | Long Term Disability           | \$ 467            | \$ 472            | \$ 477            |
| 63-43-63000-2321 | Travel & Training              | \$ 2,138          | \$ 3,000          | \$ 1,000          |
| 63-43-63000-2369 | Meetings                       | \$ 402            | \$ 675            | \$ 600            |
| 63-43-63000-2513 | Equipment Materials & Supplies | \$ 949            | \$ -              | \$ -              |
| 63-43-63000-4121 | Attorney Fees                  | \$ -              | \$ -              | \$ -              |
| 63-43-63000-4140 | Banking Fees                   | \$ -              | \$ 80,000         | \$ 90,000         |
| 63-43-63000-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ 15,700         |
| 63-43-63000-4531 | Professional & Technical Servi | \$ -              | \$ 104,500        | \$ 111,000        |
| 63-43-63000-4541 | Printing & Mailing             | \$ 95,100         | \$ 92,800         | \$ 101,100        |
| 63-43-63000-5002 | Special Projects               | \$ -              | \$ -              | \$ -              |
| 63-43-63000-5999 | Depreciation                   | \$ -              | \$ -              | \$ -              |
| 63-43-63000-6820 | Deployed Military Abatement    | \$ 700            | \$ 2,000          | \$ 2,000          |
| 63-43-63000-7412 | Computer Equipment             | \$ -              | \$ -              | \$ -              |
| <b>63000</b>     | <b>Utility Billing</b>         | <b>\$ 279,141</b> | <b>\$ 486,978</b> | <b>\$ 503,223</b> |
|                  | <b>Expense</b>                 | <b>\$ 279,141</b> | <b>\$ 486,978</b> | <b>\$ 503,223</b> |



| Account Number   | Description                    | 2023 Actual       | 2024 Estimate     | 2025 Proposed     |
|------------------|--------------------------------|-------------------|-------------------|-------------------|
| <b>63</b>        | <b>Utility Billing Fund</b>    | <b>\$ (5,749)</b> | <b>\$ -</b>       | <b>\$ -</b>       |
| <b>64</b>        | <b>GIS Fund</b>                |                   |                   |                   |
|                  | <b>Revenue</b>                 |                   |                   |                   |
| 64-00-37010-0000 | Interest Earnings              | \$ 23             | \$ -              | \$ -              |
| 64-00-38151-0000 | Due From Water Fund            | \$ 125,644        | \$ 144,222        | \$ 126,686        |
| 64-00-38152-0000 | Due From Sewer Fund            | \$ 125,644        | \$ 144,222        | \$ 126,686        |
| 64-00-38157-0000 | Due From Solid Waste Fund      | \$ -              | \$ -              | \$ -              |
| 64-00-38159-0000 | Due From Storm Drain Fund      | \$ 55,761         | \$ 64,005         | \$ 56,193         |
| 64-00-39920-0000 | Use of Fund Reserves           | \$ -              | \$ -              | \$ 54,524         |
|                  | <b>Revenue</b>                 | <b>\$ 307,071</b> | <b>\$ 352,449</b> | <b>\$ 364,089</b> |
|                  | <b>Expense</b>                 |                   |                   |                   |
| <b>64000</b>     | <b>GIS</b>                     |                   |                   |                   |
| 64-46-64000-1111 | Salaries - Full-Time Permanent | \$ 95,841         | \$ 156,580        | \$ 182,102        |
| 64-46-64000-1112 | Salaries - Part-Time Permanent | \$ -              | \$ -              | \$ 37,012         |
| 64-46-64000-1211 | Overtime                       | \$ 371            | \$ -              | \$ -              |
| 64-46-64000-1300 | Employee Benefits (401K & 457) | \$ 4,086          | \$ 9,709          | \$ 11,292         |
| 64-46-64000-1321 | Clothing Allowance             | \$ 400            | \$ 600            | \$ 700            |
| 64-46-64000-1511 | FICA                           | \$ -              | \$ -              | \$ 2,295          |
| 64-46-64000-1512 | Medicare                       | \$ 1,373          | \$ 2,272          | \$ 3,179          |
| 64-46-64000-1521 | Retirement                     | \$ 10,427         | \$ 26,333         | \$ 28,655         |
| 64-46-64000-1531 | State Insurance Fund           | \$ 511            | \$ 1,940          | \$ 3,027          |
| 64-46-64000-1541 | Health Insurance               | \$ 28,905         | \$ 44,695         | \$ 53,277         |
| 64-46-64000-1545 | Dental Insurance               | \$ 1,924          | \$ 3,068          | \$ 4,605          |
| 64-46-64000-1548 | Vision Insurance               | \$ 353            | \$ 563            | \$ 753            |
| 64-46-64000-1561 | Long Term Disability           | \$ 533            | \$ 825            | \$ 1,206          |
| 64-46-64000-2321 | Travel & Training              | \$ 6,014          | \$ 8,300          | \$ 10,350         |
| 64-46-64000-4211 | Network-Data Process Supplies  | \$ 39,057         | \$ 40,064         | \$ 636            |
| 64-46-64000-4261 | Computer Software & Maint.     | \$ -              | \$ -              | \$ -              |
| 64-46-64000-4531 | Professional & Technical Servi | \$ -              | \$ 48,000         | \$ 25,000         |
| 64-46-64000-5999 | Depreciation                   | \$ -              | \$ 7,000          | \$ -              |
| 64-46-64000-7410 | Equipment                      | \$ -              | \$ 2,500          | \$ -              |
| 64-46-64000-7412 | Computer Equipment             | \$ -              | \$ -              | \$ -              |
| <b>64000</b>     | <b>GIS</b>                     | <b>\$ 189,795</b> | <b>\$ 352,449</b> | <b>\$ 364,089</b> |
|                  | <b>Expense</b>                 | <b>\$ 189,795</b> | <b>\$ 352,449</b> | <b>\$ 364,089</b> |
| <b>64</b>        | <b>GIS Fund</b>                | <b>\$ 117,276</b> | <b>\$ -</b>       | <b>\$ -</b>       |

| Account Number   | Description                          | 2023 Actual         | 2024 Estimate        | 2025 Proposed        |
|------------------|--------------------------------------|---------------------|----------------------|----------------------|
| <b>72</b>        | <b>AA 2013-1 Fund</b>                |                     |                      |                      |
|                  | <b>Revenue</b>                       |                     |                      |                      |
| 72-00-34311-0000 | Assessments - Collected              | \$ 73,832           | \$ 84,413            | \$ 41,075            |
| 72-00-37010-0000 | Interest Earnings                    | \$ 2,200            | \$ -                 | \$ -                 |
| 72-00-37090-0000 | Other Miscellaneous                  | \$ -                | \$ -                 | \$ -                 |
| 72-00-39920-0000 | Use of Fund Reserves                 | \$ -                | \$ -                 | \$ -                 |
|                  | <b>Revenue</b>                       | <b>\$ 76,032</b>    | <b>\$ 84,413</b>     | <b>\$ 41,075</b>     |
|                  | <b>Expense</b>                       |                     |                      |                      |
| <b>47172</b>     | <b>2013-1 Assessment Area</b>        |                     |                      |                      |
| 72-71-47172-4531 | Professional & Technical Servi       | \$ 3,775            | \$ 4,750             | \$ 2,000             |
| 72-71-47172-8111 | Principal                            | \$ 130,000          | \$ 55,000            | \$ 20,000            |
| 72-71-47172-8121 | Interest                             | \$ 20,750           | \$ 19,663            | \$ 12,225            |
| 72-71-47172-8151 | Paying Agent Fee                     | \$ -                |                      | \$ 1,850             |
| 72-71-47172-9110 | Due To General Fund (Admn Chrg       | \$ 5,000            | \$ 5,000             | \$ 5,000             |
| <b>47172</b>     | <b>2013-1 Assessment Area</b>        | <b>\$ 159,525</b>   | <b>\$ 84,413</b>     | <b>\$ 41,075</b>     |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> |                     |                      |                      |
| 72-61-48100-9110 | Due To General Fund                  | \$ -                | \$ -                 | \$ -                 |
| <b>48100</b>     | <b>Transfers &amp; Contributions</b> | <b>\$ -</b>         | <b>\$ -</b>          | <b>\$ -</b>          |
|                  | <b>Expense</b>                       | <b>\$ 159,525</b>   | <b>\$ 84,413</b>     | <b>\$ 41,075</b>     |
| <b>72</b>        | <b>AA 2013-1 Fund</b>                | <b>\$ (83,493)</b>  | <b>\$ -</b>          | <b>\$ -</b>          |
| <b>80</b>        | <b>Eagle Mountain RDA</b>            |                     |                      |                      |
|                  | <b>Revenue</b>                       |                     |                      |                      |
| 80-00-31109-0000 | EDA 2012-1 Property Tax              | \$ 53,984           | \$ -                 | \$ -                 |
| 80-00-31110-0000 | Parkside CDA Property Tax            | \$ 17,149           | \$ 17,950            | \$ 20,198            |
| 80-00-31111-0000 | Sweetwater CRA Property Tax          | \$ 7,253,420        | \$ 9,746,126         | \$ 9,601,286         |
| 80-00-31112-0000 | Pole Canyon CRA                      | \$ 2,030            | \$ -                 | \$ -                 |
| 80-00-31113-0000 | Pole Canyon CRA 53 Property Tx       | \$ 319,193          | \$ 693,529           | \$ 941,279           |
| 80-00-31114-0000 | Sweetwater CRA P2                    | \$ -                | \$ -                 | \$ -                 |
| 80-00-37010-0000 | Interest Earnings                    | \$ 587              | \$ 176,633           | \$ -                 |
| 80-00-38110-0000 | Due From General Fund                | \$ -                | \$ -                 | \$ -                 |
|                  | <b>Revenue</b>                       | <b>\$ 7,646,362</b> | <b>\$ 10,634,238</b> | <b>\$ 10,562,763</b> |



| Account Number   | Description                       | 2023 Actual         | 2024 Estimate        | 2025 Proposed        |
|------------------|-----------------------------------|---------------------|----------------------|----------------------|
|                  | <b>Expense</b>                    |                     |                      |                      |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b> |                     |                      |                      |
| 80-61-48000-9110 | Due to General Fund- AdminChrg    | \$ 54,027           | \$ 176,627           | \$ 215,278           |
| <b>48000</b>     | <b>Transfers &amp; Other Uses</b> | <b>\$ 54,027</b>    | <b>\$ 176,627</b>    | <b>\$ 215,278</b>    |
| <b>80000</b>     | <b>Eagle Mountain RDA</b>         |                     |                      |                      |
| 80-47-80000-4320 | RDA Consulting Services           | \$ 10,400           | \$ -                 | \$ -                 |
| 80-47-80000-6450 | Parkside CDA TIF Reimbursement    | \$ -                | \$ 17,950            | \$ 20,198            |
| 80-47-80000-6451 | EDA 2012-1 TIF Reimbursement      | \$ 55,833           | \$ -                 | \$ -                 |
| 80-47-80000-6452 | Sweetwater CRA Expenditures       | \$ 6,583,956        | \$ 9,746,126         | \$ 9,391,286         |
| 80-47-80000-6453 | Swtwtr CRA Housing Requirments    | \$ -                | \$ -                 | \$ -                 |
| 80-47-80000-6454 | Pole Canyon CRA                   | \$ 285,106          | \$ 693,535           | \$ 936,001           |
| 80-47-80000-6455 | Pole Canyon CRA Housing           | \$ -                | \$ -                 | \$ -                 |
| <b>80000</b>     | <b>Eagle Mountain RDA</b>         | <b>\$ 6,935,295</b> | <b>\$ 10,457,611</b> | <b>\$ 10,347,485</b> |
|                  | <b>Expense</b>                    | <b>\$ 6,989,322</b> | <b>\$ 10,634,238</b> | <b>\$ 10,562,763</b> |
| <b>80</b>        | <b>Eagle Mountain RDA</b>         | <b>\$ 657,040</b>   | <b>\$ -</b>          | <b>\$ -</b>          |
| Revenue Total    |                                   | \$ 98,694,166       | \$ 148,508,544       | \$ 112,517,744       |
| Expense Total    |                                   | \$ 79,960,405       | \$ 148,508,544       | \$ 112,517,744       |
| Grand Total      |                                   | \$ 18,733,761       | \$ -                 | \$ -                 |



## One-Time Expenses for Fiscal Year 2025

| Department             | Category  | Rating | Description                                                       | Amount                 |
|------------------------|-----------|--------|-------------------------------------------------------------------|------------------------|
| Cemetery               | One-Time  | 1      | Storage Shed & Pad                                                | \$ 10,000.00           |
|                        |           | 1      | Updating Council chambers, conference rooms, office & cubicle     |                        |
| General                | One-Time  |        | plaques                                                           | \$ 12,000.00           |
| General                | One-Time  | 2      | Update Wayfinding Signs                                           | \$ 76,650.00           |
| General                | One-Time  | 3      | Monument Signs                                                    | \$ 120,000.00          |
| General                | One-Time  | 4      | Public Art Installation Project                                   | \$ 100,000.00          |
| Events                 | Equipment | 2      | Tuff Shed                                                         | \$ 10,000.00           |
| Library                | One-Time  | 1      | Photo Copier                                                      | \$ 8,000.00            |
| Parks                  | One-Time  | 1      | Mini Loader Lease (1of 3yr)                                       | \$ 15,000.00           |
| Parks                  | One-Time  | 2      | 2 - 72" Brushcat mowing decks                                     | \$ 16,000.00           |
| Parks                  | One-Time  | 3      | GIS Data Collection Unit                                          | \$ 15,900.00           |
| Parks                  | One-Time  | 4      | Kubota Utility Vehicle                                            | \$ 37,000.00           |
| Fleet                  | Vehicles  | 1      | SUV to be used as additional check out vehicle                    | \$ 40,000.00           |
| Recorder's Office      | One-Time  | 1      | Photo Copier                                                      | \$ 8,000.00            |
| Recreation             | Equipment | 1      | Laser Grader                                                      | \$ 7,500.00            |
| Storm Water            | One-Time  | 1      | Metal Canopy                                                      | \$ 20,000.00           |
| Streets                | One-Time  | 1      | Mini Track Loader                                                 | \$ 33,000.00           |
| Streets                | One-Time  | 2      | Hydraulic Breaker Attachment                                      | \$ 9,000.00            |
| Streets                | One-Time  | 3      | Concrete Trailer                                                  | \$ 15,000.00           |
| Streets                | One-Time  | 4      | 72" Brushcat Mowing Deck                                          | \$ 8,000.00            |
| Streets                | One-Time  | 5      | Concrete/Asphalt Scarifier                                        | \$ 12,000.00           |
| Streets                | One-Time  | 6      | 72" Sweeper Bucket (attachment to Skidsteer)                      | \$ 6,000.00            |
| Streets                | Vehicles  | 7      | Dump Truck -Snow Plow & Salt Spreader                             | \$ 215,951.00          |
|                        |           | 1      | Aerator Lg Gearbox \$56,142,& sm Gearbox \$28,228. Replacement Lg |                        |
| Wastewater             | One-Time  |        | Motor \$6,395 & sm Motor \$2,847.                                 | \$ 93,612.00           |
| Wastewater             | Equipment | 2      | Trailered High Pressure Washer                                    | \$ 30,000.00           |
| Wastewater             | One-Time  | 3      | Finish fencing around the wastewater treatment plant.             | \$ 120,000.00          |
| Wastewater             | Vehicles  | 4      | Ford F550                                                         | \$ 175,000.00          |
| Water                  | One-Time  | 1      | PLC and Screen (Well #2)                                          | \$ 20,000.00           |
| Water                  | Vehicles  | 2      | 10- Wheeler Dump Truck                                            | \$ 225,000.00          |
| Water                  | Equipment | 3      | 5th Wheel Trailer                                                 | \$ 31,000.00           |
| Water/Wastewater/Storm | Equipment | 4      | Hydraulic Asphalt collar saw - cost split 3 ways                  | \$ 60,000.00           |
| <b>Total</b>           |           |        |                                                                   | <b>\$ 1,489,613.00</b> |



|                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                                                                                            | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                  |         |           |
| TITLE:                                                                                                                                                                                                 | MOTION - Approval of the Reallocation of Utility Sale Proceeds                                                                                                                                                                                                                                                                                                                                          |         |           |
| ITEM TYPE:                                                                                                                                                                                             | Motion                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |
| FISCAL IMPACT:                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| APPLICANT:                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| GENERAL PLAN DESIGNATION                                                                                                                                                                               | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                            | ACREAGE | COMMUNITY |
| <div><div>PUBLIC HEARING:</div><div>No</div><div>PREPARED BY:</div><div>Kimberly Ruesch, Admin</div><div>PRESENTED BY:</div><div>Kimberly Ruesch,<br/>Administrative Services<br/>Director</div></div> | <div><div>RECOMMENDATION:</div><div>Staff recommends the City Council review the utility sale proceeds program allocation and make a motion considering reallocation of current projects.</div><div>BACKGROUND:</div><div>ITEMS FOR CONSIDERATION:</div><div>REQUIRED FINDINGS:</div><div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div><div>ATTACHMENTS:</div><div>Utility Sale Proceeds</div></div> |         |           |

# Utility Sale Proceeds

| Project #   | Project Name                                                                | Allocated    | Project Information                                                                                                            | Status  |
|-------------|-----------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------|---------|
| 2015-USP-08 | Match Program - HOA/Neighborhood Park<br>(Existing only) - Council Approved | \$ 907,612   | City to match funds raised from residents or HOAs for park improvements                                                        | On Hold |
| 2015-USP-02 | City Center streetscape landscaping                                         | \$ 792,991   | Finish landscaping of CC medians and areas along trail system adjacent to PE Pkwy. Design FY 2025 improve FY 2026              | FY 2025 |
| 2015-USP-06 | SilverLake Amphitheater Improvements                                        | \$ 200,000   | Original scope modified in FY 2023 to cover paving for parking and improvements to amphitheater such as lighting, wind breaks, | On Hold |
| 2015-USP-0  | Recreation Center                                                           | \$ 2,600,000 | Some type of recreational facility - possibly in a Public-Private                                                              | On Hold |
| 2023-USP-01 | City Center Medians                                                         | \$ 500,000   | Improvements to existing median landscpaing in City Center in FY                                                               | FY 2025 |
| 2023-USP-09 | Nolen Park Improvements                                                     | \$ 750,000   | Concept design in FY 2025, construct FY 2026                                                                                   | FY 2025 |
| 2024-USP-01 | Rodeo Arena                                                                 | \$ 216,000   | Lighting and surplus equipment purchase approved in FY 2024                                                                    | Active  |
| Total       |                                                                             | \$ 5,966,603 |                                                                                                                                |         |

## Recommended Reallocation

| Project #   | Project Name                                                                | Amount       | Project Information                                                                                                            | Status  |
|-------------|-----------------------------------------------------------------------------|--------------|--------------------------------------------------------------------------------------------------------------------------------|---------|
| 2015-USP-08 | Match Program - HOA/Neighborhood Park<br>(Existing only) - Council Approved | \$ 560,962   | City to match funds raised from residents or HOAs for park improvements                                                        | On Hold |
| 2015-USP-02 | City Center streetscape landscaping                                         | \$ 792,991   | Finish landscaping of CC medians and areas along trail system adjacent to PE Pkwy. Design FY 2025 improve FY 2026              | FY 2025 |
| 2015-USP-06 | SilverLake Amphitheater Improvements                                        | \$ 200,000   | Original scope modified in FY 2023 to cover paving for parking and improvements to amphitheater such as lighting, wind breaks, | On Hold |
| 2015-USP-0  | Recreation Center                                                           | \$ 2,600,000 | Some type of recreational facility - possibly in a Public-Private                                                              | On Hold |
| 2023-USP-01 | City Center Medians                                                         | \$ 500,000   | Improvements to existing median landscpaing in City Center in FY                                                               | FY 2025 |
| 2023-USP-09 | Nolen Park Improvements                                                     | \$ 750,000   | Concept design in FY 2025, construct FY 2026                                                                                   | FY 2025 |
| 2024-USP-01 | Rodeo Arena                                                                 | \$ 216,000   | Lighting and surplus equipment purchase approved in FY 2024 + additional request of \$80k FY 2025                              | Active  |
| R2024-45-05 | Bike Park Improvements                                                      | \$ 50,000    | Requested FY 2025                                                                                                              | Request |
|             | Update Wayfinding Signs                                                     | \$ 76,650    | Requested FY 2025                                                                                                              | Request |
|             | Monument Signs                                                              | \$ 120,000   | Requested FY 2025                                                                                                              | Request |
|             | Public Art Installation Project                                             | \$ 100,000   | Requested FY 2025                                                                                                              | Request |
| Total       |                                                                             | \$ 5,966,603 |                                                                                                                                |         |



|                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                      |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|----------------------|
| <div></div>                                                                                                                                | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                    |                      |
| <div>TITLE:</div>                                                                                                                          | RESOLUTION - A Resolution of Eagle Mountain City, Utah, Receiving a Feasibility Study for the Creation of a New School District Pursuant to Utah Code Section 53G-3-301.4, Scheduling a Public Comment Period, Scheduling Future Public Hearings, Scheduling Final Action on the Creation of a New School District, and Related Matters.                                                                                                                                                                                                                                                                                                                                                                                                              |                    |                      |
| <div>ITEM TYPE:</div>                                                                                                                      | Resolution                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                    |                      |
| <div>FISCAL IMPACT:</div>                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                    |                      |
| <div>APPLICANT:</div>                                                                                                                      | Eagle Mountain City                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                    |                      |
| <div>GENERAL PLAN DESIGNATION</div>                                                                                                        | <div>CURRENT ZONE</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <div>ACREAGE</div> | <div>COMMUNITY</div> |
| <div>PUBLIC HEARING:</div> <div>No</div> <div>PREPARED BY:</div> <div>Marcus Draper, Admin</div> <div>PRESENTED BY:</div> <div>Staff</div> | <div>RECOMMENDATION:</div> <div>Staff recommends that the City Council Adopt a Resolution of Eagle Mountain City, Utah, Receiving a Feasibility Study for the Creation of a New School District Pursuant to Utah Code Section 53G-3-301.4, Scheduling a Public Comment Period, Scheduling Future Public Hearings, Scheduling Final Action on the Creation of a New School District, and Related Matters.</div> <div>BACKGROUND:</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:</div> <div><a href="#">RES -- Receiving Feasibility Study for New School District</a><br/><a href="#">LRB Report - New School District Findings (5.21.2024)</a></div> |                    |                      |

**RESOLUTION NO. R-\_\_-2024**

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH RECEIVING A  
FEASIBILITY STUDY FOR THE CREATION OF A NEW SCHOOL  
DISTRICT PURSUANT TO UTAH CODE § 53G-3-301.4, SCHEDULING A  
PUBLIC COMMENT PERIOD, SCHEDULING FUTURE PUBLIC  
HEARINGS, SCHEDULING FINAL ACTION ON THE CREATION OF A  
NEW SCHOOL DISTRICT, AND RELATED MATTERS**

**WHEREAS**, pursuant to the provisions of Utah Code § 53G-3-301.4, Eagle Mountain City, the City of Saratoga Springs, and the Town of Fairfield (“interlocal participants”), with the written support from the Town of Cedar Fort, approved an interlocal agreement on April 29, 2024 to begin the process for the possible creation of a new school district encompassing the incorporated limits of Saratoga Springs, Eagle Mountain, Fairfield, and Cedar Fort, as well as certain unincorporated areas west of Utah Lake; and

**WHEREAS**, pursuant to Utah Code § 53G-3-301.4(4), on April 30, 2024, the interlocal participants filed a request with the Utah County Clerk to initiate the new school district creation process (“Request”); and

**WHEREAS**, in accordance with Utah Code § 53G-3-301.4(5), on May 7, 2024, the County Clerk certified the Request; and

**WHEREAS**, a feasibility study was conducted by MGT Education and Lewis Robertson Burningham to meet the requirements under Utah Code Ann. § 53G-3-301.4(7)(b) (“Feasibility Study”), which studies and/or summaries are attached as Exhibit A and incorporated herein by this reference; and

**WHEREAS**, the City Council of Eagle Mountain City, Utah, hereby receives the Feasibility Study pursuant to § 53G-3-301.4(7)(b); and

**WHEREAS**, in accordance with Utah Code § 53G-3-301.4(8)(a)(i), the City Council hereby provides for a 45-day public comment period to begin on May 21, 2024 (the date the Feasibility Study is received by the City Council) and ending on July 5, 2024; and

**WHEREAS**, pursuant to Utah Code § 53G-3-301.4(8)(a)(ii), public hearings with the City Council are hereby scheduled on June 4, 2024, and June 18, 2024, to consider public comment on the Feasibility Study and recommendations contained therein on the new school district creation; and

**WHEREAS**, pursuant to Utah Code § 53G-3-301.4(8)(b)(i), the City Council will meet on July 16, 2024 to vote on the creation of the new school district and submittal of the matter to a vote by the residents of the new school district boundaries.



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

1. That the Feasibility Study is hereby received, which is attached as Exhibit A and incorporated herein by this reference;
2. That the 45-day public comment period required by Utah Code § 53G-3-301.4(8)(a)(i) shall begin on May 21, 2024 and end on July 5, 2024;
3. That the City Council shall schedule 2 public hearings during the 45-day period to consider public comment on the Feasibility Study and recommendations contained therein on the new school district creation;
4. That, in accordance with Utah Code § 53G-3-301.4(8)(b), the City Council shall meet on July 16, 2024, to take final action on the creation of the new school district and submitting the matter to the legal voters residing in the boundaries of the new district; and
5. That this Resolution shall take effect immediately upon passage.

Passed, adopted, and approved this 21st day of May, 2024.

Eagle Mountain City

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Tom Westmoreland, Mayor

Attest:

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City Recorder

## **EXHIBIT A**

### Feasibility Study



## MEMORANDUM

To: Steve Mumford, Interim City Manager/Community Development Director, Eagle Mountain City  
Mark Christensen, City Manager, Saratoga Springs

From: LRB Public Finance Advisors

Date: May 21, 2024

RE: New School District Feasibility Study Findings

Pursuant to Section §53G-3-102(4)(a)(ii), LRB was commissioned to assess the financial viability, the financial impact, and tax impact of the creation of a new school district made up of the municipal boundaries of Saratoga Springs, Eagle Mountain, Cedar Fort, and Fairfield (the New District). This analysis focuses primarily on the impacts of creating a new school district and reviewing the impacts to major funds including the General Fund, Capital Projects Fund and Debt Service Fund. It outlines projections based on reasonable assumptions and available data from Alpine School District (ASD), the New District, the Utah State Board of Education (USBE) and other sources. This report also includes projections regarding start-up costs and the potential for new capital facilities. The financial analysis concludes by outlining the tax burden on property owners within the proposed new school district.

## BASE FINANCIAL ASSUMPTIONS

The enrollment projections developed use FY 2023 projected enrollment growth from ASD as the base. For purposes of determining the projected enrollment, LRB evaluated historic enrollment data from ASD for each City within ASD and applied an annual average growth rate (AAGR) to subsequent years that aligns with those findings.

The ratio of enrollment for each district was used to forecast weighted pupil units (WPU). The number of WPUs provided to each school district within the State is based on number of students enrolled, number of special education students, and other weighted factors. The forecasted WPUs are calculated based on an historic average of 0.970 WPUs per student (calculated using WPU data from FY 2018 – FY 2024 estimates). WPUs are calculated for each district based on percent enrollment and average WPUs per student.

**TABLE 1.1: ENROLLMENT AND WPU PROJECTIONS**

| FISCAL YEAR         | ASD        |        | NEW DISTRICT |        | REORGANIZED ASD |        | NEW DISTRICT % OF TOTAL | REORGANIZED DISTRICT % OF TOTAL |
|---------------------|------------|--------|--------------|--------|-----------------|--------|-------------------------|---------------------------------|
|                     | ENROLLMENT | WPUs   | ENROLLMENT   | WPUs   | ENROLLMENT      | WPUs   |                         |                                 |
| 2023 <sup>[1]</sup> | 84,668     | 81,170 | 24,184       | 23,185 | 60,484          | 57,985 | 28.56%                  | 71.44%                          |
| 2024                | 84,250     | 83,939 | 24,680       | 24,589 | 59,570          | 59,350 | 29.29%                  | 70.71%                          |
| 2025                | 85,252     | 84,937 | 25,541       | 25,447 | 59,710          | 59,490 | 29.96%                  | 70.04%                          |
| 2026                | 86,323     | 86,005 | 26,433       | 26,335 | 59,890          | 59,669 | 30.62%                  | 69.38%                          |
| 2027                | 87,466     | 87,144 | 27,356       | 27,255 | 60,111          | 59,889 | 31.28%                  | 68.72%                          |
| 2028                | 88,682     | 88,355 | 28,310       | 28,206 | 60,372          | 60,149 | 31.92%                  | 68.08%                          |
| 2029                | 89,973     | 89,641 | 29,299       | 29,191 | 60,674          | 60,450 | 32.56%                  | 67.44%                          |

<sup>[1]</sup> Projections reflect ASD projections (see *Alpine School District Reconfiguration Data, May 8, 2024*).

Taxable value is fundamental to projections of future fiscal impact on the New District and the division of assets and liabilities, including debt. Taxable value forms the basis for local revenues, as well as the ability of a district to bond for capital infrastructure.<sup>1</sup> To determine taxable value growth, an estimate of 2.25 percent new growth is applied to the District as a whole based on ASD's FY 2024 Budget projections. Based on tax data for Saratoga

<sup>1</sup> Section §53G-3-307(3)

Springs and Eagle Mountain, this analysis assumes the New District would experience an estimated eight percent new growth multiplier, with the Reorganized District at 1.5 percent. There are a number of reasons why it is believed sustained taxable value growth for Saratoga Springs and Eagle Mountain will be achievable for the near future. These include the availability of affordable land for both residential and commercial development. Commercial growth for goods and services will continue to expand as residential growth continues to expand and both Saratoga Springs and Eagle Mountain have stated that they know they have the potential to develop additional commercial valuation to capture sales leakage occurring in the community. Based on these assumptions, it is estimated that the New District's taxable value will increase from 21 percent of the taxable value in 2025 to 26 percent by 2029.

**TABLE 1.2: FORECASTED TAXABLE VALUE**

| FISCAL YEAR | ASD              | NEW DISTRICT     | REORGANIZED ASD  | NEW DISTRICT % OF TOTAL | REORGANIZED DISTRICT % OF TOTAL |
|-------------|------------------|------------------|------------------|-------------------------|---------------------------------|
| 2025        | \$54,604,602,181 | \$11,461,741,149 | \$43,142,861,032 | 20.99%                  | 79.01%                          |
| 2026        | \$55,833,205,730 | \$12,378,680,441 | \$43,454,525,290 | 22.17%                  | 77.83%                          |
| 2027        | \$57,089,452,859 | \$13,368,974,876 | \$43,720,477,983 | 23.42%                  | 76.58%                          |
| 2028        | \$58,373,965,548 | \$14,438,492,866 | \$43,935,472,683 | 24.73%                  | 75.27%                          |
| 2029        | \$59,687,379,773 | \$15,593,572,295 | \$44,093,807,478 | 26.13%                  | 73.87%                          |
| <b>AAGR</b> | <b>2.25%</b>     | <b>8.00%</b>     | <b>0.55%</b>     |                         |                                 |

A comparison of the taxable value per student illustrates that the New District is slightly lower than projected for the other district scenarios. The lower taxable value will provide the New District with less local revenues per pupil, but will correspond with an increase in State revenues, as discussed in the General Fund analysis of this report.

**TABLE 1.3: COMPARISON OF TAXABLE VALUE RATIOS (FY 2023)**

|                 | TOTAL VALUE      | TV % OF TOTAL | ENROLLMENT | % ENROLLMENT | TV PER STUDENT |
|-----------------|------------------|---------------|------------|--------------|----------------|
| ASD             | \$50,111,489,706 | 100%          | 84,668     | 100%         | \$591,859      |
| New District    | \$9,826,595,635  | 20%           | 24,184     | 29%          | \$406,326      |
| Reorganized ASD | \$40,284,894,071 | 80%           | 60,484     | 71%          | \$666,042      |

## GENERAL FUND ANALYSIS

The General Fund includes all financial resources necessary for the general operation of the District. The General Fund is comprised of three major revenue sources: local, state and federal. Local funding is generated through the property taxes collected by the County. State Funds are distributed based on WPU assumptions and federal funds are earmarked for special purposes such as special education, special programs, vocational education, and nutrition services.

As a ratio of local revenues per pupil, the New District is projected to receive fewer local revenues per pupil than the other scenarios due to a lower taxable value per student. It is anticipated that State funds<sup>2</sup> will be increased to account for decreased local revenues as illustrated in **Table 1.4**.

<sup>2</sup> Section §53F-3





**TABLE 1.4: FORECASTED GENERAL FUND REVENUES**

| FY                   | LOCAL REVENUE | STATE REVENUE | STATE ADD-ON | FEDERAL      | TOTAL         | PER STUDENT |         |              |         |          | DIFFERENCE FROM ASD |
|----------------------|---------------|---------------|--------------|--------------|---------------|-------------|---------|--------------|---------|----------|---------------------|
|                      |               |               |              |              |               | LOCAL       | STATE   | STATE ADD-ON | FEDERAL | TOTAL    |                     |
| ASD                  |               |               |              |              |               |             |         |              |         |          |                     |
| 2025                 | \$202,032,193 | \$543,123,050 | \$54,167,732 | \$34,492,270 | \$833,815,246 | \$2,370     | \$6,371 | \$635        | \$405   | \$9,781  |                     |
| 2026                 | \$206,550,059 | \$567,094,060 | \$57,025,900 | \$35,624,369 | \$866,294,387 | \$2,393     | \$6,569 | \$661        | \$413   | \$10,035 |                     |
| 2027                 | \$211,171,815 | \$593,397,512 | \$60,176,853 | \$36,818,045 | \$901,564,225 | \$2,414     | \$6,784 | \$688        | \$421   | \$10,308 |                     |
| 2028                 | \$215,899,872 | \$621,338,693 | \$63,543,992 | \$38,076,521 | \$938,859,078 | \$2,435     | \$7,006 | \$717        | \$429   | \$10,587 |                     |
| 2029                 | \$220,736,698 | \$651,021,577 | \$67,202,125 | \$39,403,198 | \$978,363,598 | \$2,453     | \$7,236 | \$747        | \$438   | \$10,874 |                     |
| NEW DISTRICT         |               |               |              |              |               |             |         |              |         |          |                     |
| 2025                 | \$40,529,159  | \$169,140,763 | \$22,076,825 | \$10,333,894 | \$242,080,641 | \$1,587     | \$6,622 | \$864        | \$405   | \$9,478  | (\$303)             |
| 2026                 | \$43,636,990  | \$179,830,052 | \$22,685,868 | \$10,908,482 | \$257,061,390 | \$1,651     | \$6,803 | \$858        | \$413   | \$9,725  | (\$310)             |
| 2027                 | \$46,991,297  | \$191,460,802 | \$23,383,055 | \$11,515,043 | \$273,350,197 | \$1,718     | \$6,999 | \$855        | \$421   | \$9,992  | (\$315)             |
| 2028                 | \$50,611,730  | \$203,840,753 | \$24,069,203 | \$12,155,358 | \$290,677,043 | \$1,788     | \$7,200 | \$850        | \$429   | \$10,267 | (\$319)             |
| 2029                 | \$54,519,505  | \$217,017,897 | \$24,760,126 | \$12,831,306 | \$309,128,835 | \$1,861     | \$7,407 | \$845        | \$438   | \$10,551 | (\$323)             |
| REORGANIZED DISTRICT |               |               |              |              |               |             |         |              |         |          |                     |
| 2025                 | \$161,409,036 | \$373,991,045 | \$20,958,590 | \$24,158,376 | \$580,517,047 | \$2,703     | \$6,263 | \$351        | \$405   | \$9,722  | (\$58)              |
| 2026                 | \$162,689,100 | \$387,270,327 | \$22,485,688 | \$24,715,888 | \$597,161,002 | \$2,716     | \$6,466 | \$375        | \$413   | \$9,971  | (\$65)              |
| 2027                 | \$163,813,425 | \$401,940,323 | \$24,463,330 | \$25,303,002 | \$615,520,081 | \$2,725     | \$6,687 | \$407        | \$421   | \$10,240 | (\$68)              |
| 2028                 | \$164,763,660 | \$417,498,560 | \$26,657,486 | \$25,921,163 | \$634,840,869 | \$2,729     | \$6,915 | \$442        | \$429   | \$10,516 | (\$71)              |
| 2029                 | \$165,519,848 | \$434,000,993 | \$29,136,872 | \$26,571,892 | \$655,229,605 | \$2,728     | \$7,153 | \$480        | \$438   | \$10,799 | (\$75)              |

General fund expenditures for each scenario have been estimated based on existing ASD expenditures. LRB used historic growth rates, analyzed each expenditure function to determine any duplication of expenditures, researched staffing projections, and apportioned expenditures on a per building basis. These expenditure functions include instruction, student support services, and instructional support services. Other expenditure functions are used based on the percent of education facilities within each district, the percent of full-time equivalent (FTE) employees, or the proportion of total district facilities, including duplicate administrative facilities.

Using the most recent ASD budget estimates as the base (FY 2024), LRB inflated expenditures for subsequent years.<sup>3</sup> LRB also inflated expenditures based on WPU growth. It is anticipated that the creation of a new district could result in duplicated costs of approximately \$2.2M in 2025. The New District is projected to have the lowest per pupil expenditures among the scenarios in the early years. This is a result of the lower ratio of duplicate administrative costs as well as apportioning some costs on a per building and taxable value basis, in which the New District has a lower proportion relative to the District.

**TABLE 1.5. GENERAL FUND SUMMARY**

| YEAR                | TOTAL GF REVS | GF REVS PER STUDENT | TOTAL GF EXPENDITURES | GF EXPENDITURES PER STUDENT | NET GF         | NET GF PER STUDENT |
|---------------------|---------------|---------------------|-----------------------|-----------------------------|----------------|--------------------|
| <b>ASD</b>          |               |                     |                       |                             |                |                    |
| 2025                | \$833,815,246 | \$9,781             | \$849,702,675         | \$9,967                     | (\$15,887,429) | (\$186)            |
| 2026                | \$866,294,387 | \$10,035            | \$881,120,853         | \$10,207                    | (\$14,826,466) | (\$172)            |
| 2027                | \$901,564,225 | \$10,308            | \$913,731,490         | \$10,447                    | (\$12,167,265) | (\$139)            |
| 2028                | \$938,859,078 | \$10,587            | \$947,580,697         | \$10,685                    | (\$8,721,619)  | (\$98)             |
| 2029                | \$978,363,598 | \$10,874            | \$982,716,394         | \$10,922                    | (\$4,352,796)  | (\$48)             |
| <b>NEW DISTRICT</b> |               |                     |                       |                             |                |                    |
| 2025                | \$242,080,641 | \$9,478             | \$248,282,830         | \$9,721                     | (\$6,202,189)  | (\$243)            |
| 2026                | \$257,061,390 | \$9,725             | \$262,603,082         | \$9,935                     | (\$5,541,691)  | (\$210)            |
| 2027                | \$273,350,197 | \$9,992             | \$277,758,016         | \$10,154                    | (\$4,407,819)  | (\$161)            |
| 2028                | \$290,677,043 | \$10,267            | \$293,796,703         | \$10,378                    | (\$3,119,661)  | (\$110)            |

<sup>3</sup> See ASD FY2024 Budget, p. 147 for inflationary increases utilized.



| YEAR                        | TOTAL GF REVS | GF REVS PER STUDENT | TOTAL GF EXPENDITURES | GF EXPENDITURES PER STUDENT | NET GF         | NET GF PER STUDENT |
|-----------------------------|---------------|---------------------|-----------------------|-----------------------------|----------------|--------------------|
| 2029                        | \$309,128,835 | \$10,551            | \$310,771,121         | \$10,607                    | (\$1,642,286)  | (\$56)             |
| <b>REORGANIZED DISTRICT</b> |               |                     |                       |                             |                |                    |
| 2025                        | \$580,517,047 | \$9,722             | \$603,698,296         | \$10,110                    | (\$23,181,249) | (\$388)            |
| 2026                        | \$597,161,002 | \$9,971             | \$620,372,927         | \$10,358                    | (\$23,211,926) | (\$388)            |
| 2027                        | \$615,520,081 | \$10,240            | \$637,530,414         | \$10,606                    | (\$22,010,333) | (\$366)            |
| 2028                        | \$634,840,869 | \$10,516            | \$655,185,148         | \$10,853                    | (\$20,344,279) | (\$337)            |
| 2029                        | \$655,229,605 | \$10,799            | \$673,351,958         | \$11,098                    | (\$18,122,353) | (\$299)            |

While the New District is projected to have a fund deficit, the New District's high growth in taxable value and enrollment suggests the New District may overcome the General Fund deficit beyond the study period.

## CAPTIAL PROJECTS ANALYSIS

Based on the current tax levies provided from ASD, LRB projected future capital outlay revenues for each scenario. The Capital Projects Fund can be augmented by state support programs titled Enrollment Growth and Foundation Guarantee. Through these funds, districts with a smaller tax base (per pupil) and higher growth can receive additional support revenues. LRB projected these funds using state allocation formulas.

Expenditures are allocated to each district based primarily on the percentage of education buildings within each district, including technical and specialty schools, which are inflated at one percent. Land acquisition, land improvement, building acquisition and construction, and building improvement costs were zeroed out for future projections to prevent a duplication of costs as this fund does not address the bond needs identified in the five-year bond plan. Rather, these capital needs are fully funded within the Debt Service Fund (see **Table 1.6**). This results in a positive fund balance within the Capital Projects Fund for each district and thus there is no tax increase within the Capital Projects Fund. Surplus revenues within the Capital Projects Fund are utilized to offset future debt service expense at approximately \$65M.

## DEBT SERVICE ANALYSIS

The majority of the Debt Service Fund revenues come from local property taxes, with a small portion of revenue coming from interest and other categories. The current ASD Debt Service tax rate is 0.001020. As a result of the Debt Service Fund revenue relying on local property tax, the feasibility of a new district will be influenced by the level of debt needed versus the taxable value available to assess the necessary revenues. Thus, the capital facility needs above the capital fund rates combined with each district's taxable value per pupil will likely result in a need to increase the rate necessary for the repayment of debt in the short term within the new school district.

There are three major components included in the analysis of this fund: the allocation of outstanding bonds, new bonding needs as identified by ASD, and start-up costs. Utah Code stipulates the transfer of outstanding debt is determined by calculating the ratio of total taxable value in the year immediately preceding the creation of the New District which is 2024 for the purposes of this analysis. As a result, the New District would be responsible for 20 percent of the outstanding debt. New bonding in this analysis is based on existing ASD recommendations. Last, start-up costs relative to a New District Office, legal fees, moving costs, and computer system costs were also identified. It is important to note that \$12,500,000 in unassigned fund balance from ASD was allocated to each district based on the ratio of enrollment for purposes of funding start-up costs.<sup>4</sup>

<sup>4</sup> Section §53G-3-302(4)(b)





**TABLE 1.6: DEBT SERVICE SUMMARY**

| YEAR                        | AUTHORIZED DEBT | PROPOSED NEW DEBT | TOTAL         | OBLIGATION PER STUDENT |
|-----------------------------|-----------------|-------------------|---------------|------------------------|
| <b>ASD</b>                  |                 |                   |               |                        |
| 2025                        | \$68,255,190    | \$37,956,410      | \$106,211,600 | \$1,246                |
| 2026                        | \$46,585,605    | \$37,956,410      | \$84,542,015  | \$979                  |
| 2027                        | \$44,711,305    | \$37,956,410      | \$82,667,715  | \$945                  |
| 2028                        | \$39,645,005    | \$37,956,410      | \$77,601,415  | \$875                  |
| 2029                        | \$39,652,255    | \$37,956,410      | \$77,608,665  | \$863                  |
| <b>NEW DISTRICT</b>         |                 |                   |               |                        |
| 2025                        | \$13,384,478    | \$16,424,394      | \$29,808,872  | \$1,167                |
| 2026                        | \$9,135,188     | \$16,424,394      | \$25,559,582  | \$967                  |
| 2027                        | \$8,767,648     | \$16,424,394      | \$25,192,042  | \$921                  |
| 2028                        | \$7,774,174     | \$16,424,394      | \$24,198,568  | \$855                  |
| 2029                        | \$7,775,596     | \$16,424,394      | \$24,199,989  | \$826                  |
| <b>REORGANIZED DISTRICT</b> |                 |                   |               |                        |
| 2025                        | \$54,870,712    | \$17,421,399      | \$72,292,111  | \$1,211                |
| 2026                        | \$37,450,417    | \$17,421,399      | \$54,871,816  | \$916                  |
| 2027                        | \$35,943,657    | \$17,421,399      | \$53,365,056  | \$888                  |
| 2028                        | \$31,870,831    | \$17,421,399      | \$49,292,230  | \$816                  |
| 2029                        | \$31,876,659    | \$17,421,399      | \$49,298,059  | \$813                  |

## TAX IMPACT

In summary, this analysis combined each fund discussed in this analysis into a comprehensive table based on the tax impact per \$450,000 primary residential home. The tables below show the projected tax rate needed within the three funds analyzed should a district division occur. It is important to note that for the purposes of evaluating impacts, the study assumes a starting period of FY 2025.

**TABLE 1.7: NEW DISTRICT GENERAL FUND TAX IMPACT**

| YEAR | TOTAL GF EXPENDITURES | TOTAL REVENUES | NET GENERAL FUND | TAXABLE VALUE    | BASELINE TAX RATE | TAX RATE NEEDED | TAX RATE INCREASE |
|------|-----------------------|----------------|------------------|------------------|-------------------|-----------------|-------------------|
| 2025 | \$248,282,830         | \$242,080,641  | (\$6,202,189)    | \$11,461,741,149 | 0.003340          | 0.003881        | 0.000541          |
| 2026 | \$262,603,082         | \$257,061,390  | (\$5,541,691)    | \$12,378,680,441 | 0.003340          | 0.003788        | 0.000448          |
| 2027 | \$277,758,016         | \$273,350,197  | (\$4,407,819)    | \$13,368,974,876 | 0.003340          | 0.003670        | 0.000330          |
| 2028 | \$293,796,703         | \$290,677,043  | (\$3,119,661)    | \$14,438,492,866 | 0.003340          | 0.003556        | 0.000216          |
| 2029 | \$310,771,121         | \$309,128,835  | (\$1,642,286)    | \$15,593,572,295 | 0.003340          | 0.003445        | 0.000105          |

**TABLE 1.8: NEW DISTRICT CAPITAL OUTLAY TAX IMPACT**

| YEAR | CAPITAL OUTLAY EXPENDS | TOTAL REVENUES | NET CAPITAL OUTLAY | TAXABLE VALUE    | BASELINE TAX RATE | TAX RATE NEEDED | TAX RATE INCREASE |
|------|------------------------|----------------|--------------------|------------------|-------------------|-----------------|-------------------|
| 2025 | \$6,172,567            | \$23,448,838   | \$17,276,271       | \$11,461,741,149 | 0.001065          | 0.001065        | -                 |
| 2026 | \$6,209,760            | \$22,648,117   | \$16,438,357       | \$12,378,680,441 | 0.001065          | 0.001065        | -                 |
| 2027 | \$6,247,325            | \$23,461,306   | \$17,213,981       | \$13,368,974,876 | 0.001065          | 0.001065        | -                 |
| 2028 | \$6,285,265            | \$24,052,590   | \$17,767,325       | \$14,438,492,866 | 0.001065          | 0.001065        | -                 |
| 2029 | \$6,323,585            | \$24,600,489   | \$18,276,904       | \$15,593,572,295 | 0.001065          | 0.001065        | -                 |

**TABLE 1.9: NEW DISTRICT DEBT SERVICE TAX IMPACT**

| YEAR | TOTAL DEBT   | TAXABLE VALUE    | TAX RATE UNDER ASD | TAX RATE NEEDED | TOTAL TAX RATE INCREASE |
|------|--------------|------------------|--------------------|-----------------|-------------------------|
| 2025 | \$29,808,872 | \$11,461,741,149 | 0.0019450          | 0.0026007       | 0.0006557               |
| 2026 | \$25,559,582 | \$12,378,680,441 | 0.0015140          | 0.0020648       | 0.0005508               |
| 2027 | \$25,192,042 | \$13,368,974,876 | 0.0014480          | 0.0018844       | 0.0004364               |
| 2028 | \$24,198,568 | \$14,438,492,866 | 0.0013290          | 0.0016760       | 0.0003470               |
| 2029 | \$24,199,989 | \$15,593,572,295 | 0.0013000          | 0.0015519       | 0.0002519               |



**TABLE 1.10: NEW DISTRICT DEBT SERVICE TAX IMPACT**

| YEAR | TAX RATE NEEDED | TAX PER HOUSEHOLD<br>(\$450,000 RESIDENTIAL)<br>(ANNUALLY) | TAX PER HOUSEHOLD<br>(MONTHLY) |
|------|-----------------|------------------------------------------------------------|--------------------------------|
| 2025 | 0.001197        | \$296.19                                                   | <b>\$24.68</b>                 |
| 2026 | 0.000999        | \$247.20                                                   | <b>\$20.60</b>                 |
| 2027 | 0.000766        | \$189.68                                                   | <b>\$15.81</b>                 |
| 2028 | 0.000563        | \$139.34                                                   | <b>\$11.61</b>                 |
| 2029 | 0.000357        | \$88.34                                                    | <b>\$7.36</b>                  |

When all major funds are considered (General Fund, Capital Projects and Debt Service), property owners within the New District will likely experience a tax increase, as shown in **Table 1.10**. This is driven by several factors including duplicate O&M costs, start-up costs, and new capital needs. However, as shown in **Table 1.10**, the tax per household decreases annually and is reasonable to assume it may continue to decrease over time.

### ALTERNATIVE CONSIDERATION

The allocation of General Fund expenditures is driven primarily by proportionate enrollment in each district, with consideration of duplicate expenses. If the majority of the General Fund is allocated based on percentage of schools within each district, similar to the MGT study, then the shortfall in the General Fund may be reduced or eliminated. This would result in a lower tax impact in the short-term as the primary driver of the impact to the New District will be debt service related. However, the objective of building additional schools within the New District will likely result in an increase in General Fund expenses over time.

### VIABLE CONCLUSION

In conclusion, noting that our analysis estimates that the cost per average household to form a new district will be in the range of \$24.67 per month declining to \$7.33 per month we are of the opinion that the new school district is a viable alternative to the existing school district.

The benefit obtained in forming a new school district is more localized control and a district that may be more unified in meeting the needs of students in this high growth area where voters interests in supporting new facilities may be more aligned with one-another.





|                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <div></div>                                                                                                                                                      | <div>EAGLE MOUNTAIN CITY</div> <div>CITY COUNCIL MEETING</div> <div>MAY 21, 2024</div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |         |           |
| TITLE:                                                                                                                                                           | UPDATE - Legislative Priorities List                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |         |           |
| ITEM TYPE:                                                                                                                                                       | Discussion                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |         |           |
| FISCAL IMPACT:                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| APPLICANT:                                                                                                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |         |           |
| GENERAL PLAN DESIGNATION                                                                                                                                         | CURRENT ZONE                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | ACREAGE | COMMUNITY |
| <div>PUBLIC HEARING:<br/>No</div> <div>PREPARED BY:<br/>Cliff Strachan, Admin</div> <div>PRESENTED BY:<br/>Cliff Strachan, Director of Legislative Affairs</div> | <div>RECOMMENDATION:</div> <div>BACKGROUND:<br/>EMMC 2.15.100 establishes a legislative priorities list to clarify by adoption or amendment the authorized ongoing priorities of the City Council and to provide direction to the City Administrator in prioritizing the day-to-day activities of the Director of Legislative Affairs. The list is provided for information and discussion. The City Council may make changes to the list of priorities via majority vote. The attached list includes a description of the issues prioritized, prioritization, status designation, and comments or updates concerning the item.</div> <div>ITEMS FOR CONSIDERATION:</div> <div>REQUIRED FINDINGS:</div> <div>PLANNING COMMISSION ACTION/RECOMMENDATION:</div> <div>ATTACHMENTS:<br/><a href="#">Legislative Priorities List 20240521 updates.pdf</a><br/><a href="#">Legislative Priorities List 20240521.pdf</a></div> |         |           |

| Issue / Item                                                                                             | Description                                                                                                                                                                                                                                                               | Priority [see EMMC 2.15.100] | Status       | Target Date | Date of last update | Comments/Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|--------------|-------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Transportation Funding                                                                                   | Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.                                                                               | High Priority                | Long Horizon | <2030       | 5/14/2024           | Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved \$553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North; \$459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor; and projects making it easier to cross Lehi and Saratoga Springs. Work is already happening on MVC at 2100 N but the timing of other projects is to be determined. |
| A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications. | The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone.                              | High Priority                | In Progress  | 4/30/2024   | 5/14/2024           | Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in June.                                                                                                                                                                                                                                                                                                                                                                                              |
| Neighborhood Residential 1 - Lot Size Distribution                                                       | Redo residential zoning to specify housing unit mix. Within the Neighborhood Residential 1 Future Land Use Category there are 3 zones with various lot sizes, developers can propose all smaller size; wants a variety in each development by # of units, not by acreage. | High Priority                | In Progress  | 3/31/2024   | 5/14/2024           | This item received a public hearing and was tabled on 2/6/2024; going to Council on June 4th.                                                                                                                                                                                                                                                                                                                                                                                                  |
| Establish discontinued zoning ordinances                                                                 | Establish discontinued zoning ordinances for vested undeveloped expired zones or other antiquated land uses. Use Saratoga Springs' 19.04.09-6 Discontinuation of Office Warehouse Zone as a reference.                                                                    | Secondary Priority           | In Progress  | 5/31/2024   | 5/14/2024           | An Historic Zones Code Amendment item has been delayed went before the PC in May. The PC recommended approval to the Council for this proposal. This will go before the Council in July.                                                                                                                                                                                                                                                                                                       |
| MDP/MDA Amendment Proposals                                                                              | Establish criteria for MDP/MDA amendment proposals. Require side by side vesting comparison (may be appropriate for EMMC 16.10.090).                                                                                                                                      | Secondary Priority           | On Hold      | 4/30/2024   | 5/14/2024           | Staff has begun work on this issue, but paused briefly because of HB476. We want to make sure we work in harmony with the Utah Code. Staff will resume exploring this issue now that the 2024 regular legislative session has concluded.                                                                                                                                                                                                                                                       |
| Powerline Corridor Development                                                                           | We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.                                                                                                                                         | Secondary Priority           | In Progress  | 6/30/2024   | 5/14/2024           | Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is 80% complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion.                                                 |



| Legislative Priorities List |      |                                                                                                          |                                                                                                                                                                                                                                              |                              |           |              |             |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |  |              | Economic | Infrastructure | Reputational | Generative | Environmental | Service E |
|-----------------------------|------|----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------|--------------|-------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|--|--------------|----------|----------------|--------------|------------|---------------|-----------|
| Order                       | Dept | Issue / Item                                                                                             | Description                                                                                                                                                                                                                                  | Priority [see EMMC 2.15.100] | E Matrix: | Status       | Target Date | Date of last update | Comments/Update                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date Adopted |  | Assigned     |          |                |              |            |               |           |
| 2023.001                    | 11   | City Hall Land Acquisition                                                                               | Need to prioritize land acquisition for future civic uses, of different types.                                                                                                                                                               | High Priority                | Schedule  | Long Horizon | <2035       | 4/2/2024            | Related to the Facilities Master Plan project. Council would like to move the city hall project forward with more funding, concept plan, etc.                                                                                                                                                                                                                                                                                                                                                  | 5/16/2023    |  | City Manager |          | X              |              | X          |               |           |
| 2023.037                    | 12   | MIHP re Transfer of Development Rights                                                                   | Create a program to transfer development rights for moderate income housing.                                                                                                                                                                 | Secondary Priority           | Schedule  | In Progress  | 7/1/2024    | 1/16/2024           | Per MIHP 9.4, Strategy 4. Adopted as a strategy for the MIHP 1/3/2023. Working on drafting the code.                                                                                                                                                                                                                                                                                                                                                                                           | 8/15/2023    |  | Draper       |          |                |              |            |               |           |
| 2023.035                    | 14   | MIHP re Mortgage Assistance Program                                                                      | Implement a mortgage assistance program for employees of the municipality, an employer that provides contracted services to the municipality, or any other public employer that operates within the municipality.                            | Secondary Priority           | Schedule  | In Progress  | 9/30/2024   | 4/23/2024           | Per MIHP 9.4, Strategy 2. Adopted as a strategy for the MIHP 1/3/2023. Staff is gathering information on similar programs elsewhere. As with other MIHP strategies, we are waiting on LRB's report on funding.                                                                                                                                                                                                                                                                                 | 1/3/2023     |  | Strachan     |          |                |              |            |               |           |
| 2023.038                    | 16   | MIHP re Planned uses for RDA housing allocation funds                                                    | Create a policy or approve a plan that identifies the planned uses for the RDA housing allocation funds that come from economic development projects, in compliance with UCA§17C-1-412.                                                      | Secondary Priority           | Schedule  | In Progress  | 5/1/2024    | 4/4/2024            | Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB are nearing completion of the evaluation of the strategies and finalizing a draft report.                                                                                                                                                                                                                                                                                                                           | 8/15/2023    |  | Berrett      |          |                |              | X          |               |           |
| 2023.018                    | 21   | Transportation Funding                                                                                   | Work with MAG/UDOT/Lehi/Saratoga etc. to promote EMC's transportation funding needs. Specifically, the overpass for Mountain View Corridor and SR73, future funding for Hidden Valley Road.                                                  | High Priority                | Do        | Long Horizon | <2030       | 5/14/2024           | Mid-Valley / Hidden Valley road study and additional funding for Airport road was approved by MAG on 2/1/24. In May, Utah Transportation Commission approved \$553M funding for the Mountain View Corridor from Cory Wride Fwy to 2100 North; \$459M for the Cory Wride Fwy from Ranches Parkway to Mountain View Corridor; and projects making it easier to cross Lehi and Saratoga Springs. Work is already happening on MVC at 2100 N but the timing of other projects is to be determined. | 5/16/2023    |  | Mumford      |          | X              |              | X          |               |           |
| 2023.013                    | 21   | City-wide Trail Network Plan                                                                             | Do a trail network plan separate from the bike and pedestrian plan; address power line corridor preservation. Connect trail along wash.                                                                                                      | Secondary Priority           | Schedule  | In Progress  | 7/30/2024   | 1/31/2024           | Interns have obtained GPS data of the trails in the Hidden Valley area of the City. Staff is working on next steps for the off-street trails master plan and will provide updates in the near future as to the status.                                                                                                                                                                                                                                                                         | 5/16/2023    |  | Mumford      |          | X              |              |            |               | X         |
| 2023.039                    | 21   | MIHP re Adopt Land Use ordinance re 10% moderate income housing dedication                               | Adopt a land use ordinance that requires 10% or more of new residential development in certain residential zones be dedicated to moderate income housing.                                                                                    | Secondary Priority           | Schedule  | Not Started  | 12/31/2024  | 1/31/2024           | Per MIHP 9.4, Strategy 5. Adopted as a strategy for the MIHP 1/3/2023. LRB are nearing completion of the evaluation of the strategies and finalizing a draft report.                                                                                                                                                                                                                                                                                                                           | 1/3/2023     |  | Mumford      |          |                |              | X          |               |           |
| 2023.036                    | 21   | MIHP re Impact fees for ADUs                                                                             | Eliminate impact fees for any accessory dwelling unit that is not an internal accessory dwelling unit as defined in Section 10-9a-530.                                                                                                       | Secondary Priority           | Schedule  | Not Started  | 12/31/2024  | 1/31/2024           | Per MIHP 9.4, Strategy 3; Once per year staff will provide a report to the Council concerning ADU fees. Staff sent a report/memo to the Council in December. If Council wants to pursue reductions to ADU application fees or basement permits, please let us know.                                                                                                                                                                                                                            | 8/15/2023    |  | Mumford      |          |                |              |            |               |           |
| 2023.044                    | 22   | A review of Conditional Uses in Zoning Code leading to reclassification based on defined specifications. | The goal is to eliminate conditional uses in Commercial Storage, Agriculture, and Industrial zones by adopting defined specifications for such uses. See EMMC 17.38.040, 17.40.020, and 17.40.040, for conditional uses listed in each zone. | High Priority                | Do        | In Progress  | 4/30/2024   | 5/14/2024           | Agriculture, Industrial, and Commercial Storage zones have been to PC, coming to Council in June.                                                                                                                                                                                                                                                                                                                                                                                              | 9/19/2023    |  | Larsen       |          |                |              | X          |               |           |

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



| Legislative Priorities List |      |                                                                           |                                                                                                                                                                                                                                                                                                                               |                              |           |             |             |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                             |  | Economic | Infrastruc | Reputatio | Generatio | Environm | Service E |  |
|-----------------------------|------|---------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------|-----------|-------------|-------------|---------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----------------------------|--|----------|------------|-----------|-----------|----------|-----------|--|
| Order                       | Dept | Issue / Item                                                              | Description                                                                                                                                                                                                                                                                                                                   | Priority [see EMMC 2.15.100] | E Matrix: | Status      | Target Date | Date of last update | Comments/Update                                                                                                                                                                                                                                                                                                                                                                                                                                | Date Adopted | Assigned                    |  |          |            |           |           |          |           |  |
| 2023.025                    | 22   | Powerline Corridor Development                                            | We have applications and need to think about how to develop the power corridor and what uses, vegetation, etc., benefit the city.                                                                                                                                                                                             | Secondary Priority           | Schedule  | In Progress | 6/30/2024   | 5/14/2024           | Map all City properties and designate each property with an appropriate designation, along with criteria for which designations could be developed (to what extent), which ones could be improved with trails and/or landscaping, and which ones could be disposed of (sold). Todd has said his work is 80% complete in cataloging properties. A summer intern is currently helping Todd with this project, which should help with completion. | 8/15/2023    | Larsen                      |  |          |            |           | X         |          |           |  |
| 2023.048                    | 22   | Parking and storage                                                       | Consider a code to enable parking garages based on counting as two parking spaces.                                                                                                                                                                                                                                            | Secondary Priority           | Schedule  | Not Started |             | 4/30/2024           | Staff believed that the Legislature would address this issue, but did not. Staff will review.                                                                                                                                                                                                                                                                                                                                                  | 10/3/2023    | Larsen                      |  |          |            |           | X         |          |           |  |
| 2023.009                    | 23   | Facilities Master Plan                                                    | Create or update the Facilities Master Plan. Include civic buildings in the plan. Need to have a financial plan to accomplish.                                                                                                                                                                                                | High Priority                | Do        | In Progress | 6/30/2024   | 4/30/2024           | The consultant, Galloway, is presenting the draft plan to the Council for discussion on May 21.                                                                                                                                                                                                                                                                                                                                                | 5/16/2023    | Weber                       |  | X        |            | X         | X         |          |           |  |
| 2023.032                    | 24   | Irrigation pipe requirements                                              | Currently, we don’t require it everywhere. EMMC 15.40 authorizes where city can supply water within 3 years. All 3 phases of the plan would cost >\$70M.                                                                                                                                                                      | High Priority                | Do        | In Progress | 6/30/2024   | 4/30/2024           | A report will include proposed upgrades to the system and where it can be implemented. Report expected in June.                                                                                                                                                                                                                                                                                                                                | 5/16/2023    | Trusty                      |  | X        |            |           | X         |          |           |  |
| 2023.011a                   | 24   | Airport Road                                                              | Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.                                                                                                                                                                           | High Priority                | Do        | In Progress | 12/31/2024  | 4/30/2024           | Bids for the Phase 2 construction package are being evaluated. A contract has been signed and kick off is week of May 6.                                                                                                                                                                                                                                                                                                                       | 5/16/2023    | Trusty                      |  | X        |            | X         |           |          |           |  |
| 2023.011b                   | 24   | Mid Valley Road                                                           | Road needs to be prioritized and upgraded. Don't use the funds for this road on other projects. Council wants to know where this is in the process.                                                                                                                                                                           | High Priority                | Schedule  | On Hold     | 12/31/2025  | 1/16/2024           | Extension to Eagle Mountain Blvd plans are ready but ROW issues are delaying the project. Completion estimate is pushed a year.                                                                                                                                                                                                                                                                                                                | 5/16/2023    | Trusty                      |  | X        |            | X         |           |          |           |  |
| 2023.043                    | 24   | Adjust Transportation Master Plan to designate MidValley as an expressway | Extend it via the future Hidden Valley Road as an expressway as a expedited way in/out of the city. Bring forward earlier the MAG project priority. The Hidden Valley Road project from East Expressway (aka Airport Road) eastward to Redwood Road is unfunded but included in consideration for Phase 3 covering 2043-2050. | Secondary Priority           | Do        | In Progress | 12/5/2023   | 1/16/2024           | Included in MAG's TIP process (under consideration). This funding should now be included in the tracking of item 23.018, Transportation Funding.                                                                                                                                                                                                                                                                                               | 8/15/2023    | Trusty                      |  | X        |            | X         |           |          |           |  |
| 2023.041                    | 24   | Shared Parking                                                            | 17.55.100 Add traffic engineer's data into the city code to determine what is the right amount of shared parking; and for the Council to become the land use authority rather than PC.                                                                                                                                        | Secondary Priority           | Schedule  | Not Started | 6/30/2024   | 8/1/2023            | The council wants clarity to the parking code and become the land use authority.                                                                                                                                                                                                                                                                                                                                                               | 8/15/2023    | Trusty                      |  | X        |            |           |           |          |           |  |
| 2023.033                    | 32   | Capital Asset Management Plan                                             | Incorporate into our planning and budget process, financing etc. Do impact fees sufficiently cover state mandates like ADUs?                                                                                                                                                                                                  | Secondary Priority           | Schedule  | In Progress | 12/31/2024  | 1/31/2024           | Public Works selected OpenGov - Cartegraph software for asset management. Staff working on draft capital asset policy.                                                                                                                                                                                                                                                                                                                         | 5/16/2023    | Ruesch                      |  | X        |            | X         |           |          |           |  |
| 2023.042                    | 41   | Safe Routes for Schools as a Calendar Item                                | Bring forward each year a staff report on safe routes for school including completing infrastructure projects before school commences.                                                                                                                                                                                        | Secondary Priority           | Schedule  | In Progress | 5/31/2024   | 3/7/2024            | Put this on the calendar by May 31 each year.                                                                                                                                                                                                                                                                                                                                                                                                  | 8/15/2023    | Hickman<br>Kofoed<br>Hilton |  |          |            |           |           |          |           |  |
| 2023.008                    | 41   | Rodeo Feasibility Study                                                   | Coordinate a feasibility study to consider relocating the rodeo.                                                                                                                                                                                                                                                              | Secondary Priority           | Schedule  | Not Started |             | 1/16/2024           | The rodeo facility is not included in the Facilities Master Plan. A study for relocating would be done separately.                                                                                                                                                                                                                                                                                                                             | 5/16/2023    | Hickman                     |  |          |            | X         | X         |          |           |  |
| Proposed                    |      |                                                                           |                                                                                                                                                                                                                                                                                                                               |                              |           |             |             |                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                |              |                             |  |          |            |           |           |          |           |  |

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



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

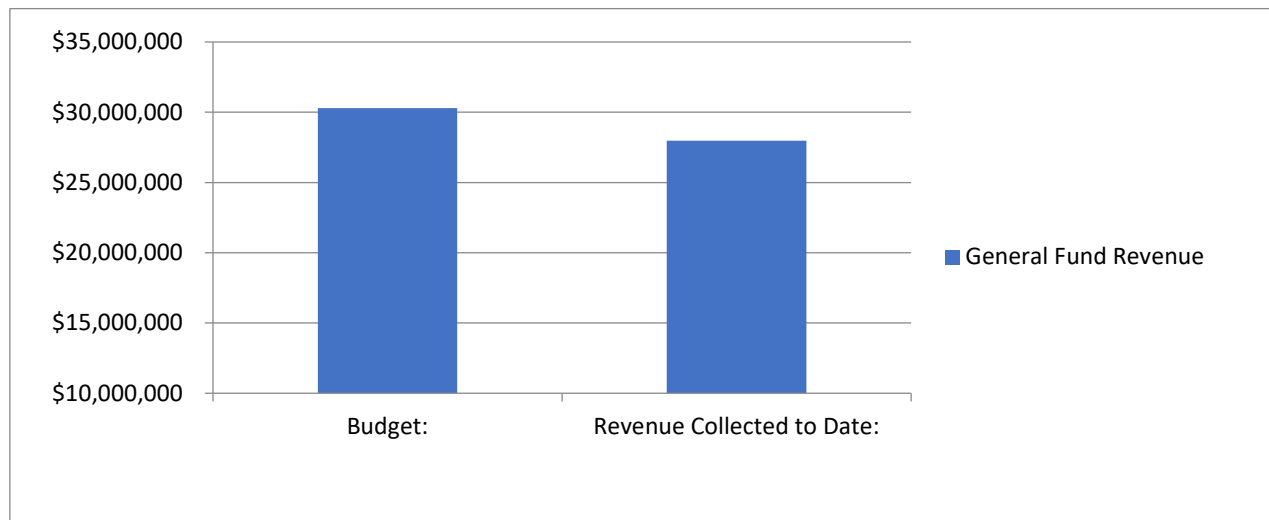
# EXECUTIVE SUMMARY OF REVENUES AND EXPENSES\*

## Through April 2024

### GENERAL FUND

#### General Fund Revenues

**Budget:** \$ 30,286,635  
**Revenue Collected to Date:** \$ 27,971,087  
**Percent of Total Budget Collected:** 92%  
**Percent of Year Completed:** 83%



#### Revenue Analysis

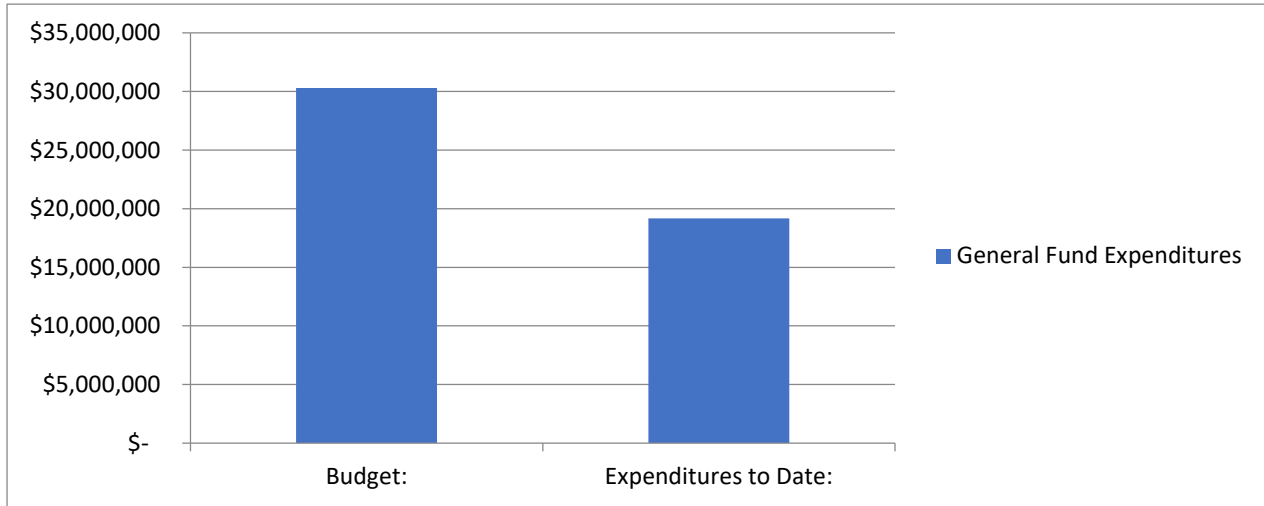
| Revenue Sources              | Budget        | To Date       | % Collected |
|------------------------------|---------------|---------------|-------------|
| Taxes                        | \$ 18,921,922 | \$ 16,833,138 | 88.96%      |
| Licenses and Permits         | \$ 30,000     | \$ 29,265     | 97.55%      |
| Planning Building & Eng Fees | \$ 4,652,600  | \$ 5,009,229  | 107.67%     |
| Intergovernmental            | \$ 2,488,897  | \$ 2,274,927  | 91.40%      |
| Charges for Services         | \$ 246,500    | \$ 355,647    | 144.28%     |
| Recreation                   | \$ 142,900    | \$ 131,002    | 91.67%      |
| Utility Revenue              | \$ -          | \$ 145,150    | 0.00%       |
| Fines & Forfeitures          | \$ 15,000     | \$ 16,672     | 111.14%     |
| Other Revenues               | \$ 284,000    | \$ 581,875    | 204.89%     |
| Interfund Transfers          | \$ 2,279,038  | \$ 1,748,967  | 76.74%      |
| Special Revenues & Resources | \$ 1,225,778  | \$ 845,216    | 68.95%      |

Note:



### General Fund Expenditures

**Budget:** \$ 30,286,635  
**Expenditures to Date:** \$ 19,160,900  
**Percent of Total Budget Expended:** 63%  
**Percent of Year Completed:** 83%



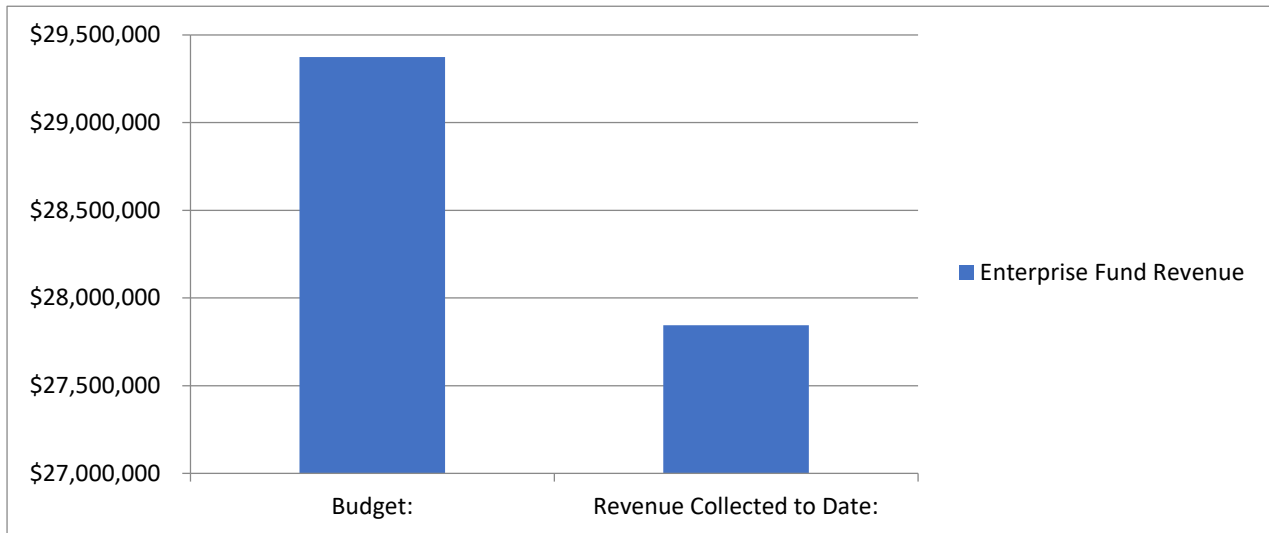
### Expense Analysis

|    |                      | % Yr.        |              |            |           |
|----|----------------------|--------------|--------------|------------|-----------|
|    |                      | Budget       | To Date      | % Expended | Completed |
| 11 | General Government   | \$ 4,681,354 | \$ 3,423,233 | 73%        | 83%       |
| 18 | Community Services   | \$ 5,325,332 | \$ 2,671,684 | 50%        | 83%       |
| 19 | Department Services  | \$ 2,964,911 | \$ 2,311,052 | 78%        | 83%       |
| 21 | Public Safety        | \$ 6,695,094 | \$ 4,298,470 | 64%        | 83%       |
| 32 | Planning & Zoning    | \$ 1,415,491 | \$ 913,951   | 65%        | 83%       |
| 33 | Building Inspections | \$ 1,723,504 | \$ 1,234,592 | 72%        | 83%       |
| 41 | Public Works         | \$ 6,836,080 | \$ 4,307,919 | 63%        | 83%       |
| 61 | Interfund Transfers  | \$ 644,869   | \$ -         | 0%         | 83%       |

## ENTERPRISE FUNDS

### Enterprise Fund Revenues

**Budget:** \$ 29,373,802  
**Revenue Collected to Date:** \$ 27,844,829  
**Percent of Total Budget Collected:** 95%  
**Percent of Year Completed:** 83%



### **Revenue Analysis**

|    |                  | % Yr.         |               |            |           |
|----|------------------|---------------|---------------|------------|-----------|
|    |                  | Budget        | To Date       | % Received | Completed |
| 51 | Water Fund       | \$ 17,037,005 | \$ 16,025,720 | 94%        | 83%       |
| 52 | Sewer Fund       | \$ 8,362,585  | \$ 8,245,434  | 99%        | 83%       |
| 57 | Solid Waste Fund | \$ 2,495,762  | \$ 2,254,236  | 90%        | 83%       |
| 59 | Storm Drain Fund | \$ 1,478,450  | \$ 1,319,438  | 89%        | 83%       |

Fund 51 - Water Fund:

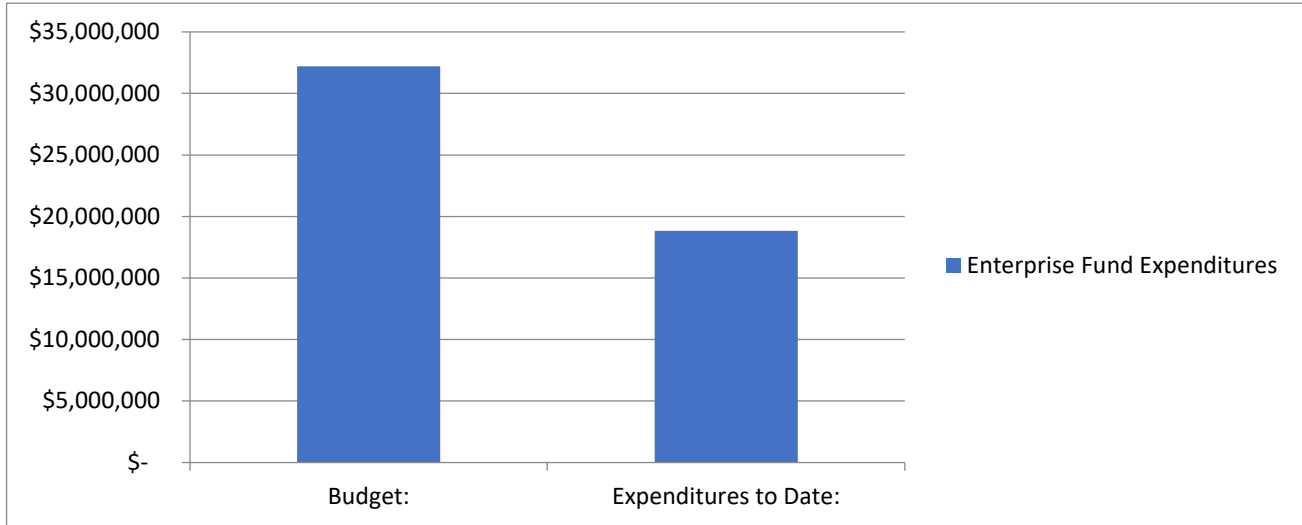
Fund 52 - Wastewater Fund:

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

### Enterprise Fund Expenditures

|                                          |    |            |
|------------------------------------------|----|------------|
| <b>Budget:</b>                           | \$ | 32,203,838 |
| <b>Expenditures to Date:</b>             | \$ | 18,840,409 |
| <b>Percent of Total Budget Expended:</b> |    | 59%        |
| <b>Percent of Year Completed:</b>        |    | 83%        |



### **Expense Analysis**

|    |                  | Budget        | To Date       | % Expended | % Yr. Completed |
|----|------------------|---------------|---------------|------------|-----------------|
| 51 | Water Fund       | \$ 18,122,005 | \$ 10,914,431 | 60%        | 83%             |
| 52 | Sewer Fund       | \$ 10,122,621 | \$ 5,418,015  | 54%        | 83%             |
| 57 | Solid Waste Fund | \$ 2,486,762  | \$ 1,899,740  | 76%        | 83%             |
| 59 | Storm Drain Fund | \$ 1,472,450  | \$ 608,222    | 41%        | 83%             |

Note:

The Water Fund had a \$5.3M payment to Central Utah Water Conservancy District for payment of Development Fees that took place in Ju



## IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Committed Balance - restricted to pay reimbursement agreements, and budgeted expenses

Available Balance - amount in the fund that is available for future projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

| FUND NAME                          | Fund Balance as of<br>02/29/2024 | Committed<br>Balance | Available<br>Balance | Projected<br>Available<br>Balance by<br>6/30/2024** |
|------------------------------------|----------------------------------|----------------------|----------------------|-----------------------------------------------------|
| 11 - Water Impact Fee Fund         | \$22,272,011                     | \$22,485,575         | (\$213,564)          | \$440,207                                           |
| 12 - Wastewater Impact Fee Fund    | \$1,929,903                      | \$1,205,851          | \$724,052            | \$1,296,325                                         |
| 15 - Parks/Trails Impact Fee Fund  | \$7,028,973                      | \$3,952,599          | \$3,076,374          | \$3,776,420                                         |
| 16- Public Safety Impact Fee Fund  | \$86,945                         | \$10,000             | \$76,945             | \$87,163                                            |
| 17 -Stormwater Impact Fee Fund     | \$3,341,286                      | \$2,211,564          | \$1,129,723          | \$1,239,855                                         |
| 18 -Transportation Impact Fee Fund | \$2,586,818                      | \$3,931,475          | (\$1,344,656)        | (\$1,118,601)                                       |

**\*\*Available balance + the average of the future facilities impact fee collected and projected out.**

\*Unaudited figures - adjusting entries will be done throughout the fiscal year.