



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 18, 2021, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

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

- 1.A UPDATE - City Administrator Items
- 1.B PRESENTATION - Twentieth Anniversary Library Coins, Tyler Shimakonis, Library Advisory Board Chair
- 1.C DISCUSSION - Police Facilities Impact Fee Facilities Plan and Impact Fee Analysis
[Eagle Mountain Police IFFP & IFA - Review Draft](#)
- 1.D [DISCUSSION - Rental Dwelling Licensing](#)
- 1.E [UPDATE - Community Mailboxes Code Amendment Cross Sections](#)
- 1.F [UPDATE - Hidden Hollow Phase C Exhibits - Hidden Hollow Ph C Plans](#)

2. AGENDA REVIEW

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

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

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

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. AGREEMENTS

- 9.A [Bird Rides, Inc. - Temporary License Agreement](#)
[Bird Temporary License Agreement](#)

10. BID AWARDS

- 10.A [Airport Road Phase 1 - Geneva Rock](#)
- 10.B [2021 Eagle Mountain Micro Surface Project - Geneva Rock](#)
[Micro-Surfacing Project Overview](#)
[Pony Express Parkway Micro-Surface 2021](#)
[Bid Totals](#)

11. CHANGE ORDERS

- 11.A [Rush Truck Center Change Order #1](#)

12. MINUTES

- 12.A [May 4, 2021 Minutes - Regular City Council Meeting](#)
[May 4, 2021 Minutes - DRAFT](#)

SCHEDULED ITEMS

13. ORDINANCE/PUBLIC HEARING

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

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofod)* The Consolidated Fee Schedule recently underwent a staff review. It has been reorganized to group like fees together and has been updated to reflect existing City fees. The proposed amendments to Municipal Code bring the Consolidated Fee

Schedule and Code into alignment, and include updates to City Hall use, business licensing, park use deposits, dog licensing, and fines imposed for ordinance violations.

[ORD--Municipal Code Changes related to the CFS](#)

[EMMC 2.07 Municipal Buildings - Redlines](#)

[EMMC 5.05 Business Licenses - Redlines](#)

[EMMC 6.05 Animal Control - Redlines](#)

[EMMC 7.05 Parks, Trails, and Special Events - Redlines](#)

[EMMC 8.05 Solid Waste Management - Redlines](#)

[EMMC 8.07 Nuisance Abatement - Redlines](#)

[EMMC 10.10 Parking - Redlines](#)

[EMMC 17.05 General Provisions - Redlines](#)

[EMMC 17.80 Sign Regulations and Sign Permits - Redlines](#)

[Consolidated Fee Schedule - Redlines](#)

14. ORDINANCE

- 14.A [ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.24 Youth Council.](#)

BACKGROUND: *(Presented by the Eagle Mountain Youth Council)* The proposed ordinance amends the requirement to serve as Mayor of the Youth Council from being in at least eleventh grade to being in high school, and the requirement to serve as a Youth Councilmember from at least ninth grade to eighth grade.

[ORD--EMMC 2.45 Youth Council](#)

[EMMC 2.45 Youth Council - Redlines](#)

15. RESOLUTION

- 15.A [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.](#)

BACKGROUND: *(Presented by Director of Administrative Services/City Recorder Fionnuala Kofoed)* The proposed Consolidated Fee Schedule reflects the changes included in the Municipal Code amendments above.

[RES--Consolidated Fee Schedule - Fines](#)

[Consolidated Fee Schedule - Redlines](#)

16. CITY COUNCIL/MAYOR'S BUSINESS

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

17. 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.

18. COMMUNICATION ITEMS

- 18.A Financial Report
[Executive Summary April 2021](#)
- 18.B Upcoming Agenda Items
[CI--Upcoming Agenda Items](#)

19. 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 13th day of May, 2021, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

**IMPACT FEE FACILITIES PLAN AND (IFFP)
IMPACT FEE ANALYSIS (IFA)**
PURSUANT TO 11-36A, UTAH CODE

POLICE FACILITIES

DECEMBER 2020

CITY OF EAGLE MOUNTAIN, UTAH

DRAFT





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IMPACT FEE ANALYSIS CERTIFICATION

IFFP CERTIFICATION

LYRB certifies that the attached impact fee facilities plan:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and,
3. complies in each and every relevant respect with the Impact Fees Act.

IFA CERTIFICATION

LYRB certifies that the attached impact fee analysis:

1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
3. offsets costs with grants or other alternate sources of payment; and,
4. complies in each and every relevant respect with the Impact Fees Act.

LYRB makes this certification with the following caveats:

1. All of the recommendations for implementations of the IFFP made in the IFFP documents or in the IFA documents are followed by City Staff and elected officials.
2. If all or a portion of the IFFP or IFA are modified or amended, this certification is no longer valid.
3. All information provided to LYRB is assumed to be correct, complete, and accurate. This includes information provided by the City as well as outside sources.

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

SECTION 1: EXECUTIVE SUMMARY

The purpose of the Police Impact Fee Facilities Plan ("IFFP"), with supporting Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist the City of Eagle Mountain (the "City") in financing and constructing necessary police capital improvements for future growth. This document will address the future infrastructure needed to serve the City through the next ten years, as well as the appropriate impact fees the City may charge to new growth to maintain the level of service ("LOS"). The City has provided much of the information utilized in this report.

- ☞ **Impact Fee Service Area:** The service area ("Service Area") includes all of the City and is defined in **SECTION 3**.
- ☞ **Demand Analysis:** The demand unit used for this analysis is calls for police services generated from development within the Service Area. It is anticipated that future growth will affect the City's existing services through the increase in calls for service. **SECTION 3** of this report outlines the growth in calls for service.
- ☞ **Level of Service:** The LOS for this analysis is based on an average call per land-use type, as well as an estimate of public facilities square feet ("SF") per call. Additional details regarding LOS are found in **SECTION 3**.
- ☞ **Existing Facilities and Excess Capacity:** It is anticipated that the City will construct a new public safety facility to serve both existing and new development. No buy-in is contemplated in this analysis.
- ☞ **Outstanding Debt:** The City does not have any outstanding debt related police facilities to consider in this analysis. However, the City anticipates issuing additional bonds in the future. This estimated cost will be included in this analysis as future financing costs.
- ☞ **Future Capital Facilities:** The cost of future system improvements related to new growth to be funded with future impact fees are estimated at \$821K for the new police building, including financing.
- ☞ **Funding of Future Facilities:** The City anticipates issuing bonds to fund the police facility. An estimated \$2.7 million of future interest cost is included in this analysis related to the proposed bond, with \$220K related to growth.

PROPOSED IMPACT FEES

The IFFP must meet the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of impact fees. The calculation of impact fees relies upon the information contained in this analysis. Impact fees are then calculated based on many variables centered on proportionality share and LOS.

POLICE IMPACT FEE CALCULATION

Based on the growth-related projects, as well as the applicable buy-in fee, a cost per call for police is determined. Historic call volumes are taken from various land use categories, as determined by the City, and the number of calls per unit of development within each land use category is calculated. The fee per call is then applied to the calls per unit for residential and commercial users, as shown in **TABLE 1.1**.

TABLE 1.1: POLICE PROPORTIONATE SHARE ANALYSIS

	ESTIMATED COST	IF ELIGIBLE	DEMAND SERVED	COST TO IMPACT FEE	COST PER CALL
Existing Facilities	\$914,780	0%	12,513	\$0	\$0
Future Facilities (Land and Building)	\$7,426,300	8%	12,513	\$590,242	\$47
Financing Costs	\$2,756,646	8%	12,513	\$219,098	\$18
Impact Fee Analysis	\$11,630	100%	12,513	\$11,630	\$1
Impact Fee Fund Balance	\$0	100%	12,513	\$0	\$0
Total Impact Fee Cost	\$11,109,356			\$820,971	\$66

TABLE 1.2 illustrates the proposed impact fee by land-use type and by function.

TABLE 1.2: PROPOSED POLICE IMPACT FEE SCHEDULE

	COST PER CALL	CALLS PER UNIT	PROPOSED IMPACT FEE PER UNIT
Residential (per dwelling unit)	\$66	0.633	\$42
Non-Residential (per 1,000 square feet)	\$66	2.190	\$145

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that



the land use will have upon public facilities.¹ This adjustment could result in a different impact fee if the City determines that a particular user may create a different impact than what is standard for its land use. To determine the impact fee for a non-standard use, the City should use the following formulas:

POLICE NON-STANDARD CALCULATION

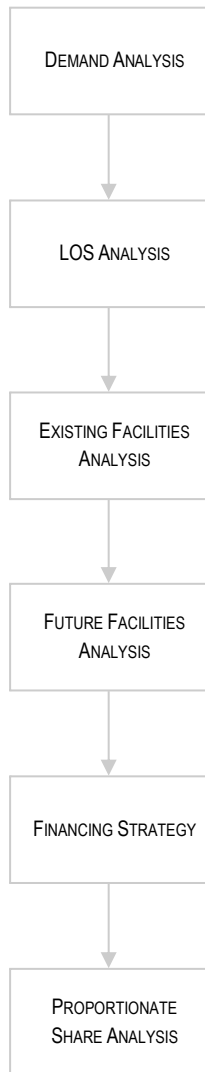
Calls per Unit x \$66 = Recommended Impact Fee

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¹ 11-36a-402(1)(c)

SECTION 2: GENERAL IMPACT FEE METHODOLOGY

FIGURE 2.1: IMPACT FEE METHODOLOGY



The purpose of this study is to fulfill the requirements of the Impact Fees Act regarding the establishment of an IFA². The IFFP is designed to identify the demands placed upon the City's existing facilities by future development and evaluate how these demands will be met by the City, as well as the future improvements required to maintain the existing LOS. The purpose of the IFA is to proportionately allocate the cost of the new facilities and any excess capacity to new development, while ensuring that all methods of financing are considered. The following elements are important considerations when completing an IFA.

DEMAND ANALYSIS

The demand analysis serves as the foundation for this analysis. This element focuses on a specific demand unit related to each public service – the existing demand on public facilities and the future demand as a result of new development that will impact system facilities.

LEVEL OF SERVICE ANALYSIS

The demand placed upon existing public facilities by existing development is known as the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS which is provided to a community's existing residents and ensures that future facilities maintain these standards.

EXISTING FACILITY INVENTORY

In order to quantify the demands placed upon existing public facilities by new development activity, the analysis provides an inventory of existing **system** facilities. The inventory of existing facilities is important to properly determine the excess capacity of existing facilities and the utilization of excess capacity by new development. Any excess capacity identified within existing facilities can be apportioned to new development.

FUTURE CAPITAL FACILITIES ANALYSIS

The demand analysis, existing facility inventory and LOS analysis allow for the development of a list of capital projects necessary to serve new growth and to maintain the existing system. This list includes any excess capacity of existing facilities, as well as future **system improvements** necessary to maintain the level of service. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY

This analysis must also include a consideration of all revenue sources, including impact fees, future debt costs, alternative funding sources and the dedication of system improvements, which may be used to finance system improvements.³ In conjunction with this revenue analysis, there must be a determination that impact fees are necessary to achieve an equitable allocation of the costs of the new facilities between the new and existing users.⁴

PROPORTIONATE SHARE ANALYSIS

The written impact fee analysis is required under the Impact Fees Act and must identify the impacts placed on the facilities by development activity and how these impacts are reasonably related to the new development. The written impact fee analysis must include a proportionate share analysis, clearly detailing each cost component and the methodology used to calculate each impact fee. A local political subdivision or private entity may only impose impact fees on development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation of the costs borne in the past and to be borne in the future (UCA 11-36a-302).

²UC 11-36a-301,302,303,304

³ UC 11-36a-302(2)

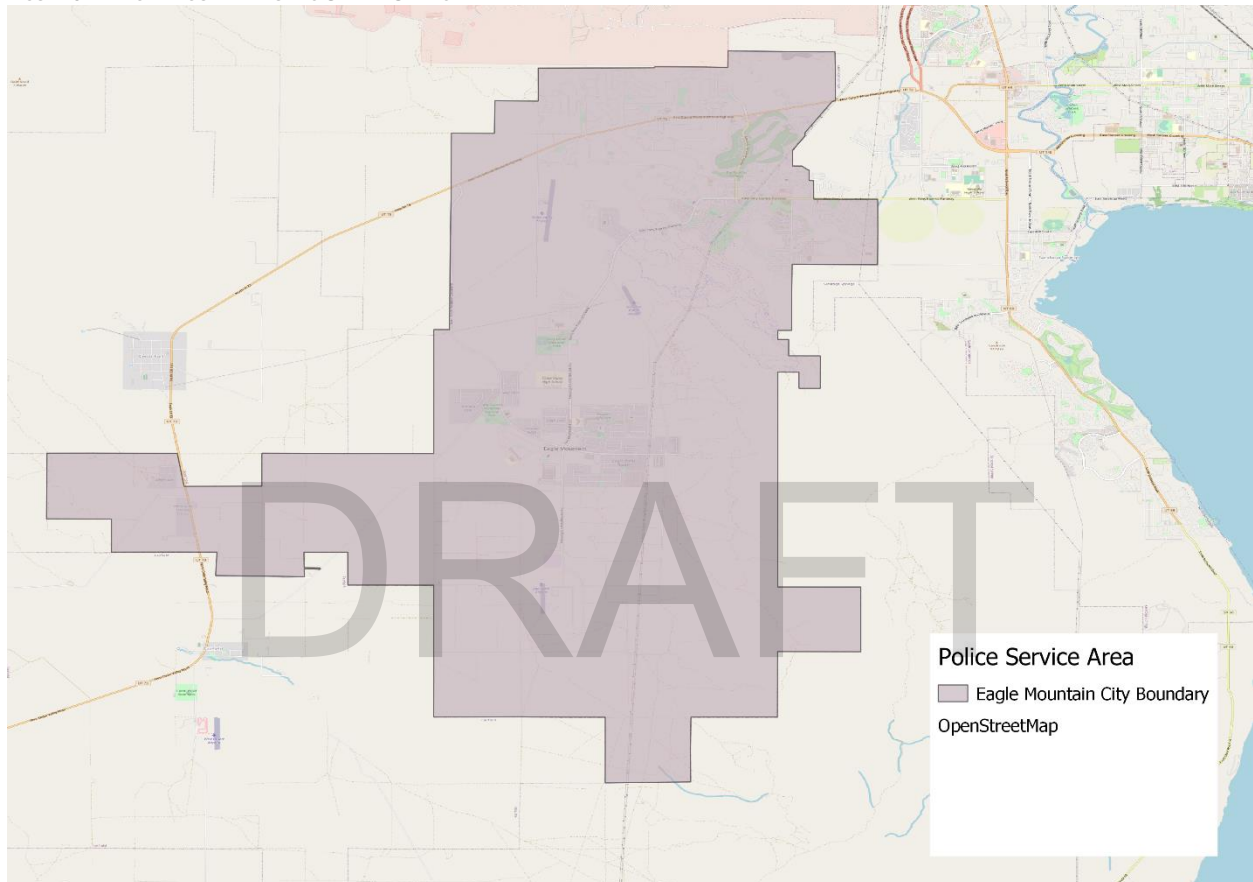
⁴ UC 11-36a-302(3)

SECTION 3: OVERVIEW OF SERVICE AREA, DEMAND, AND LOS

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.⁵ The City's police impact fees are assessed to all properties located within the City boundaries as shown in **FIGURE 3.1**. It is important to note that the City's dispatch center is a regional facility, serving demand outside City boundaries. As such, this facility will be evaluated based on regional demand to ensure proportionality.

FIGURE 3.1: EAGLE MOUNTAIN PUBLIC SAFETY SERVICE AREA



DEMAND UNITS

The IFA is designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. Impact fees should be used to fund the costs of growth-related capital infrastructure based upon the historic funding of the existing infrastructure and the intent of the City to equitably allocate the costs of growth-related infrastructure in accordance with the true impact that a user will place on the system.

DEMAND ANALYSIS

This section focuses on the specific demand units related to police services, which will be calls for service. The demand analysis focuses on two main elements:

1. The existing demand on public facilities; and,
2. The future demand as a result of new development that will impact public facilities.

To do this, two data sets are utilized: existing land-use data and calls for service. **TABLE 3.1** shows the breakdown of calls by land

⁵ UC 11-36a-402(a)

use type, specifically the number of calls per dwelling unit for residential land and per 1,000 SF for non-residential land. LYRB evaluated call data from 2019, as this was the most recent call data available at the time this study was initiated.

TABLE 3.1: POLICE CALLS PER LAND USE

	EXISTING UNITS	2019 CALLS	% OF TOTAL	ALLOCATED CALLS	ALLOCATED CALLS PER UNIT
Residential	14,113	6,238	49%	8,939	0.63
Non-Residential	270	412	3%	590	2.19

TABLE 3.2: PROJECTED CALLS FOR SERVICE

YEAR	POPULATION	PROJECTED CALLS
2019	37,263	18,266
2020	40,013	19,614
2021	42,356	20,763
2022	44,660	21,892
2023	47,150	23,113
2024	49,482	24,256
2025	52,205	25,590
2026	55,510	27,211
2027	57,998	28,430
2028	59,738	29,283
2029	62,457	30,616
2030	65,540	32,127
IFFP Growth		12,513

A total of 6,650 calls for service were attributed to residential and non-residential development in 2019 (not including calls that cannot be traced to identifiable land-uses). The LOS does not include calls outside City boundaries. This serves as the basis for the demand calculation in this analysis.

Police services will need to be expanded in order to maintain the existing LOS as development continues throughout the City. The IFFP, in conjunction with the impact fee analysis, are designed to accurately assess the true impact of a particular user upon the City's infrastructure. Projections of call data on a per capita basis into the future suggest the City will receive an increase of 12,513 police calls within the same 10-year time frame. These additional demands placed on police services will require additional staffing, along with additional facilities to handle the increase in staff. The City has put great effort into future planning to ensure that as growth continues, levels of service are not compromised, and the Police Department is still able to provide the same service to future development as additional demands are placed on the system.

LEVEL OF SERVICE STANDARDS

The LOS for purposes of this analysis is the current building square feet per call. While the impact fee has been calculated to meet the demand in calls for service over the next ten years, the City may determine that additional facilities may be needed within this horizon. Should this occur, the impact fee will need to be revised to evaluate the new facilities and determine proportionate impact.

Impact fees cannot be used to finance an increase in the LOS to current or future users of capital improvements. Therefore, it is important to identify the LOS within the Service Area to ensure that the new capacities of projects financed through impact fees do not exceed the established standard.

TABLE 3.1 above illustrates the existing calls for service by land use type, while TABLE 3.3 shows the existing square footage LOS. The current square footage LOS is calculated as follows: Existing Facility SF (2,900) / Current Estimated 2019 Calls (18,266) = 0.16 SF / call. The adopted LOS is 0.54 SF per call (as defined in the 2012 Police IFFP and IFA), which exceeds the current LOS. This analysis revises the LOS to reflect the actual LOS at 0.16 SF per call. SECTION 5 identifies the new facilities needed for growth and the demand served based on the revised LOS.

TABLE 3.3: POLICE SF LOS

POLICE NEEDS ASSESSMENT - BUILDING SQUARE FOOTAGE	
Prior SF	2,900
New Facility Sq. Ft.	25,000
2019 Calls	18,266
2012 LOS - Sq ft/Call	0.54
Current LOS	0.16
Additional Square Feet Needed (Private)	1,987
Needed as percent of Proposed Facility	8%

As development continues to occur within the City, the need for police officers and police facilities will increase which will force the City to construct additional facilities. This will allow for the existing LOS to be maintained and related capital facilities to be adequately funded.

SECTION 4: EXISTING FACILITIES INVENTORY

This section of the analysis is intended to summarize the existing public facilities related to police services. The Impact Fees Act allows the City to recover the costs of buildings but not vehicles.

VALUE OF EXISTING FACILITIES

Based upon the City's fixed asset schedules, the existing police facilities are valued at approximately \$914,780, based on original cost, as shown in **TABLE 4.1**.

TABLE 4.1: DESCRIPTION AND VALUE OF EXISTING POLICE FACILITIES

DESCRIPTION	SQ. FT.	BOOK COST	COST
Police Substation	2,900	\$914,780	\$914,780

EXCESS CAPACITY

It is anticipated that the City will construct a new public safety facility to serve both existing and new development. No buy-in is contemplated in this analysis.

MANNER OF FINANCING EXISTING INFRASTRUCTURE

The existing police facilities have been funded through a combination of different revenue sources, General Fund revenues, impact fees, and bond issues. Therefore, the City's existing LOS standards have been funded by the City's existing residents. The City does not anticipate receiving revenues from other entities (i.e. grants, federal or state funds, other contributions, etc.) to fund new facilities. The City does not have any outstanding debt related to police facilities to consider in this analysis.

Funding the future improvements through impact fees places a similar burden upon future users compared to existing users. The City's objective is to fairly and equitably recover the costs of new growth-related infrastructure from new development. This implies that new growth will be expected to pay its fair share of the costs that will be incurred for improvements that serve new growth. Additionally, general fund monies spent on existing facilities that serve new development can also be reimbursed through impact fees.

As development continues to occur within the City, the need for police officers and police facilities will increase which will force the City to construct additional facilities. This will allow for the existing LOS to be maintained and related capital facilities to be adequately funded.

SECTION 5: CAPITAL FACILITY ANALYSIS

The City of Eagle Mountain has provided information for the 10-year planning horizon including capital project information, planning analysis and other information that has been compiled to prepare this IFA. The City has provided all future capital project data including project descriptions and estimated project costs. The following paragraphs describe the methodology used for calculating impact fees in this analysis.

SUMMARY OF FUTURE CAPITAL PROJECTS

Based upon the projected growth throughout the City, City staff has identified future facilities that must be constructed or acquired over the next ten years to serve future development within the planning horizon. The costs of these projects are detailed in **TABLE 5.1**. The projects listed in the table below have a useful life of more than ten years. The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A three percent annual construction inflation adjustment is applied to projects completed after 2020 (the base year cost estimate). The City is anticipating remodeling and expanding the existing police facility, adding additional satellite space and relocating the dispatch center. Only the SF associated with expanding the facilities is included in the proportionate allocation to growth.

TABLE 5.1: SUMMARY OF FUTURE CAPITAL FACILITIES

PUBLIC SAFETY PROJECTS	AREA (SF)	CONSTRUCTION YEAR	CONSTRUCTION COSTS	CONSTRUCTION INFLATION	TOTAL CONSTRUCTION YEAR COST	% ATTRIBUTABLE TO IFA	COST TO IFA
New Law Enforcement Station	25,000	2022	\$7,000,000	\$426,300	\$7,426,300	8%	\$556,360

As stated in **SECTION 3**, the LOS for this analysis is based on calls for service by land use type and the existing building square footage LOS, estimated at 0.16 SF per call. A total of 1,987 of new building SF, or eight percent of the total facility, is needed to maintain the LOS based on the IFFP growth of 12,513 future calls for service.

SYSTEM VS. PROJECT IMPROVEMENTS

System improvements are defined as existing and future public facilities that are intended to provide services to service areas within the community at large.⁶ Project improvements are improvements and facilities that are planned and designed to provide service for a specific development (resulting from a development activity) and considered necessary for the use and convenience of the occupants or users of that development.⁷ The Impact Fee Analysis may only include the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

Public safety facilities are generally funded using the following resources:

PROPERTY TAX REVENUES

Property tax revenues are available to the City to fund repair and replacement needs, operations and maintenance, cure deficiencies and provide interim funds as needed for growth-related projects. If property taxes are used to fund growth-related projects, impact fee revenues can be used to pay back these funds.

GRANTS AND DONATIONS

The City does not anticipate receiving any other grants or donations to fund system improvements currently contemplated in this IFFP. However, the impact fees will be adjusted if grants become available, to reflect the grant monies received. A donor may be entitled to a reimbursement for the value of the system improvements funded through impact fees if donations are made by new development. **SECTION 6** further addresses proposed credits available to development.

IMPACT FEE REVENUES

Impact fees are charged to ensure that new growth pays its proportionate share of the costs for the development of public infrastructure. Impact fee revenues can also be attributed to the future expansion of public infrastructure if the revenues are used

⁶ 11-36a-102(20)

⁷ 11-36a102(13)

to maintain an existing level of service. Increases to an existing level of service cannot be funded with impact fee revenues. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not accumulated sufficient impact fees to pay for the construction of time sensitive or urgent capital projects needed to accommodate new growth, the City must look to revenue sources other than impact fees for funding. The Impact Fees Act allows for the costs related to the financing of future capital projects to be legally included in the impact fee. This allows the City to finance and quickly construct infrastructure for new development and reimburse itself later from impact fee revenues for the costs of issuing debt. The City does not have any outstanding debt related to police facilities to consider in this analysis. However, future debt will most likely be issued to construct the facility. Interest on that potential debt will be included in the impact fee, though actual issuance cost will vary. A summary of potential future debt is shown in **TABLE 5.2**.

TABLE 5.2: SUMMARY OF POTENTIAL DEBT

BOND ISSUE	PAR AMOUNT OF BONDS	INTEREST	PROJECT PROCEEDS	DSRF EARNINGS	LESS DSRF	DEBT SERVICE INCLUDED IN FEE
2022	7,574,826	2,608,120	(7,426,300)	-	-	2,756,646

EQUITY OF IMPACT FEES

Impact fees are intended to recover the costs of capital infrastructure that relate to future growth. The impact fee calculations are structured for impact fees to fund 100 percent of the growth-related facilities identified in the proportionate share analysis as presented in the IFA. Even so, there may be years that actual impact fee revenues cannot cover the annual growth-related expenses. In those years, growth-related projects may be delayed, or other revenues such as general fund revenues may be borrowed to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through subsequent impact fees.

NECESSITY OF IMPACT FEES

An entity may only impose impact fees on development activity if the entity's plan for financing system improvements establishes that impact fees are necessary to achieve parity between existing and new development. This analysis has identified the improvements to public facilities and the funding mechanisms to complete the suggested improvements. Impact fees are identified as a necessary funding mechanism to help offset the costs of new capital improvements related to new growth.

SECTION 6: POLICE IMPACT FEE CALCULATION

PROPOSED IMPACT FEES

The calculation of impact fees relies upon the information contained in this analysis. Impact fees are calculated based on many variables centered on proportionality and LOS. The combination of existing and future facilities will be needed to serve existing and proposed development in the Service Area. As a result of this shared impact on existing and future facilities, this analysis uses a “fair share” methodology, allocating a proportionate value of existing and future facilities to new development. Under this approach, it is assumed that new development will benefit from existing and future facilities. TABLES 6.1-6.2 illustrate the proportionate share analysis and cost per call calculations for police facilities.

TABLE 6.1: POLICE PROPORTIONATE SHARE ANALYSIS

	ESTIMATED COST	IF ELIGIBLE	DEMAND SERVED	COST TO IMPACT FEE	COST PER CALL
Existing Facilities	\$914,780	0%	12,513	\$0	\$0
Future Facilities (Land and Building)	\$7,426,300	8%	12,513	\$590,242	\$47
Financing Costs	\$2,756,646	8%	12,513	\$219,098	\$18
Impact Fee Analysis	\$11,630	100%	12,513	\$11,630	\$1
Impact Fee Fund Balance	\$0	100%	12,513	\$0	\$0
Total Impact Fee Cost	\$11,109,356			\$820,971	\$66

TABLE 6.2 illustrates the proposed impact fee by land-use type and by function.

TABLE 6.2: PROPOSED POLICE IMPACT FEE SCHEDULE

	COST PER CALL	CALLS PER UNIT	PROPOSED IMPACT FEE PER UNIT
Residential (per dwelling unit)	\$66	0.633	\$42
Non-Residential (per 1,000 square feet)	\$66	2.190	\$145

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.⁸ A developer may submit studies and data for a particular development and request an adjustment. This adjustment could result in a higher or lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

POLICE NON-STANDARD CALCULATION

Calls per Unit x \$66 = Recommended Impact Fee

CONSIDERATION OF ALL REVENUE SOURCES

The Impact Fees Act requires the proportionate share analysis to demonstrate that impact fees paid by new development are the most equitable method of funding growth-related infrastructure. See SECTION 5 for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered within six years after each impact fee is paid. Impact fees collected in the next six years should be spent or encumbered on only those projects outlined in the IFFP as growth related costs to maintain the LOS or to reimburse existing development for excess capacity used.

PROPOSED CREDITS OWED TO DEVELOPMENT

Development may receive a credit for the construction and/or donation of system improvements to the City that are included in the IFFP. Credits for system improvements may be available to developers up to, but not exceeding, the amount commensurate with the LOS identified within this Impact Fee Analysis. Credits will not be given for the amount by which System improvements exceed the LOS identified within this impact fee analysis. This situation does not apply to developer exactions or system improvements required to offset density or as a condition of development. Any project that a developer funds must be included in the IFFP if a credit is to be issued.

⁸ UC 11-36a-402(1)(c)

In the situation that a developer chooses to construct facilities found in the IFFP in-lieu of impact fees, the decision must be made through negotiation with the developer and the City on a case-by-case basis.

GROWTH-DRIVEN EXTRAORDINARY COSTS

This analysis identifies the known impact fee eligible costs related to growth. The City does not anticipate any other extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

The Impact Fees Act allows for the inclusion of a time price differential to ensure that the future value of costs incurred at a later date are accurately calculated to include the costs of construction inflation. A two percent annual construction inflation adjustment is applied to projects completed after 2019 (the base year cost estimate).

DRAFT



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	DISCUSSION - Rental Dwelling Licensing		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Evan Berrett, Admin

PRESENTED BY:

Evan Berrett

RECOMMENDATION:

BACKGROUND:

Following the discussion during the March 16, 2021 Council Meeting, staff used the feedback to evaluate potential solutions to accomplish the objectives Council desired or expressed. Staff also consulted with additional cities and reviewed other approaches to accomplish the same objectives. At this time, staff seeks to provide City Council with the resulting findings and a proposed concept for final feedback prior to bringing code for approval.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	UPDATE - Community Mailboxes Code Amendment		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Tayler Jensen, Planning

PRESENTED BY:

Tayler Jensen

RECOMMENDATION:

BACKGROUND:

In the recent past the USPS has moved to require community mailboxes in all residential developments rather than provide mailboxes in front of each residence as a way to save money and expedite mail service. Currently the City requires that developers have the USPS sign off on mailbox locations, but have ran into unintended consequences of mailboxes being located in locations where residents stopping to check their mail constricts traffic flow.

The proposed code amendment would require developers to widen the pavement (within the row) adjacent to community mailboxes by utilizing the emergency lane, and park strip areas to provide temporary parking to retrieve mail, or for community mailboxes to be located in open space adjacent to parking stalls.

ITEMS FOR CONSIDERATION:

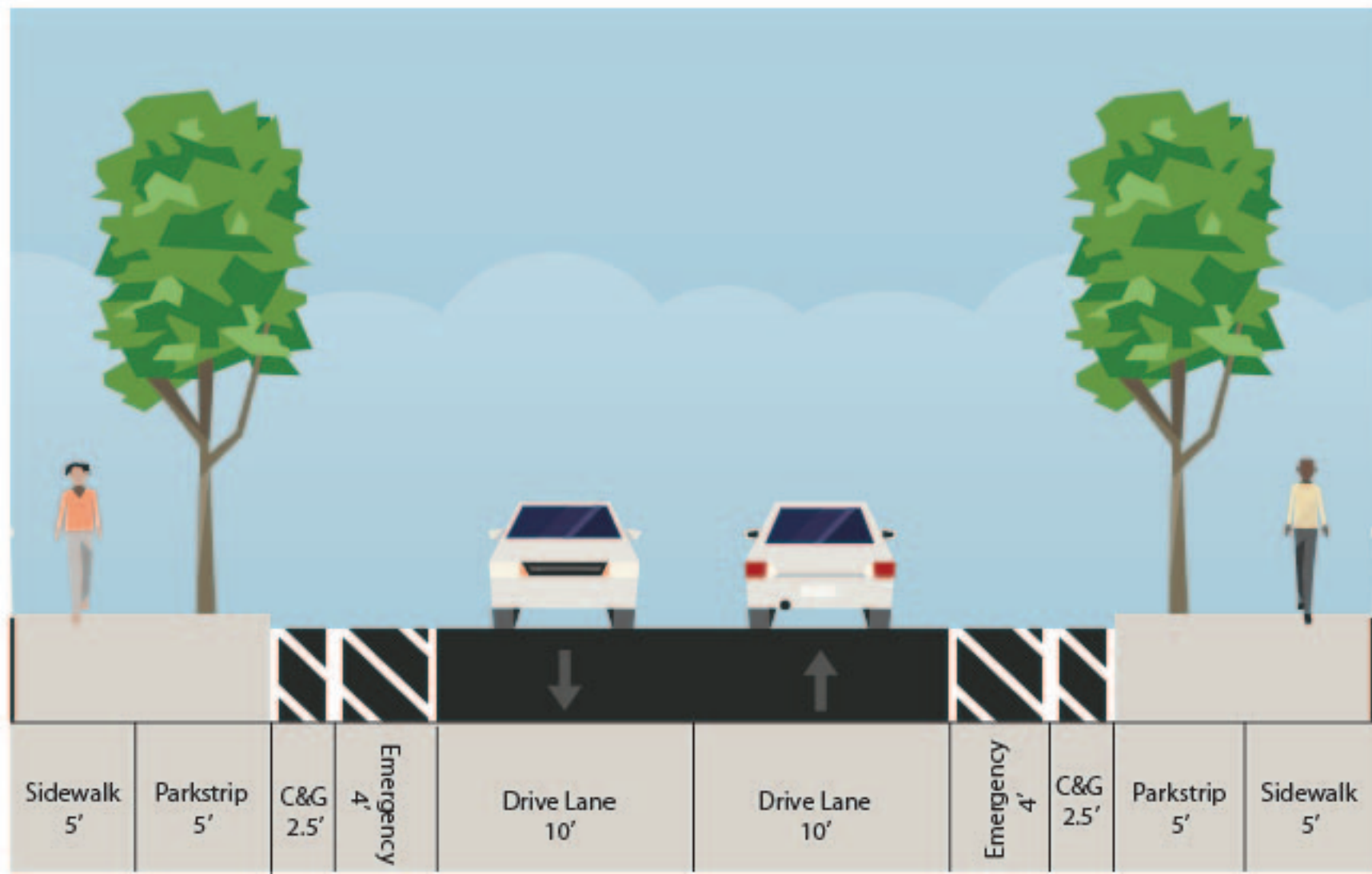
REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

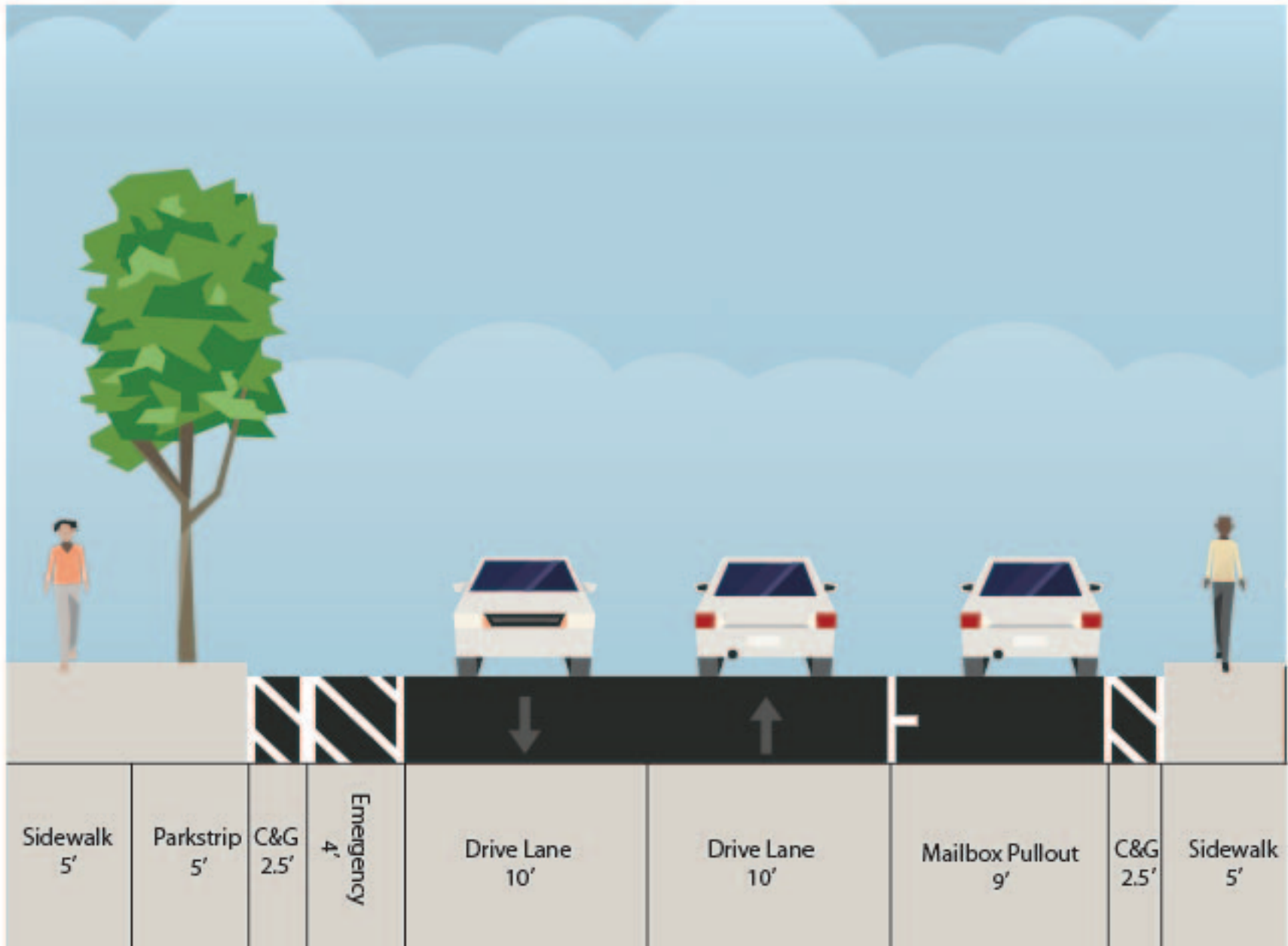
ATTACHMENTS:

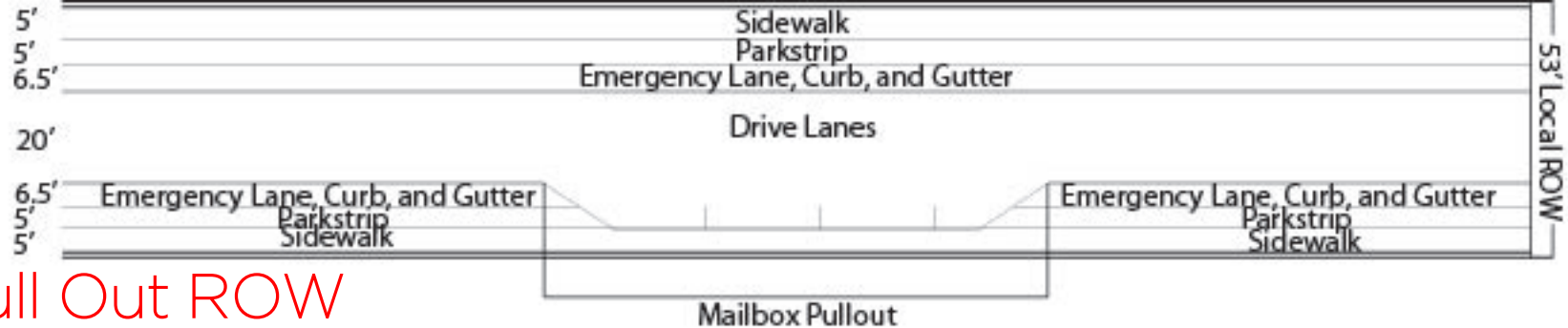
[Cross Sections](#)

Current Cross Section



Proposed Mailbox Pullout Cross Section







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	UPDATE - Hidden Hollow Phase C		
ITEM TYPE:	Discussion		
FISCAL IMPACT:			
APPLICANT:	Ryan Bybee, Cadence Homes		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Planning

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

Please provide any necessary feedback to the applicant, as this project will return at your next meeting for approval.

BACKGROUND:

After receiving feedback from the Planning Commission and City Council in various recent meetings, the applicant has updated the proposed plans for Phase C. The updated proposal includes the same number of units (86 townhomes and 48 single-family lots; 134 total), but the townhome area has been redesigned, some minor adjustment have been made to the lots, and the plan includes a large gravel trailhead parking lot within the utility corridor. The City is also working with an appraiser to receive an updated appraisal of the 1.5-acre City-owned property that is being considered as part of this project. That appraisal should be completed in the next week or two. The City Council will need to approve an agreement to sell the property along with this project's approval. We recommend that the applicant purchase the City property and be reimbursed for the cost of improving the gravel parking lot, once completed.

The Planning Commission reviewed this project in a public hearing on May 11. One public comment was submitted in opposition to the project's density and unit type. The Commission's discussion centered around architecture, garages, lot frontage, public vs private roads, and fencing between mf and sf. The Commission ultimately recommended approval (3-1; Commissioner Everett dissenting; Commissioner Wells absent) with the following conditions (in draft

form until the meeting minutes are approved):

1) This project is contingent upon the sale/purchase of the 1.5 acres of City property at fair-market value, based upon a new appraisal. The applicant shall be reimbursed the cost of the large gravel parking lot, once completed.

2) The garage sizes shall comply with EMMC 17.25.050(C).

3) No blasting shall be permitted within this Phase C development.

4) The cluster mailboxes shall be located adjacent to the park, near the parking stalls.

5) The 35+ acres of open space near the project shall be dedicated to the City with the first final plat for this project.

6) Retaining walls shall be stepped to not exceed 5 feet high and include at least 5 horizontal feet between walls.

7) The developer shall grade and prepare the entire Hidden Valley Parkway right-of-way for future expansion, including providing a method to direct the storm water to the existing retention basin.

8) Additional architectural detailing shall be provided on the townhomes in order to comply with EMMC 17.72.040(E)(2).

9) Applicant shall obtain approval from Kern River Gas and Rocky Mountain Power (and provide it to the City) and coordinate with them during construction of the gravel parking lot within the utility corridor.

10) Developer shall install a six-foot privacy fence at the rear lot line of lots 129-134, as required by EMMC 17.60.170(b).

11) The two private roads shall be changed to 53-foot public rights-of-way.

Commissioner Everett felt that the applicant was not complying with several aspects of City Code, including but not limited to the architectural standards and garage-dominated front elevations. The Commission requested that City Staff make time to propose an amendment to the code to remove or adjust the garage-dominated language. Staff is working on that amendment, along with other amendments to the Multi-Family Design Standards, and have just been waiting for the Legislature and Governor to finalize their legislation that limits the City's ability to regulate townhome architecture, so we are not wasting time and effort on something that will change again.

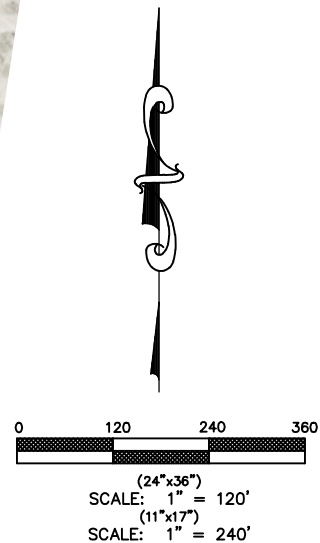
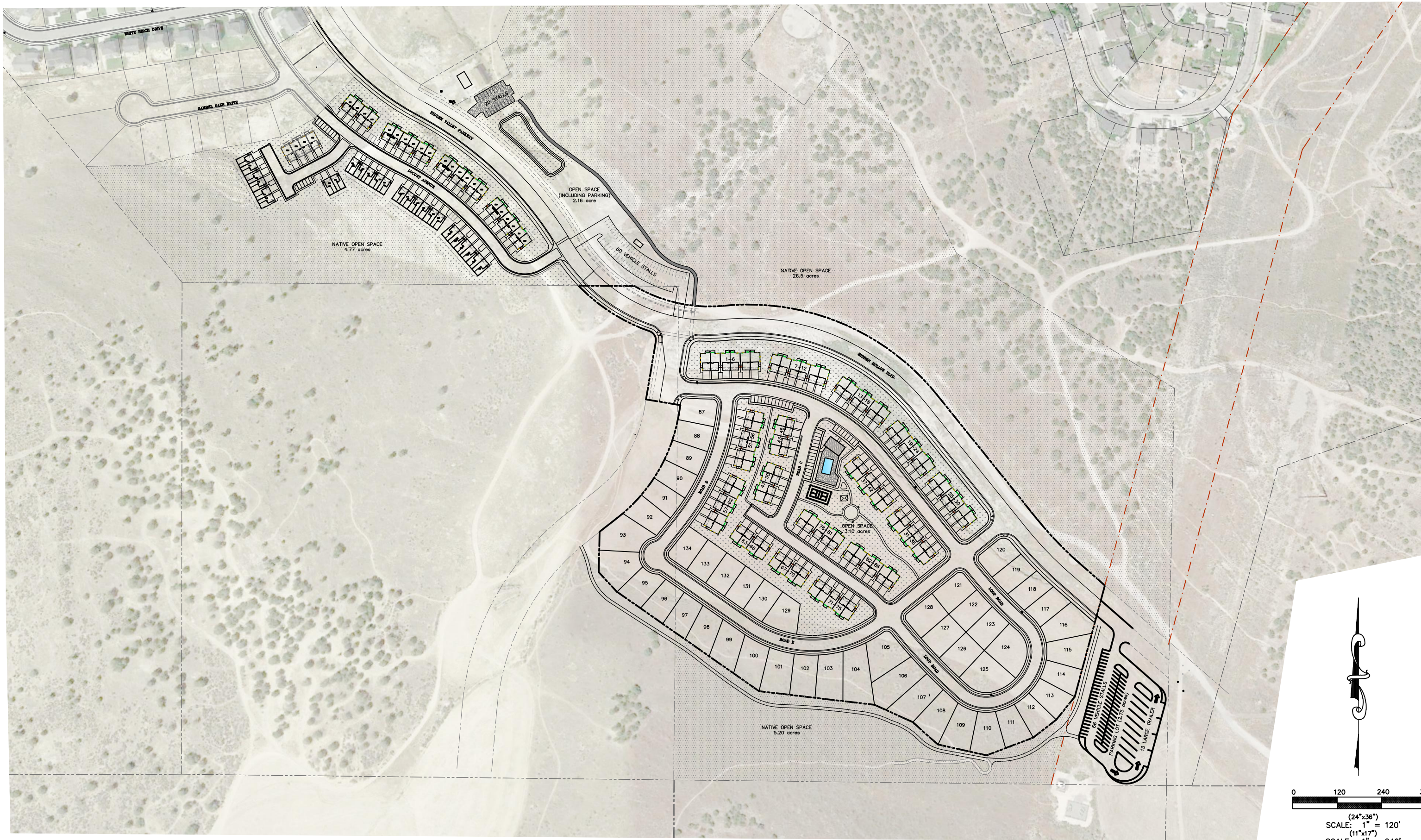
ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Exhibits - Hidden Hollow Ph C Plans](#)



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/06/21
CGO FILE:	

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD
SHEET NO.
OS



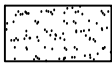
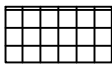
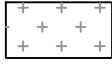
TREE LEGEND (TOTAL PLANT COUNT PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
GT'S	GLEDITSIA TRIACANTHOS INERMIS SKYCOLE	SKYLINE HONEY LOCUST	86	2" CAL.	LOW	
PN	PINUS NIGRA	AUSTRIAN PINE	6	6'-8" TALL	LOW	
AR'A	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	22	2" CAL.	LOW	

SHRUB/GRASSES LEGEND (TOTAL PHASE C)

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	HYDROZONE	SPECIAL NOTES
CAF	CALAMAGROSTIS A. 'FOERSTER'	FOERSTER FEATHER GRASS	3	1 GAL.	HIGH	
MS'Y	MISCANTHUS SINENSIS 'YAKUSHIMA'	DWARF MAIDEN GRASS	22	1 GAL.	HIGH	
R'NW	ROSA X 'NEARLY WILD'	NEARLY WILD ROSE	15	2 GAL.	HIGH	
CVM	COREOPSIS VERTICILLATA 'MOONBEAM'	MOONBEAM THREADLEAF TICKSEED	35	1 GAL.	LOW	

SITE MATERIALS (TOTAL PHASE C)

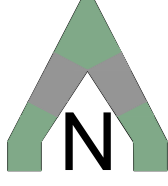
- LAWN AREA : 111,816 SQ. FT.
LAWN AREAS SHALL BE SOD. ALL LAWN AREAS SHALL BE IRRIGATED WITH 100% COVERAGE BY POP-UP SPRAY HEADS AND GEAR-DRIVEN ROTORS. ALL DECIDUOUS AND CONIFER TREES PLANTED WITHIN SOD AREAS SHALL HAVE A FOUR FOOT(4') DIAMETER TREE RING COVERED WITH CHOCOLATE BROWN SHREDDED BARK MULCH.
- 3/4" OQUIRRH GRAVEL : 27,059 SQ. FT. (26 CU YD)
LOCATED WHERE SPECIFIED.
(DEWITT 5 OZ. WEED BARRIER FABRIC TO BE INSTALLED IN ALL PLANTER AREAS). ALL TREES AND SHRUBS WITHIN MULCH AREAS SHALL BE WATERED WITH POINT-SOURCE DRIP IRRIGATION.
- UNDISTURBED NATIVE AREA : 196,718 SQ. FT.
AREA TO BE LEFT UNDISTURBED AND NATURAL, IF AREAS ARE DISTURBED DURING CONSTRUCTION, THEY WILL NEED TO BE REPLANTED WITH THE FOLLOWING RANGELAND PLANT MIX: 20% SECAR BLUEBUNCH WHEATGRASS; 20% RADIANT ALFALFA; 10% IDAHO FESCUE; 10% BOTTLEBRUSH SQUIRRETAIL; 10% TEKAPO ORCHARDGRASS; 10% BITTERBRUSH; 8% SHERMAN'S BIG BLUEGRASS; 5% GREEN NEEDLEGRASS; 2% PRAIRIE JUNEGRASS; 2% ARROWLEAF BALSAMROOT; 2% SICKLE KEELLED LUPINE; 1% WESTERN YARROW (CONTACT SUNMARK SEEDS)
- BOULDERS : AMOUNT: 3

ISSUE DATE
05-05-2021

PROJECT NUMBER
UT18048

NO.	REVISION	DATE
1	XXXX	XX-XX-XX
2		
3		
4		
5		
6		
7		

811 BLUE STAKES OF UTAH
UTILITY NOTIFICATION CENTER, INC.
1-800-662-4111
www.bluestakes.org


GRAPHIC SCALE: 1" = 80'

HIDDEN HOLLOW
PHASE C PLAT 2
EAGLE MOUNTAIN, UTAH

DEVELOPER / PROPERTY OWNER / CLIENT
Developer / Property Owner:
CADENCE HOMES
2801 NORTH THANKSGIVING WAY
SUITE 100 LEHI, UT 84043
801.768.0500
Client / Engineer:
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

LANDSCAPE ARCHITECT / PLANNER

Landscape Architecture / Planning & Visualization
3450 N. TRIUMPH BLVD. SUITE 102
LEHI, UTAH 84043 (801) 960-2698
www.pkjdesigngroup.com

LICENSE STAMP

PM: JTA
DRAWN: KBA
CHECKED: TM
PLOT DATE: 5/5/2021
LANDSCAPE PLAN
PRELIMINARY PLANS NOT FOR CONSTRUCTION
LP-1.1



PARKS & OPEN SPACE WORKSHEET

Phase B

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Provided
2.8 Acres

Required Improved Open Space		
Residential Lots / Units	Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
63	x 1,000 = 63,000 sq ft	/ 43,560 = 1.56 Acres

Park Fee-In-Lieu (if applicable)	
Required Open Space (Square Feet) ^a	Total Fee-In-Lieu
sq ft	x \$5.75 = \$

Required Amenity Points	
Required Open Space (Acres) ^b	Required Amenity Points
1.56 Acres	x 100 = 156 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	3	6
Bicycle Rack (4+ bikes)	2	3	6
Trees (5) (A majority must be shade trees)	2	3	6
Shade Structure	4		
Drinking Fountain	5	1	5
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6		
Parking* (5 stalls)	6		
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4		
Playground Equipment* per \$1,000	2		
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100		
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100	1	100
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Trailhead kiosk, Bikedad Rack	Varies	1	50
Other: Wayfinding Signs	Varies		
TOTAL			173

* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than standard equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.



PARKS & OPEN SPACE WORKSHEET

Phase 'C'

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council.

Required Improved Open Space		
Residential Lots / Units	Required Open Space (Square Feet) ^a	Required Open Space (Acres) ^b
134	x 1,000 = 134,000 sq ft	/ 43,560 = 3.07 Acres

Provided
3.34 Acres

Park Fee-In-Lieu (if applicable)	
Required Open Space (Square Feet) ^a	Total Fee-In-Lieu
sq ft	x \$5.75 = \$

Required Amenity Points	
Required Open Space (Acres) ^b	Required Amenity Points
3.07 Acres	x 100 = 307 Points

Park & Improved Open Space Elements / Amenities			
Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench / Picnic Table (w/ shade structure or trees)	2	9	16
Bicycle Rack (4+ bikes)	2		
Trees (5) (A majority must be shade trees)	2	6	12
Shade Structure	4		
Drinking Fountain	5		
Asphalt or Concrete Trails – 8 ft wide, excluding sidewalks along streets (per 100 linear feet)	6	6	36
Parking* (5 stalls)	6	4	24
Swings (4+ swings)	7		
Concrete Basketball Court (1/2)	20		
Pavilion w/ tables, garbage receptacles, barbeques (per 100 square feet)	4	5	20
Playground Equipment* per \$1,000	2	50	100
Splash Pad* per \$1,000	2		
Tennis Court (6,600 sq ft or 55'x120')	100	1	40
Sports Court (6,600 sq ft or 55'x120')	100		
Restroom (600+ sq ft)	100		
Restroom (1200+ sq ft)	200		
Public Art	Varies		
Other: Pickle Ball Lighting	Varies	10	10
Other: 4100 Linear Feet MTB Trails 2 per 100	Varies	41	82
TOTAL Native Open Space 30+ Acres			340

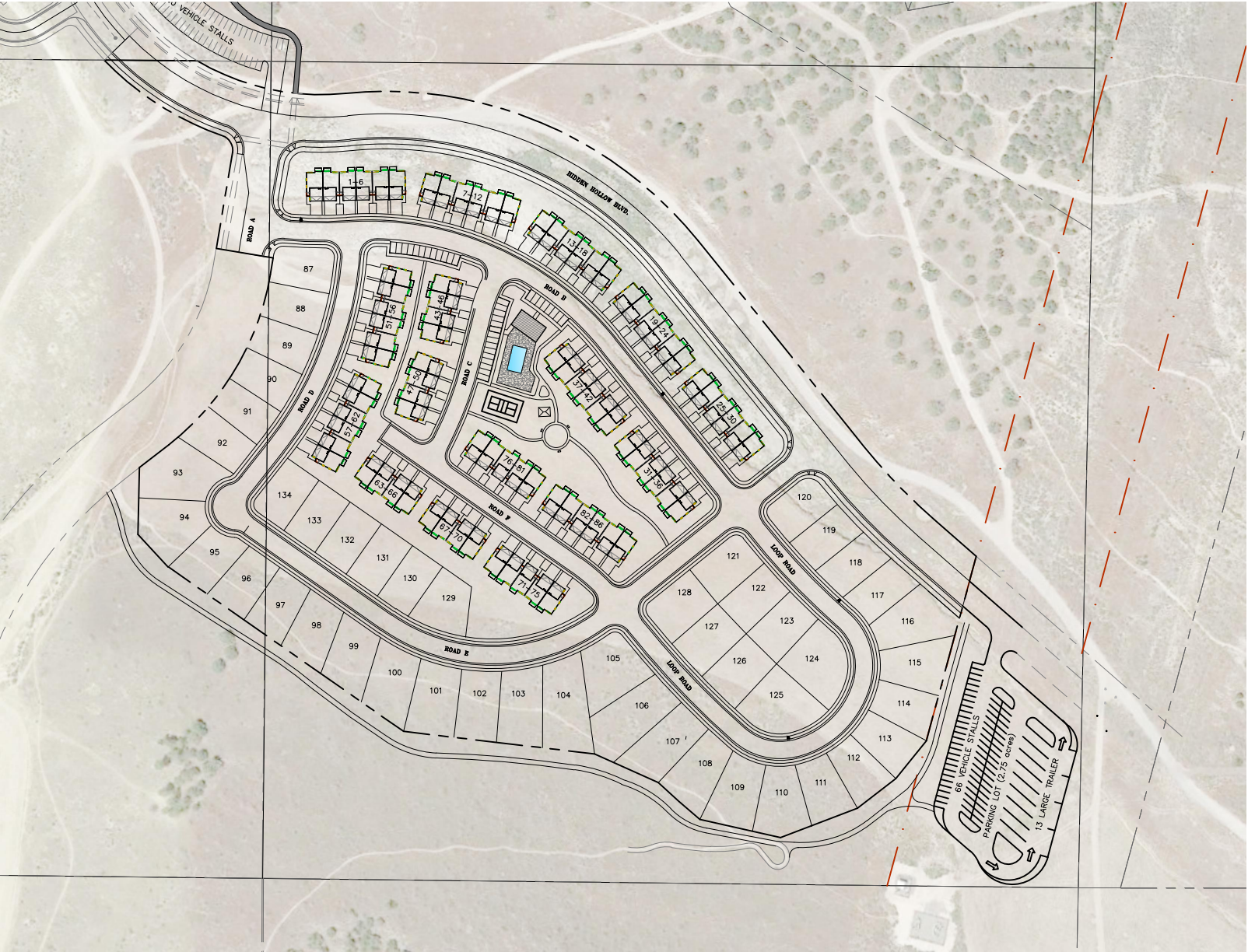
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HIDDEN HOLLOW: PHASE 'C' PLAT '1'

PRELIMINARY CONSTRUCTION PLANS

prepared for:
CADENCE HOMES
3400 north Ashton Blvd. Suite 180
LEHI, UT 84043
PHONE: (801)768-0500

prepared by:
TRANE ENGINEERING
27 EAST MAIN STREET
LEHI, UT 84043
PHONE: (801) 768-4544



GENERAL NOTES:

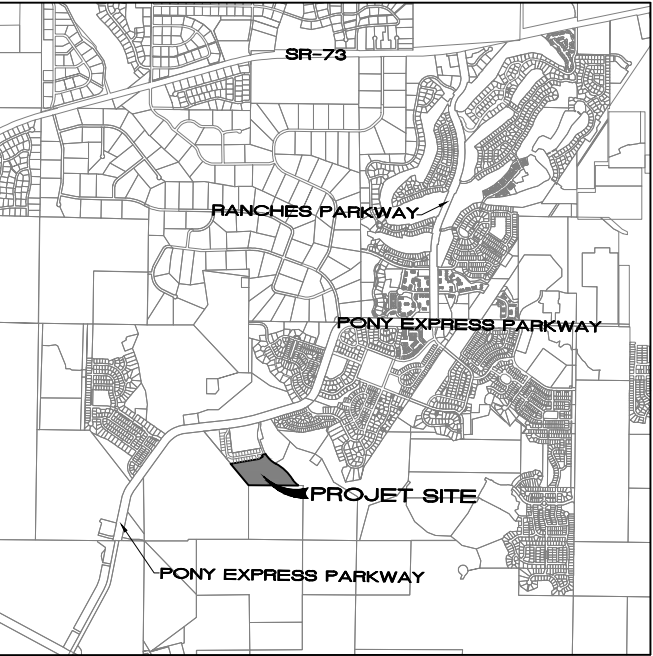
- 1) AS-BUILT DRAWING, FORMATTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS, SHALL BE SUBMITTED TO THE CITY UPON COMPLETION OF THE PUBLIC IMPROVEMENTS; INCLUDING GPS COORDINATES AND ELEVATIONS FOR UTILITIES.
- 2) ALL CONSTRUCTION IS TO BE DONE AS PER EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 3) CONTRACTOR TO ENSURE ALL ADA REQUIREMENTS ARE MET AND CONSTRUCTED IN ACCORDANCE WITH EAGLE MOUNTAIN CITY STANDARD SPECIFICATIONS AND DRAWINGS.
- 4) PRIOR TO COMMENCEMENT OF ANY WORK, A PRECONSTRUCTION MEETING WILL BE HELD WITH THE EAGLE MOUNTAIN CITY STAFF, THE CONTRACTOR, ALL SUBCONTRACTORS AND THE PROPERTY OWNER.

EAGLE MOUNTAIN CITY GENERAL NOTES:

- SEWER-**
- Pipe bedding: ¾" 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 (2% 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 ¾" gravel required under manholes/boxes.
- WATER-**
- Valves: 1. Valves must be flanged to tee's (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. Max depth 72" from finished grade.
 - Services & 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 ¾" 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 3/4" & 1" services will need to be 36" tall minimum and 21" inside diameter. Water can for 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 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: NO DEFLECTION or bending of pipe will be allowed in the water lines and bend fittings will be required. All fittings to be Mega-lug fittings.
- STORM DRAIN-**
- Bedding: ¾" gravel 6" below and on sides of pipe & 12" above pipe (minimum).
 - ADS: all ADS pipe to be 14P brand.
 - Collars: collars to be 1'x1' around pipe, 4000 psi concrete, inspection is needed pre & and post collar pour.
 - Man holes: manholes to be within 1' of finished grade. 12" of whirly gig form (max) and no flat rings allowed. 12" of ¾" gravel required under manholes/boxes
- ROAD SECTION-**
- Proof rolls: proof roll required on all sections 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 roads, 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 (3/4" monofilament) required for all street collars. Manhole covers and water valve towers to be ½" down from asphalt edge and concrete to be ¾" to 3/8" down from asphalt edge.

SHEET INDEX

SHEET NO.	SHEET NAME
1	COVER SHEET
2	SITE/UTILITY PLAN
2a	TOWNHOME SITE PLAN
3	GRADING & DRAINAGE PLAN
PRELIM	PRELIMINARY PLAT
OS	OVERALL OPEN SPACE



VICINITY MAP

BASIS OF BEARING

THE BASIS OF BEARING FOR THIS SURVEY IS THE LINE BETWEEN THE NORTH QUARTER CORNER AND THE SOUTH QUARTER CORNER OF SECTION 30, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, WHICH BEARS SOUTH 00°03'34" EAST TAKEN FROM THE STATE PLANE COORDINATE & DEPENDENT RESURVEY PLAT FOUND AT THE UTAH COUNTY SURVEYORS OFFICE. (NAD 83)

REVISIONS				
NO.	DATE	DESCRIPTION	BY	
1				DESIGNED BY: TGT
2				DRAWN BY: TT
3				CHECK BY: TGT
4				DATE: 4/26/21
J:\RYAN\BYBEE\Hidden_Canyon\dwg\01_COVER.dwg				

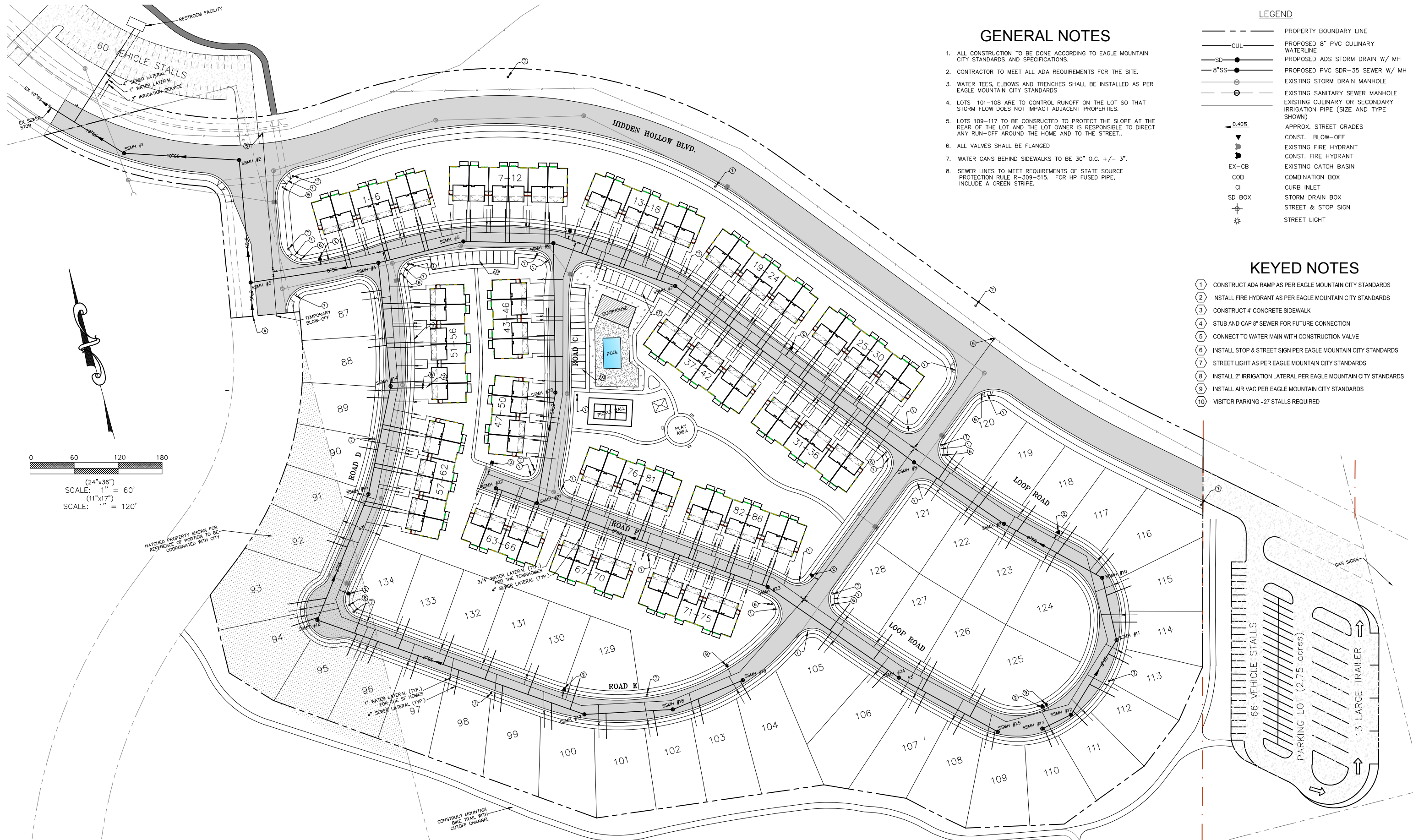
TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C' PLAT '1'

COVER SHEET

JOB RYAN
SHEET NO. 1



GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
3. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS
4. LOTS 101-108 ARE TO CONTROL RUNOFF ON THE LOT SO THAT STORM FLOW DOES NOT IMPACT ADJACENT PROPERTIES.
5. LOTS 109-117 TO BE CONSTRUCTED TO PROTECT THE SLOPE AT THE REAR OF THE LOT AND THE LOT OWNER IS RESPONSIBLE TO DIRECT ANY RUN-OFF AROUND THE HOME AND TO THE STREET..
6. ALL VALVES SHALL BE FLANGED
7. WATER CANS BEHIND SIDEWALKS TO BE 30" O.C. +/- 3".
8. SEWER LINES TO MEET REQUIREMENTS OF STATE SOURCE PROTECTION RULE R-309-515. FOR HP FUSED PIPE, INCLUDE A GREEN STRIPE.

LEGEND

- PROPERTY BOUNDARY LINE
- CUL PROPOSED 8" PVC CULINARY WATERLINE
- SD PROPOSED ADS STORM DRAIN W/ MH
- 8"SS PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
- APPROX. STREET GRADES
- CONST. BLOW-OFF
- EXISTING FIRE HYDRANT
- CONST. FIRE HYDRANT
- EXISTING CATCH BASIN
- COMBINATION BOX
- CURB INLET
- STORM DRAIN BOX
- STREET & STOP SIGN
- STREET LIGHT

KEYED NOTES

1. CONSTRUCT ADA RAMP AS PER EAGLE MOUNTAIN CITY STANDARDS
2. INSTALL FIRE HYDRANT AS PER EAGLE MOUNTAIN CITY STANDARDS
3. CONSTRUCT 4' CONCRETE SIDEWALK
4. STUB AND CAP 8" SEWER FOR FUTURE CONNECTION
5. CONNECT TO WATER MAIN WITH CONSTRUCTION VALVE
6. INSTALL STOP & STREET SIGN PER EAGLE MOUNTAIN CITY STANDARDS
7. STREET LIGHT AS PER EAGLE MOUNTAIN CITY STANDARDS
8. INSTALL 2" IRRIGATION LATERAL PER EAGLE MOUNTAIN CITY STANDARDS
9. INSTALL AIR VAC PER EAGLE MOUNTAIN CITY STANDARDS
10. VISITOR PARKING - 27 STALLS REQUIRED

REVISIONS				TRANE ENGINEERING, P.C. CONSULTING ENGINEERS AND LAND SURVEYORS 27 EAST MAIN LEHI, UTAH 84043 (801) 768-4544		EAGLE MOUNTAIN UTAH		HIDDEN HOLLOW PHASE 'C'		SITE/UTILITY PLAN		JOB HH CAD SHEET NO. 2	
NO.	DATE	DESCRIPTION	BY										
1													
2													
3													
4													
J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg				DESIGNED BY:	TGT								
				DRAWN BY:	TT								
				CHECK BY:	TGT								
				DATE:	4/26/21								
				CGO FILE:									



KEYED NOTES

- 1 1000 SQUARE FOOT POOL AREA
- 2 1500 SQUARE FOOT CLUB HOUSE
- 3 PICKLE BALL COURT AREA WITH LIGHTING
- 4 KIDS PLAY AREA WITH PLAY EQUIPMENT
- 5 500 SF PAVILION
- 6 BENCHES
- 7 TRAIL CONNECTION
- 8 PARKING AREA
- 9 SHADE TREES ALONG THE BACK SIDE OF THE SINGLE FAMILY LOTS

LAND USE PHASE 'C' TOWNHOMES
PLAT ACREAGE: 24.55 acres
OPEN SPACE IN TOWNHOMES: 3.10 acres
TOWNHOME UNITS: 86 UNITS



(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/26/21
CGD FILE:	

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

EAGLE MOUNTAIN
UTAH

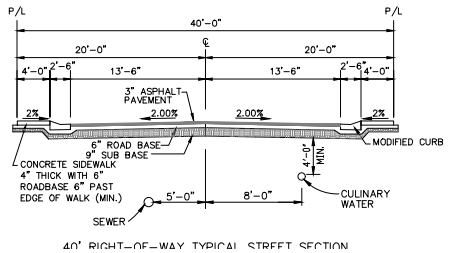
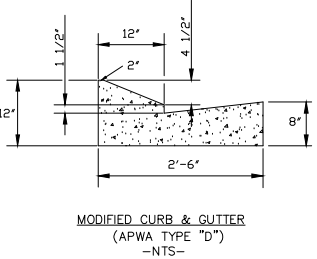
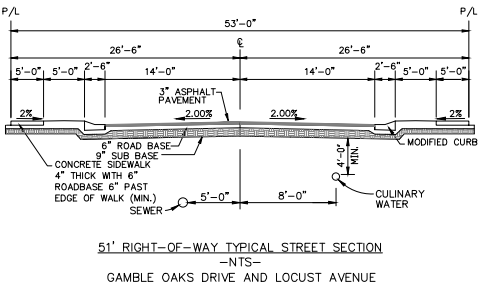
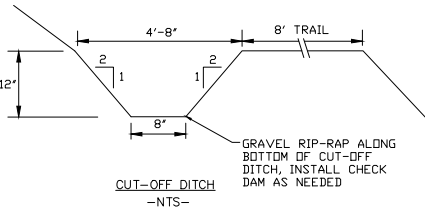
HIDDEN HOLLOW
PHASE 'C'

TOWNHOME SITE PLAN

JOB
HH CAD
SHEET NO.
2a

GENERAL NOTES

1. ALL CONSTRUCTION TO BE DONE ACCORDING TO EAGLE MOUNTAIN CITY STANDARDS AND SPECIFICATIONS.
2. CURB AND GUTTER TO BE A REVERSE LIP WHERE ASPHALT SLOPE IS AWAY FROM CURB. WHERE ASPHALT SLOPES TOWARD CURB, USE AS STANDARD CURB (SEE DETAILS)
3. PERMANENT DETENTION FACILITIES TO BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS AND ARE NOT TO BE ALTERED WITHOUT APPROVAL BY EAGLE MOUNTAIN CITY COUNCIL AND CITY ENGINEER.
4. CONTRACTOR TO MEET ALL ADA REQUIREMENTS FOR THE SITE.
5. WATER TEES, ELBOWS AND TRENCHES SHALL BE INSTALLED AS PER EAGLE MOUNTAIN CITY STANDARDS



LEGEND

- PROPERTY BOUNDARY LINE
- CUL
- SD
- 8"SS
- EX
- COB
- CI
- SD BOX
- PROPOSED 8" PVC CULINARY WATERLINE
- PROPOSED ADS STORM DRAIN W/ MH
- PROPOSED PVC SDR-35 SEWER W/ MH
- EXISTING STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING CULINARY OR SECONDARY IRRIGATION PIPE (SIZE AND TYPE SHOWN)
- APPROX. STREET GRADES
- CONST. BLOW-OFF
- CONST. FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING CATCH BASIN
- EXISTING COMBINATION BOX
- EXISTING CURB INLET
- EXISTING STORM DRAIN BOX



0 60 120 180
(24"x36")
SCALE: 1" = 60'
(11"x17")
SCALE: 1" = 120'

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	12/06/20
CGD FILE:	

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

EAGLE MOUNTAIN
UTAH

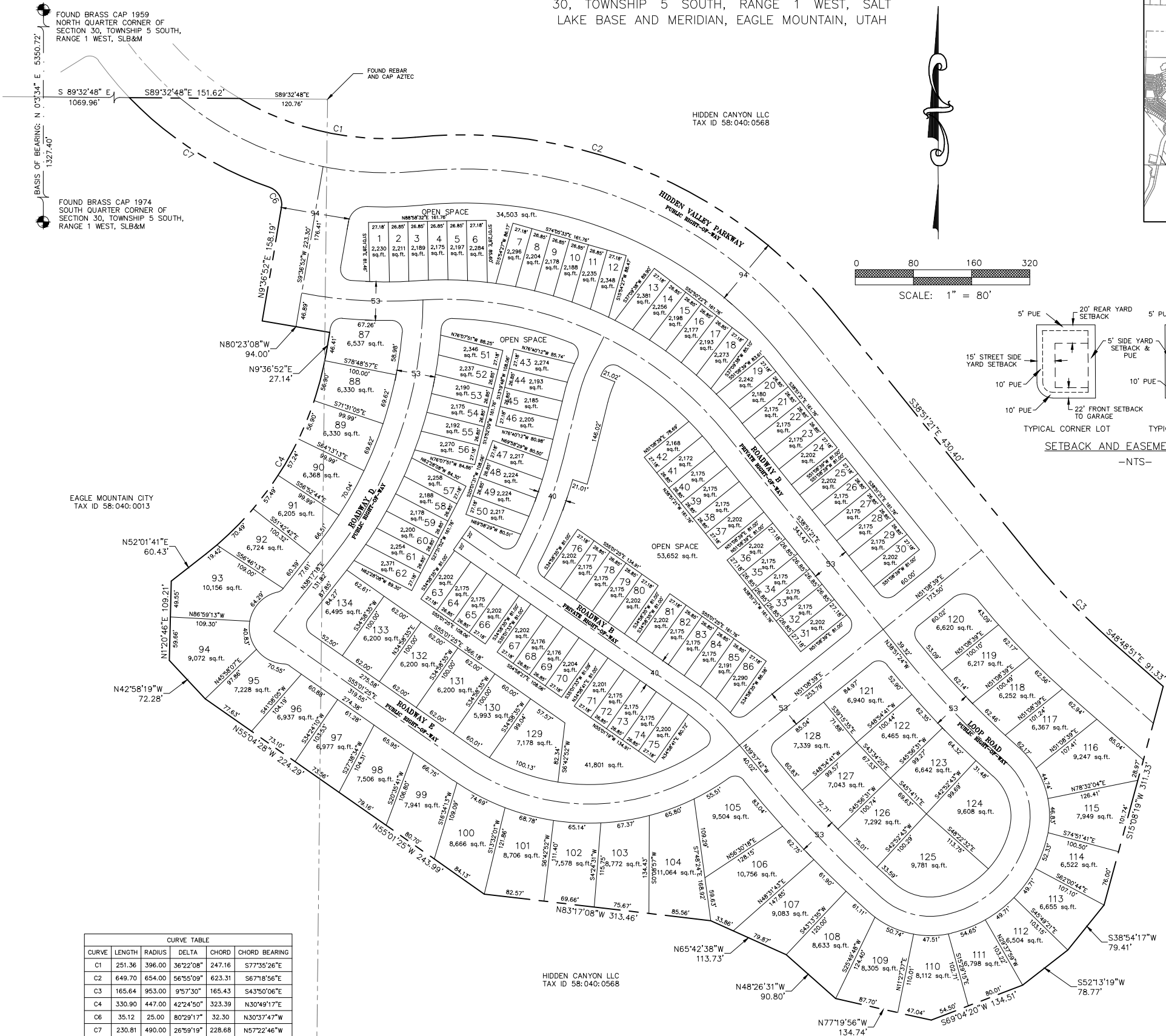
HIDDEN HOLLOW
PHASE 'C'

GRADING AND DRAINAGE PLAN

JOB
RYAN
SHEET NO.
3

PRELIMINARY PLAT
HIDDEN HOLLOW PHASE 'C'

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



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	251.36	396.00	36°22'08"	247.16
C2	649.70	654.00	56°55'09"	623.31
C3	165.64	953.00	9°57'30"	165.43
C4	330.90	447.00	42°24'50"	323.39
C6	35.12	25.00	80°29'17"	32.30
C7	230.81	490.00	26°59'19"	228.68

LAND USE PHASE 'C'	
PLAT ACREAGE:	24.55 acres
OPEN SPACE:	2.98 acres
SINGLE FAMILY LOTS:	48 LOTS
AVE. SINGLE FAMILY LOT:	7542 SF
TOWNHOME UNITS:	86 UNITS
TOTAL LOTS:	134 LOTS
LARGEST SINGLE FAMILY LOT:	11,064 SF
SMALLEST SINGLE FAMILY LOT:	5,993 SF
UNIT DENSITY:	5.46 UNITS PER ACRE

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

SURVEYOR'S CERTIFICATE

I, TRAVIS TRANE, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 51524141, as prescribed under the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and streets, together with easements, hereafter to be known as HIDDEN HOLLOW PHASE "C" and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

Beginning at a point which is North 00°03'34" East 2654.81 feet along the quarter section line and South 89°32'48" East 1069.96 feet from the South Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian; thence South 89°32'48" East 151.62 feet; thence Southeast 251.36 feet along the arc of a non-tangent 396.00 foot radius curve to the left, through a central angle of 36°22'08", the chord of which bears South 77°35'26" East 247.16 feet; thence Southeast 649.70 feet along the arc of a 654.00 foot radius curve to the left, through a central angle of 56°55'09", the chord of which bears South 67°18'56" East 623.31 feet; thence South 38°51'21" East 430.40 feet; thence Southeast 165.64 feet along the arc of a 953.00 foot radius curve to the left, through a central angle of 09°57'30", the chord of which bears South 43°50'06" East 165.43 feet; thence South 48°48'51" East 91.33 feet; thence South 51°08'19" West 311.33 feet; thence South 38°54'17" West 79.41 feet; thence South 52°13'19" West 78.77 feet; thence South 69°04'20" West 134.51 feet; thence North 77°19'56" West 134.74 feet; thence North 48°26'31" West 90.80 feet; thence North 65°42'38" West 113.73 feet; thence North 83°17'08" West 313.46 feet; thence North 55°01'25" West 243.99 feet; thence North 55°04'28" West 224.29 feet; thence North 67°44'47" West 157.14 feet; thence North 55°04'28" West 224.29 feet; thence North 42°58'19" West 72.28 feet; thence North 01°20'46" East 109.21 feet; thence North 52°01'41" East 60.43 feet; thence Northeast 330.90 feet along the arc of a 447.00 foot radius curve to the left, through a central angle of 42°24'50", the chord of which bears North 30°49'17" East 165.43 feet; thence North 09°36'52" East 27.14 feet; thence North 80°23'08" West 94.00 feet; thence North 09°36'52" East 158.19 feet; thence Northwest 35.12 feet along the arc of a 25.00 foot radius curve to the left, through a central angle of 80°29'17", the chord of which bears North 30°37'47" West 32.30 feet; thence Northwest 230.81 feet along the arc of a 490.00 foot radius curve to the right, through a central angle of 26°59'19", the chord of which bears North 57°22'46" East 228.68 feet to the point of beginning.

Parcel contains: 24.55 acres

Basis of Bearing: the line between the South Quarter Corner and the North Quarter Corner of Section 30, Township 5 South, Range 1 West, Salt Lake Base and Meridian which bears North 00°03'34" West (NAD 83).

DATE

SURVEYOR
(See Seal Below)

OWNER'S DEDICATION

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

OWNER(S):
PRINTED

AUTHORIZED SIGNATURES

ACKNOWLEDGEMENT

On the ____ day of _____, 20____, personally appeared before me the persons signing the foregoing Owners Dedication known to me to be authorized to execute the foregoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires _____

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

The City Council of Eagle Mountain City, County of Utah, Approves this subdivision on 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 ____ day of _____, 20____.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER
(See Seal Below)

ATTEST BY CITY RECORDER
(See Seal Below)

PRELIMINARY PLAT PHASE 'C'

HIDDEN HOLLOW

A RESIDENTIAL SUBDIVISION

EAGLE MOUNTAIN

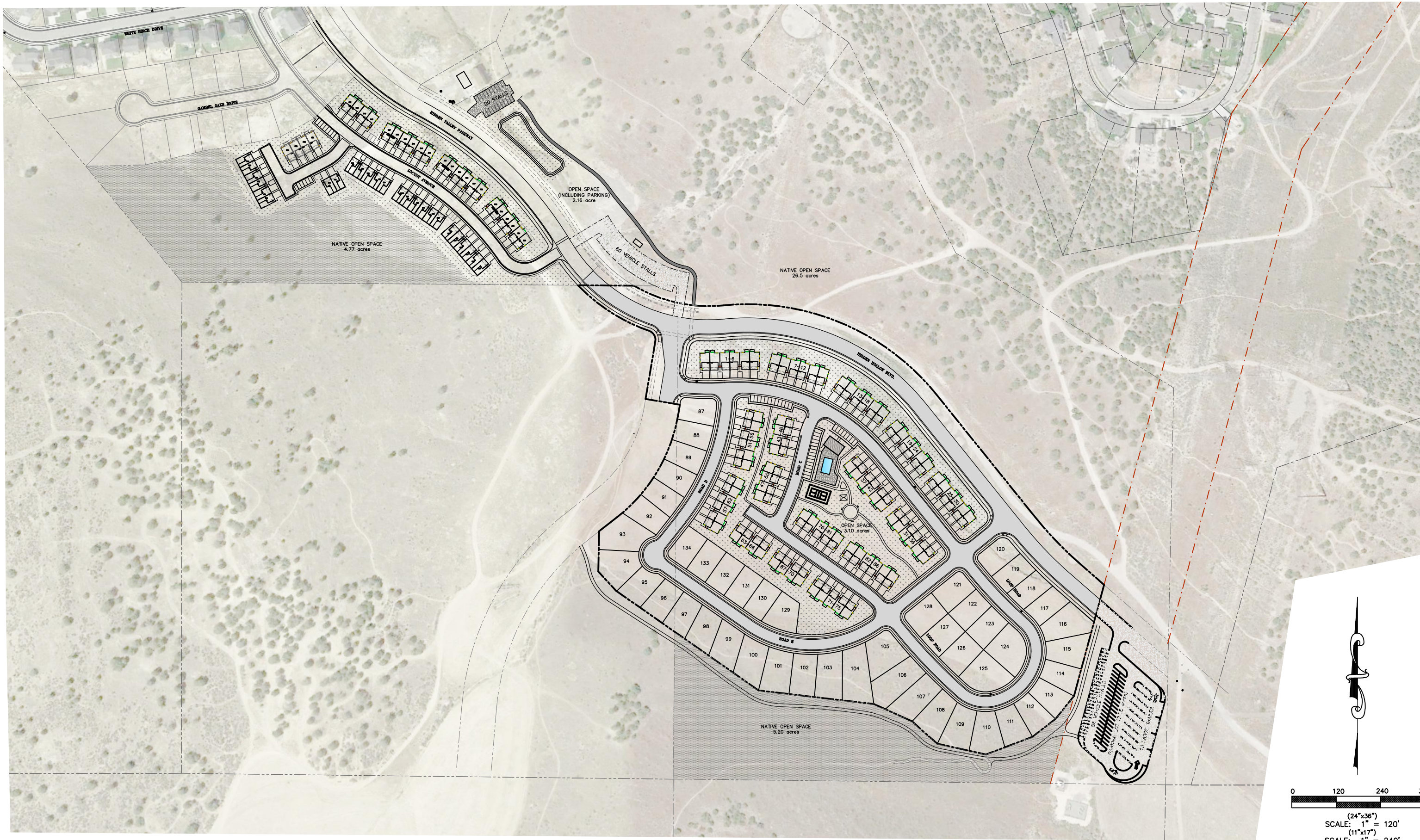
UTAH COUNTY, UTAH

SURVEYOR SEAL

NOTARY PUBLIC SEAL

CITY-COUNTY ENGINEER SEAL

CLERK-RECORDED SEAL



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

DESIGNED BY:	TGT
DRAWN BY:	TT
CHECK BY:	TGT
DATE:	4/06/21
CGD FILE:	

J:\RYAN BYBEE\Hidden Canyon\dwg\02_UTILITY.dwg

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

EAGLE MOUNTAIN
UTAH

HIDDEN HOLLOW
PHASE 'C'

OVERALL OPEN SPACE

JOB
HH CAD
SHEET NO.
OS







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	Bird Rides, Inc. - Temporary License Agreement		
ITEM TYPE:	Agreement		
FISCAL IMPACT:	None		
APPLICANT:	Bird Rides, Inc.		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Steve Mumford, Admin

PRESENTED BY:

Steve Mumford

RECOMMENDATION:

This agreement will provide the residents with a service and provide the City with valuable data. If too many problems/issues arise from the scooters, we can easily terminate the agreement with 30 days notice. We recommend approval of the proposed agreement.

BACKGROUND:

The electric scooter company, Bird, is proposing to deploy stand-up electric scooters in the city to be available for rent by residents and visitors. They are similarly deploying scooters in various cities throughout the Wasatch Front. The City Attorney has taken their proposed MOU and modified it to be a Temporary License Agreement, which includes the following regulations:

- Scooters shall be governed by the rules applying to bicycles and are to be ridden on streets, and where available, in bike lanes and bike paths.
- Scooters are to stay to the right of street lanes and to offer the right of way to bicycles in bike lanes and on bike paths.
- Users of Stand-up electric scooters shall be 18 or older.
- Bird shall provide easily visible contact information on each scooter for members of the public to make relocation requests or to report other issues with devices.
- Scooters will be made available to rent from 4 a.m. to midnight.
- Bird shall provide a minimum of 50 vehicles at launch.
- Bird will provide materials, videos, signage to promote safe riding and educate riders on rider responsibilities and

encourage safe and courteous riding and parking.

- Bird will provide data to the City as necessary to assist with monitoring program usage.
- Bird will hold the City harmless against all actions, damages or claims brought against the City arising out of Bird's negligence or willful misconduct.
- Bird must hold liability insurance.
- Either party may terminate this agreement at any time and without cause upon 30 days prior written notice.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Bird Temporary License Agreement](#)

TEMPORARY LICENSE AGREEMENT

This Temporary License Agreement (this “**Agreement**”) is entered into as of the _____ day of May, 2021, by and between Eagle Mountain City, a Utah municipality with its principal place of business located at 1650 Stagecoach Run, Eagle Mountain, UT 84005 (the “**City**”) and Bird Rides, Inc., a _____ corporation with its principal offices located at _____ (“**Bird**”) to provide services under the following terms and limitations. This agreement shall remain in effect until May 1, 2022 unless terminated as set forth below.

AGREEMENT

- 1) **Scope.** This Agreement and its terms apply to any proposed deployment of a Stand-Up Electric Scooter (hereafter a “**Scooter**”) sharing system within Eagle Mountain City’s jurisdictional boundaries by Bird. Bird shall not deploy a Scooter sharing system in the City in violation of this Agreement.
- 2) **Regulations.** Scooters shall be governed by the rules applying to bicycles and are to be ridden on streets, and where available, in bike lanes and bike paths. Scooters are to stay to the right of street lanes and to offer the right of way to bicycles in bike lanes and on bike paths. Users of Stand-up electric scooters shall be 18 or older. Users of stand-up electric scooters who violate these provisions may be fined by Eagle Mountain consistent with fines for cyclists. Nothing in this Agreement shall prohibit the City from adopting additional generally applicable rules or regulations regarding the use of stand-up electric scooters in the City, or exclude Bird from existing rules or regulations regarding the use of Scooters in the City.
- 3) **Contact Information.** Bird shall provide easily visible contact information, including toll-free phone number and/or e-mail address on each Scooter for members of the public to make relocation requests or to report other issues with devices.
- 4) **Hours of Operation.** Scooters will be made available to rent from 4 a.m. to midnight (local time).
- 5) **Minimum Launch.** Bird shall provide a minimum of 50 vehicles at launch.
- 6) **Safety Education.** Bird will provide materials, videos, signage to promote safe riding and educate riders on rider responsibilities and encourage safe and courteous riding and parking.
- 7) **Data Sharing.** Bird will provide data to the City as necessary to assist with monitoring program usage.
- 8) **Indemnification.** Bird agrees to indemnify, defend and hold harmless Eagle Mountain City, and its employees, agents and affiliates from and against all actions, damages or claims

brought against City arising out of Bird's negligence or willful misconduct, except that Bird's indemnification obligation shall not extend to claims of City's negligence or willful misconduct. City expressly acknowledges that in no event shall Bird be liable to City for any special, indirect, consequential or punitive damages. Bird's indemnification obligations shall survive for a period of one (1) year after expiration of this Agreement. Bird shall be released from its indemnification obligations under this section if the loss or damage was caused by the City's negligent construction or maintenance of public infrastructure. Eagle Mountain's right to indemnification shall be contingent on City notifying Bird promptly following receipt or notice of any claim; Bird shall have sole control of any defense; City shall not consent to the entry of a judgment or enter into any settlement without the prior written consent of Bird.

9) **Insurance.** Bird shall provide City with proof of insurance coverage exclusively for the operation of Scooters including: (a) Commercial General Liability insurance coverage with a limit of no less than \$1,000,000.00 each occurrence and \$2,000,000.00 aggregate; (b) Automobile Insurance coverage with a limit of no less than \$1,000,000.00 each occurrence and \$1,000,000.00 aggregate; and (c) where Bird employs persons within the City, Workers' Compensation coverage of no less than the statutory requirement.

10) **Notices.** All notices and communications to the City from Bird shall be made in writing (includes electronic communications) and sent the City Recorder at the address above.

11) **Termination.** Either party may terminate this agreement at any time and without cause upon (30) days prior written notice.

12) **Independent Contractor.** In carrying out their responsibilities, the parties shall remain independent contractors, and nothing herein shall be interpreted or intended to create a partnership, joint venture, employment, agency, franchise or other form of agreement or relationship.

13) **Independent Providers.** The parties acknowledge that Bird may utilize independent business logistics providers to facilitate local operations. Bird's use of these logistics providers does not constitute a transfer or assignment of this Agreement, and Bird Rides, Inc. remains responsible for all obligations and requirements under this Agreement.

14) **Governing Law.** This agreement shall be governed by and construed in accordance with the laws of Utah.

Eagle Mountain City

Bird Rides, Inc.

Signed By:

Signature: _____

Signature: _____

Print Name: _____

Title: _____

Print Name: _____

Title: _____



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	Airport Road Phase 1 - Geneva Rock		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$854,113.39		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Chris Trusty, Public Works

PRESENTED BY:

Chris Trusty

RECOMMENDATION:

Staff recommends that the City Council award the bid for the Airport Road Phase 1 project to Geneva Rock in the amount of \$854,113.39.

BACKGROUND:

Eagle Mountain City staff solicited bids from qualified contractors for the construction of Airport Road, Phase 1 from Pony Express to Fiona Street, including a traffic signal at Pony Express Parkway. This first phase of construction will consist of two lanes of traffic and shoulder and drainage work.

The City received only one bid for this project from Geneva in the amount of \$854,113.39.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	2021 Eagle Mountain Micro Surface Project - Geneva Rock		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	\$418,809.63 from G.L.# 10-41-44100-5122 Paved Road Maintenance in the 2022 budget year		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Zac Hilton, Public Works

PRESENTED BY:

Zac Hilton

RECOMMENDATION:

Staff recommends that the City Council award the 2021 Eagle Mountain Micro Surface Project to Geneva Rock in the amount of \$418,809.63.

BACKGROUND:

Eagle Mountain has requested bids on U3P for a Type III Micro Surface Treatment on Pony Express Parkway (Porters Crossing Parkway to Redwood Road), Aviator Avenue (Pony Express Parkway to Eagle Mountain Blvd), and Hidden Hollow Parkway (Pony Express Parkway to White Birch Drive). This project would take place in the month of July 2021 from the FY 2022 Budget.

This project covers 528,483 square feet of Eagle Mountain City roads and 744,465 square feet of Saratoga City roads. An interlocal agreement with Saratoga Springs is in place for Saratoga Springs to cover 72.6% of the cost of the Pony Express Parkway section of the project. By combining the two projects into one, both cities benefit in increased project area and decreased cost per square foot.

The low bid for the project is \$418,809.63. Eagle Mountain City will be responsible for \$180,510.13 of the total cost of the project and Saratoga Springs will be responsible for \$238,299.50. See attachments for maps and bid tabulation.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

[Micro-Surfacing Project Overview](#)

[Pony Express Parkway Micro-Surface 2021](#)

[Bid Totals](#)

2021 Micro-Surface Project



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Legend

2021 Micro-Surface

Owner

-  Eagle Mountain
-  Saratoga Springs
-  EMC Boundary



0 1,500 3,000 Feet



Pony Express Parkway
Micro-Surface



Disclaimer: Eagle Mountain City makes no warranty with respect to the accuracy, completeness, or usefulness of these maps. Eagle Mountain City assumes no liability for direct, indirect, special, or consequential damages resulting from the use or misuse of these maps or any of the information contained herein. Portions may be copied for incidental uses, but may not be resold.

Contact Eagle Mountain City
Engineering/GIS Department
803-785-6662

Legend

2021 Micro-Surface

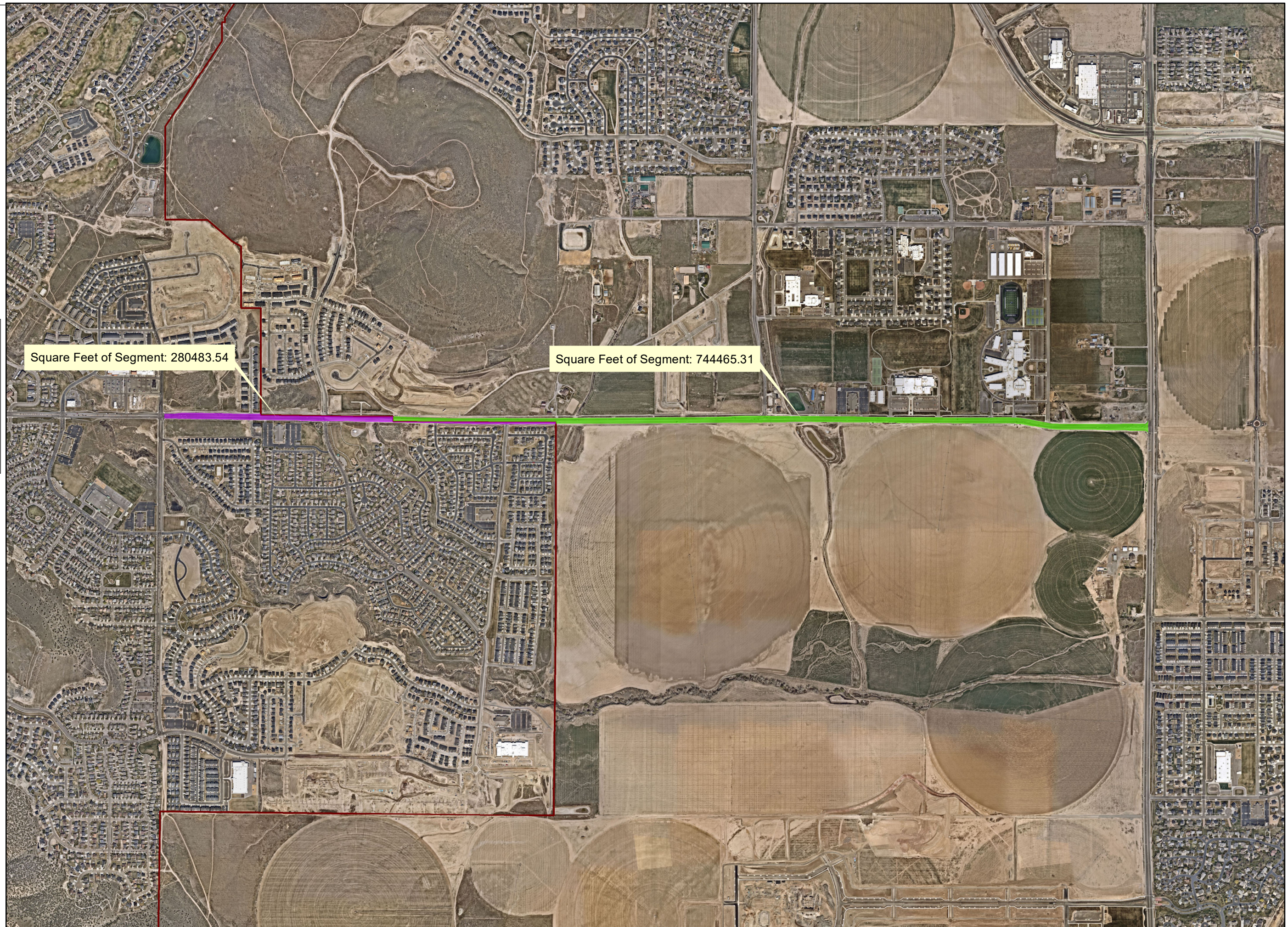
Owner

 Eagle Mountain

 Saratoga Springs

 MunicipalBoundary

0	750	1,500 Feet
---	-----	------------



EAGLE MOUNTAIN CITY

BID OPENING FOR

2021 Eagle Mountain Micro Surface Project

BIDS OPENING: May 11, 2021; 10:00 AM

		BID BOND		Bid Amount	Time	Date Received:	Received by:
Bidder		YES	NO				
1.	Geneva	X		418,809.63	9:53	5-11-21	RW
2.	Intermountain Slurry	X		438,723.00	9:55	5-11-21	RW
3.							
4.							
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17.							
18.							
19.							
20.							

Witnessed By:



Em City
Company
Em City
Company



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	Rush Truck Center Change Order #1		
ITEM TYPE:	Change Order		
FISCAL IMPACT:	\$5,513.48		
APPLICANT:	Jeff Weber		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

PREPARED BY:

Jeff Weber, Admin

PRESENTED BY:

Jeff Weber

RECOMMENDATION:

Staff recommends that the City Council approve the Rush Truck Center Change Order #1 for vehicle #151 in the amount of \$5,513.48.

BACKGROUND:

The purchase of 2 additional trucks for the Streets Department was approved for purchase in the FY 2021 budget. After the trucks were ordered, built, and arrived at the dealer, truck #151 was involved in an accident. The decision was made that we would not accept that vehicle. The dealer had a similar, but slightly upgraded truck available so that we did not have to wait another 6 months for the replacement vehicle to be built.

The original purchase price for vehicle #151 was \$102,477.80, which will increase to \$107,997.28 with the approval of this change order.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

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

4:00 P.M. WORK SESSION – VIA LIFESIZE ELECTRONIC MEETING

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

OTHER ELECTED OFFICIALS PRESENT ELECTRONICALLY: Congressman Burgess Owens, Senator Jacob Anderegg; and Representative Jefferson Moss.

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Kimberly Ruesch, Finance Director; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, Fire Chief; and Tyler Maffitt, Communications Manager.

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

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A INTRODUCTION – Congressman Burgess Owens

Congressman Burgess Owens introduced himself and highlighted his political priorities and goals emphasizing education, small businesses, human trafficking and border concerns, sheep herding and agricultural support, protecting American freedoms, and civil service.

Discussion ensued regarding statehood for Puerto Rico, federal involvement in local education, and increasing educational choices. Congressman Owens offered to meet with Councilmember Burnham to further discuss Puerto Rico statehood.

1.B. LEGISLATIVE UPDATE – Senator Jacob Anderegg and Representative Jefferson Moss

Representative Jefferson Moss updated the City Council on legislative items including House Bill 294, the state of and lower than expected State financial impact of the pandemic, tax cuts, child tax credits, military and social security tax cuts, technological innovation, population growth, and the teacher shortage and education.

Senator Jacob Anderegg and the City Council discussed law enforcement concerns, bills, and improvements efforts; House Bill 294 and Senate Bill 195; the masks in school requirement

continuing through July 1, 2021; business rights regarding requiring masking; State of Emergency declarations, concerns regarding executive overreach, checks and balances, and resulting legislative changes; difficulties in promoting Utah County transportation priorities and interests and obstacles in securing funding; transit and commute times; Senate Bill 34 and affordable housing success metrics.

Councilmember Burnham clarified that her frustrations with transportation funding expressed during a previous meeting were not directed at Senator Anderegg and Representative Moss and apologized for the comments.

Councilmember Curtis requested an additional work session meeting to further discuss mutual concerns with the State Officials.

1.C. UPDATE – City Administrator Items

This item was discussed after item 2.

Engineering

- Pony Express Parkway – widening began May 3, 2021.
- Lone Tree Signal –delayed for Rocky Mountain Power to locate the power; this occurred yesterday, and mobilization is expected by next week with expected completion in July 2021.
- West Access Road – paving should occur this week.
- 4000 North Tyson – remaining improvements and paving begin this week.
- Airport Road – has a bid opening on May 10, and the bid award will occur at the May 18, 2021 City Council meeting.
- White Hills Sewer – the lift station was installed and scheduled for startup on May 10, 2021.

Wastewater

- The City responded to the State with corrections to their designated action items for our effluent disposal and is waiting for State approval.
- Staff is working through the plant issues from last week. It will take some time to remove all broken discs.
- Staff will begin removing dirt and debris referred to as “Wastewater Mountain” in a few days and the project should be finished in approximately three weeks.

Water

- A new water conservation webpage link is available on the City website or can be accessed at <https://eaglemountaincity.com/waterconservation/>.
- Governor Cox ordered water conservation methods at all State facilities. More information is available at <https://governor.utah.gov/2021/05/03/gov-cox-orders-water-conservation-measures-at-all-state-facilities/>.
- The Advanced Metering Infrastructure (AMI) water meter system is now powered up and should go live in July.
- Staff is prepping all wells for summer use.

Streets

- Last Wednesday, April 28, 2021, the trail from Majors Street to the Brandon Park subdivision was paved to connect the subdivision with the rest of Eagle Mountain. It took 463 tons of asphalt and added 2,458 linear feet to the trail which is 182 feet shy of paving half a mile in one day. The Streets Department, with support from the Storm Drain and Parks Departments, installed the trail within the parameters of the Tourism, Recreation, Culture, and Convention grant so that the City could submit for reimbursements. The Safe Routes to School grant will fund a portion of the trail cost and flashing pedestrian crossing signs.

Parks

- Cory B. Wride Memorial Park Phase 2 – Many concrete walkways have been installed. Most of the irrigation work has been completed. Some of the main water sources need to be completed. All the sport court light poles have been installed and are waiting for Rocky Mountain Power to connect electricity. The restroom facility is vertical and awaits additional materials to complete the roof. Asphalt installation should begin by next week. The final grades for these areas should be completed soon.
- SilverLake Woodhaven Park – All irrigation has been installed. The City has an agreement with the Welby Jacob Canal company that will require City Council approval at the next meeting. Some of the regular color concrete has been installed and all the playground equipment has been installed on the project. Staff is looking to finish some of the water sourcing for this site and are hoping to have sod installed within the next couple of weeks.
- Smith Ranch Community Park – A kickoff design meeting for the park was held two weeks ago and talked through items the City would like to see incorporated in the park. Staff will be meeting this week to discuss community outreach for feedback on what residents would like to see installed in the park. It is still early in the design process.

Event Updates

- Community Cleanup Dumpsters – On Saturday, May 1, 2021, several dumpsters were filled, and the City received some compliments for offering this service to the residents. City Administrator Paul Jerome thanked Mortensen Construction and Eagle Mountain City staff, specifically Dawn Hancock and Suzie McCorristin, for filling in the gaps for the hours needed to fulfill the event.
- Wildlife Corridor Event Planting Update – The City would like to recognize the Eagle Mountain Nature and Wildlife Alliance, Eagle Mountain Kestrel Project, and the Division of Wildlife Resources for their efforts in a habitat restoration project in Eagle Mountain City on April 10, 2021. The event hosted over 70 volunteers that planted native brush within the wildlife corridor.
- Trail Therapy Day – The event was hosted by the Lake Mountain Bicycle Club and Trail Sisters.org on Saturday, April 24, 2021. Parks staff helped secure dump passes through the City for disposal of the debris and garbage that was collected during the event. The event hosted around 120 volunteers helping with the cleanup project and hauling the waste to the dump.

Community Development

- New Residential Building Permits – 172 issued in April, 160 single-family homes and 12 multifamily units, with an average of 133 permits per month this year.

- Commercial Building – Two permits were issued in April for University Federal Credit Union and the Brylee Farms Clubhouse.
- An agreement is under review with Bird, a scooter company, for electric scooters.

2. AGENDA REVIEW

9. CHANGE ORDERS

9.A. Aviator Traffic Signal Change Order #1 – Landmark Excavating

Councilmember Gray expressed concern with the statement in the staff report indicating “during the course of the project, the contractor needed to pothole to field-verify the exact location of underground electrical lines.” In his opinion and experience as an excavator, the practice is a part of the usual process and should not require additional payment.

City Engineer Chris Trusty explained the increase in expense was due to relocating the pedestrian pole, and the pothole to field-verify was a change to rather than an additional expense to the project.

10. MINUTES

10.A. April 20, 2021 Minutes – Regular City Council Meeting

Councilmember Love requested to clarify the four lots that require landscaping screening for the O’Reilly Auto Parts and to amend “This amendment recommends adding a minimum lot size of three-quarter acres for the RD2 zone,” on page seven to “this amendment recommends adding a minimum *average* lot size of three-quarter acres for the RD2 zone.”

11. PRELIMINARY PLATS & SITE PLANS

11.A. Overland Village Two Phase A – Preliminary Plat & Master Site Plan

Assistant City Administrator/Community Development Director Steve Mumford presented the item. This is a preliminary plat and master site plan request for Phase A of Overland Village Two and is subject to the Overland Master Development Agreement (MDA). The plan has 375 total lots/units with 222 single-family lots and 153 townhomes. The concept plan for Village Two was approved by the City Council on November 17, 2020.

The City Council held a work session review on the applications on April 20, 2021, and provided the following feedback/concerns: grass/sod areas are needed near the townhomes to provide more play areas and usable gathering areas; the native landscaping areas should include original plantings and be enhanced/manicured, not just “natural;” 50% turf is required in multi-family landscape areas; example images should be provided for the “cluster” homes that front open spaces and have rear access; the cluster homes have insufficient usable open space near them; traffic flow for the elementary school may be difficult and cause issues; and the proximity of the clubhouse to the townhomes.

Staff has reviewed the Overland MDA and the vested City laws from 2017 in relation to the Council's concerns. The development is exempt from the open space and trail standards from the 2017 Municipal Code and has separate standards included in the MDA. They are complying with those standards and are planning to develop a park in a later phase of Village 2. The clubhouse and pool requirements of 2017 apply to this project, which means that a clubhouse of at least 1,200 square feet is required for the townhomes in this project. It is staff's opinion that the Club Ivory Barn/Clubhouse, which is much larger than 1,200 square feet, meets that requirement. The developer is preparing a set of updated landscape plans to add areas of grass near the townhomes. Not all the open space in this development can be strictly considered multifamily open space, so the 50% requirement should only apply to the areas in the immediate vicinity of the townhomes and not apply to the entire landscape corridors or storm drain ponds.

Councilmember Gray said, in his opinion, the plan needs additional amenities for the multifamily housing, especially due to the Club Ivory clubhouse serving other villages and the single-family homes. Councilmember Curtis recalled that the terms of the MDA allow for the existing clubhouse to fulfill the amenity requirements and although he would prefer additional amenities for the townhomes, the requirements have been met. Mr. Mumford said that the applicant plans an additional amenity for the multifamily area; however, the specifics of the amenity have not yet been determined. The applicant will provide a pool and clubhouse specific to the multifamily homes in this village, if desired by the Council.

Discussion ensued regarding the size and unit amenity requirements in the MDA in relation to current standards.

Councilmember Clark expressed concern due to current complaints regarding natural landscape areas in the City and the potential for complaints from future residents due to the lack of turf in the development. She requested the townhome residents have access to sod areas near their housing units. Councilmember Love concurred.

Discussion ensued regarding options to address the native open space concerns and potential areas for additional sod. Mr. Mumford noted that Parcel A and the area in the southeast corner of the village are stormwater detention areas with a sloped grade.

Councilmember Clark expressed apprehension about the location of the future elementary school location due to safety, parking, and traffic flow concerns.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. Mayor Westmoreland adjourned the meeting at 6:33 p.m.

7:00 P.M. POLICY SESSION – VIA LIFESIZE ELECTRONIC MEETING

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

CITY STAFF PRESENT ELECTRONICALLY: Steve Mumford, Assistant City Administrator/Community Development Director; Tayler Jensen, Senior Planner; Kimberly Ruesch, Finance Director; Jessa Porter, Planner; Fionnuala Kofoed, City Recorder; Elizabeth Fewkes, Recording Secretary; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Jeremy Cook, City Attorney; Brad Hickman, Parks and Recreation Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Fleet and Facilities Operations Director; Embret Fossum, Fire Chief; and Tyler Maffitt, Communications Manager.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:03 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

- A big thank you to community members that participated in the Eagle Mountain Spring Cleanup. It was a major success and reports are that everyone participating was respectful. We look forward to continuing that service.
- Pony Express Days will be held June 2 to 5. Events will include a carnival, parade, fireworks, and movie in the park. Applications for parade spots and Grand Marshal can be found on Eagle Mountain City social media.
- Road construction season is upon us. Work started on Pony Express Parkway on Monday. For traffic updates and progress reports on the work, please stay tuned to Eagle Mountain news items on the website as well as social media.

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

7. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:05 p.m.

Mark Lindsey, Cedar Pass Ranch Homeowner's Association City liaison, noted they sent a letter to the Streets Department expressing concern with motorist speed due to accidents and severe pedestrian injuries in their neighborhood. He has observed people running stop signs and drag racing, home businesses exceeding the maximum daily patronage limits, and property damage caused by vehicular collisions in inclement weather. They requested to meet with the Streets Department and the City Council to recommend ideas to protect pedestrians, bikers, and equestrians such as additional signage, flashing signs, speed humps, radar speed limit signs, and

additional Sheriff's Office presence. He and other Cedar Pass Ranch residents offered to make financial contributions to help fund the solutions.

Cedar Pass Ranch resident Heather Beck said she has almost been hit by cars while walking her camels and is concerned for children crossing the street near the blind corner by the park. Cedar Pass Ranch does not have sidewalks which requires residents to walk in the street, increasing the likelihood of significant injury. She has noticed home businesses with 30 to 35 cars visiting the home in a single day. She offered financial contributions for additional signage.

Cedar Pass Resident Deborah Painter shared that in January 2016 her children were being pulled on a sled by a four-wheeler and while crossing the street were hit by a car. The car was going at least 35 mph. Her children were life-flighted to the Primary Children's Hospital and still have lingering physical difficulties because of the accident. She has noticed residents traveling on Cedar Pass Road to and from religious activities violating traffic laws and not slowing for pedestrians.

Bettina Cameron said she is speaking on behalf of a neighbor who could not attend regarding traffic concerns in Cedar Pass Ranch. The Millers have called the Utah County Sheriff's at least 30 times due to traffic violation concerns. She recognized the Sheriffs are busy but requested an increased Sheriff presence in the neighborhood. She had to install a cable to block one side of her u-shaped driveway to prevent motorists from using her driveway to avoid a stop sign. She supports the requests for additional measures to increase safety. Regarding the Overland Village landscape plan, she said she used to live in Saratoga Springs near a retention pond with native landscape similar to this proposal. The area ended up looking like weeds and was filled with rodents. The problem grew to the extent that the City had to put in irrigation and sod. The little pockets of open space provided in the plan are not significant for children's play areas. She noted the improvement requirements in the Overland Village Two Master Development Agreement (MDA). She suggested drought-resistant grass. She loves native habitat but feels this is not the proper area for it.

John Fluckiger submitted the following comment: "Hello, I moved to the White Hills Subdivision because of the open spaces and the wonderful views, access to the countryside, and the relatively quiet neighborhood. Part of your Agenda is to discuss maintaining a country atmosphere that is completely impractical and unrealistic with the number of houses that are looking to be approved and built. With an average of 600 dwellings (single occupancy, and high density) per section, there is no way "country atmosphere" will or can survive. Additionally, there is no way the current two-lane road (State Road 73) can support the massively increased load of traffic. The impact study being used is from 2008 and is completely out of touch with reality. The number of trucks coming to and from the rock quarries by themselves has increased by more than double and frequently leaves gravel all over the highway due to the uncovered loads. Add in regular traffic coming in and out of Tooele County and any weekend traffic heading out to 5 mile or to the Dunes in Millard County and you have a recipe for disaster as a result of impatient drivers. Travel to and from I15 used to take me approximately 20 minutes given dry conditions, it now takes me almost 40 minutes given the same driving conditions as a result of increased traffic, traffic accidents, additional traffic flow lights, poor planning of entrances to SR73 and lack of proper patrolling and enforcement by law enforcement to prevent stupid and reckless drivers who often disregard traffic signs and lights to save 2 seconds of drive time. Add in the fact THERE IS NO WATER... making my water bill

skyrocket as a result of the increased use and demand on an already struggling system is not only foolish, reckless, but unfair for those who already live out in the Cedar Valley Area. The proposed building/construction also increases the number of dwellings and decreases the current value of the existing homes and properties as a result of just being older homes. I do not want to see this lovely area turned into a Herriman or Day Break because it sure as hell does not improve or even maintain a 'Country Atmosphere.'”

Jon Celaya submitted the following comment: “My wife and I wish to voice our support for the allowance of two horses/mules per half-acre as proposed for EMMC 6.10.090 Residential Zone Livestock Requirements. Any concerns raised regarding the adoption of this provision can be referred to the successful implementation of this tiered approach in cities such as Highland, Lehi, Saratoga Springs, and other similar communities. Additionally, the adoption of this proposal does not exclude persons from adherence to Titles 6.05.090 ‘Conditions of Animal Ownership’, 6.05.130 ‘Public Nuisance’, 8.15 ‘Noise’, and 10.10 ‘Parking’. These provisions should mitigate any concerns such as dust, traffic, odors, etc. If a concern is raised after the adoption of the proposal, it can be resolved by referring to the existing code. For reference, Saratoga Springs Chapter 19.05.05 ‘Farm Animals’, allows for two large animals per half acre with a minimum 3/4 acre lot size, which is more lenient than the proposal. Highland Zoning Article 4.1 R-1-40 allows for 21 large animals on a five-acre lot, which is also more lenient than the proposal. And Lehi's Chapter 12 of the Development Standards, Table 12.240 allows for two large animals per half-acre, and no limit of large animals for 5+ acres, which is also more lenient than the proposal. Embracing equine-related activities serves to enhance the beauty and variety of our community. It provides employment opportunities to our residents and provides our youth and youth-groups with wholesome and character-building experiences. Allowing this culture to thrive in our community is a unique benefit. I hope it's clear that this approach has been successfully implemented in neighboring communities, that there are advantages to having equine-related activities in our community, and that Eagle Mountain can safely, and without harm, adopt the provision.”

Lisa and Arlon Miller submitted the following comment: “I would like to address my traffic concerns in CPR. The traffic has continued to increase over the years and everyday people run the stop signs and travel throughout the neighborhood at high speeds (30-60mph). This has become very dangerous to our residents and; our animals. I have personally been in danger while riding my horses in CPR due to speeding motorists. We have called the sheriffs department well over 30 times to try and help the situation. There are commercial businesses in CPR that bring in high volumes of traffic that have definitely added to the traffic issues. I hope something can be done in CPR to improve these traffic issues.”

Mayor Westmoreland closed public comment at 7:30 p.m.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Love

Councilmember Love encouraged residents to follow the water conservation recommendations.

Councilmember Gray

Councilmember Gray he said he is pleased to see the State lift the pandemic requirements while respecting individual business rights. He thanked Cedar Valley High School and Ms. Ducos for inviting the City Council to visit and discuss local government. He congratulated the Streets Department for their efforts in paving in association with the Safe Routes to School grant. The Pony Express Days rodeo will be broadcast on the RFD-TV Cowboy Channel and app.

Councilmember Curtis

Councilmember Curtis said “May the 4th Be with You” to the residents in commemoration of Star Wars Day. He appreciates the resident communications.

Councilmember Burnham

Councilmember Burnham thanked the residents that participated in the City cleanup and the planting of native plants along the wildlife corridor and the bike trails. She appreciates the volunteer spirit in the community and when residents propose solutions in conjunction with expressing their concerns.

Councilmember Clark

Councilmember Clark asked for residents to be mindful of pedestrian and child safety.

Recognition

Councilmember Clark recognized and awarded a challenge coin to the organizers of the Trail Therapy Day cleanup project for the Hidden Hollow trail system, Adam Clark, Sarah Bush, and Laura Hall, for their service to the City.

Mayor Westmoreland

Mayor Westmoreland announced that the City will return to in-person meetings at City Hall beginning with the May 18, 2021 City Council meeting.

CONSENT AGENDA

9. CHANGE ORDERS

9.A. Aviator Traffic Signal Change Order #1 – Landmark Excavating

9.B. Wastewater Treatment Plant Expansion Change Order #3 – FX Construction

10. MINUTES

10.A. April 20, 2021 Minutes – Regular City Council Meeting

11. PRELIMINARY PLATS & SITE PLANS

11.A. Overland Village Two Phase A – Preliminary Plat & Master Site Plan

12. RESOLUTIONS

12.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving an Interlocal Agreement with the City of Saratoga Springs for the Pony Express Parkway Micro Surface Treatment.

MOTION: *Councilmember Burnham moved to approve the consent agenda amending the minutes as discussed and removing item 11.A. and placing it as a scheduled item. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

11. PRELIMINARY PLATS & SITE PLANS

11.A. Overland Village Two Phase A – Preliminary Plat & Master Site Plan

Mr. Mumford reviewed the information presented during work session. The roads, including mid-block pedestrian trails, comply with EMMC 16.30.090. The project includes left-turn lanes and right-turn deceleration lanes at each entrance on Pony Express Parkway. A road connection has been added between lots 298 and 299 to connect to Oquirrh Mountain Ranch to the north. This phase connects to Airport Road across the street from the Village One intersection. The plan complies with parking requirements listed in EMMC 17.55.120(C).

The Overland MDA vests the development with rights in effect at the time the MDA was executed. The updates the City has made recently, such as to lot widths and setbacks, are not applicable. Most of the lots comply with the City's current lot width standards; some of the smaller lots have lot frontages of 55 feet. The previous minimum was 55 feet; the current minimum is 58 feet. The typical building setbacks are also in compliance with the standards at the time of the MDA signing including 22-foot front; 20-foot rear; and 5-foot side, 10-foot garage side, and 15-foot street side for a corner lot.

The townhomes comply with the architectural and design standards of EMMC 17.72. The townhomes are all designed with rear-access garages. Most of the townhomes contain three or four units to a building, with some five-plex buildings. The designs comply by providing a minimum of two materials on all faces per EMMC 17.72.040(F)(1). Each building includes a mix of colors and there are several color schemes proposed. The applicant should develop plans/details for cluster mailboxes to reflect the design of buildings as required per Mailbox Structure (EMMC 17.72.040(J)). The plans should be updated to indicate mailbox locations and include pullouts or temporary parking areas.

Consistent privacy fencing is required along Pony Express Parkway and Airport Road. Staff expects and recommends that fencing be consistent with the masonry wall and fencing installed in Overland Village One. Due to the level of detail provided in the master site plan for the townhomes, staff believes that individual site plans are unnecessary in this case and have included a recommended condition of approval to that effect.

Twelve-foot-wide asphalt trails have been incorporated into the plans linking open space areas, the trail along Pony Express Parkway, Oquirrh Mountain Ranch to the north, and along some of

the main roads. Small entry monuments, anticipated to be similar to the small monument at Overland Village One, are proposed at each entrance along Pony Express Parkway. All open space areas will be owned and maintained by the homeowner's association. To reduce water use and ongoing maintenance, the plans call for enhanced native landscaping such as grasses, wildflowers, trees, and shrubs. Areas directly around the townhomes will be improved with additional plantings and small areas of sod. The MDA requires a medium park in Village Two; this park will be in a later phase of this village. A pool and large clubhouse are being built/completed in Village One, just south of this phase, and will be available for the use by these future residents.

The Planning Commission held a public hearing on the requests on April 13, 2021. The Commission voted unanimously, 4 to 0, with one absentee, to recommend approval of the Overland Village Two Phase A Preliminary Plat and Master Site Plan with the following conditions:

1. Individual site plans are not required for the townhomes in this plat;
2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;
3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road; and
4. The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56).

The Commission also noted that the applicant stated they plan to continue the masonry wall from Village One with this portion of the project along the east and south.

Mr. Mumford explained that the MDA also requires the medium park to be completed and dedicated to the City prior to the recording of the plat with the 200th unit in the project; however, the 200th unit will be finished prior to the phase of the development with the medium park. The applicant will not be allowed to fully develop Phase A unless the City Council determines to amend the MDA park requirement. The future park plan will require Council approval. He recommended the inclusion of a condition of approval to address the park requirement.

City Attorney Jeremy Cook concurred with Councilmember Curtis' interpretation of the Overland MDA requiring either a medium park or a Club Ivory to be constructed and dedicated to the City within Village Two.

Councilmember Curtis cited MDA Section 11.4.1 that requires "sod areas large enough for children's play" and other specific requirements. Mr. Mumford explained Section 11.4.1 outlines the requirements for the medium park in the development due to the MDA exemption from the City's park standards. Mr. Cook clarified the requirements are specific to the medium park and are not intended to address all the open space in the development.

Councilmember Gray advocated for requiring a specific amenity for the townhomes in consideration of the applicant providing the Club Ivory amenity in Village One, which exceeded requirements.

Mr. Mumford explained, for comparison purposes, if the application fell under current multifamily standards, the 220 townhomes in the concept plan for Village Two would require a 1,000-square

foot pool and a 1,665-square foot clubhouse. Were all the approximately 1,300 units in Village One and Two, including the single-family homes which do not require a pool or clubhouse under current standards, applied to the pool and clubhouse standards the resulting requirement would be an approximately 5,000-square foot pool and an approximately 10,000-square foot clubhouse. The Village One Club Ivory pool is 3,200 square feet and the clubhouse is 6,600 square feet. Councilmember Clark noted, that although single-family homes do not require a pool and clubhouse, Municipal Code standards specify the square footage size requirement is per unit served, and the Club Ivory clubhouse and pool are meant to serve all the units.

Applicant representative Bryon Prince presented and reviewed the history of the master plan for Village Two that resulted in dispersing the townhomes throughout the village at the request of the Planning Commission. They plan to build a second pool and clubhouse in the northern portion of Village Two near the park, in addition to the Village One Club Ivory located to the south of Village Two. The arbitrary unit numbers agreed upon in the MDA for the timing of amenity completion have not aligned with the land planning. Relocating the Village Two amenity to the first phase of the project would not be in the best interest of the overall design of the development. He assured Council that the native scape area will be an improved, irrigated open space. Their discussions with Central Utah Water emphasized concerns regarding the future cost for culinary water in Eagle Mountain. Ten acres of sod may seem like a good idea today but will become expensive to maintain twenty years from now. The updated plan includes the addition of two acres of sodded areas of approximately 8,000 square feet each, sufficient for play areas next to trail areas without becoming difficult to maintain. They are willing to install 50% sod near the townhomes to meet the City's requirements, although he feels it is not a creative nor the most responsible course of action. The 3.26-acre park fulfills the open space requirements of the MDA. He expressed his willingness to have the pool and clubhouse townhome amenity in Village Two be a condition of approval or added as an MDA amendment.

Discussion ensued regarding guaranteeing the timing of the completion of the open space and amenities in relation to the completion of the townhomes. Mr. Prince suggested requiring Ivory to bond for the full cost of the park or amending the MDA prior to finishing the 200th unit to address the timing of the park completion.

Councilmember Clark expressed concern regarding the lack of sodded areas near Parcel D and clarified she is concerned with the adequacy of play areas rather than meeting the specific 50% requirement. She inquired regarding the parking and traffic flow plan for the future elementary school due to safety concerns.

Mr. Prince offered to provide an exhibit to the staff demonstrating areas to potentially install grass to meet the required 50% sod for the multifamily areas and to expand the area around Parcel D to increase the grass in that area. Alpine School District (ASD) selected an interior parcel that will have reasonable traffic flow to major roadways once the village is complete. He is unsure when the school will be constructed.

Mr. Cook confirmed that the MDA exemptions from Municipal Code park requirements do not include an exclusion to the multifamily pool and clubhouse requirements.

Councilmember Curtis expressed reluctance to remove the requirement to complete the park prior to the 200th unit due to the potential for deadline delays of the Club Ivory amenity. Mr. Prince explained that the ASD land purchase and the desire for a grandiose club amenity being completed in Village One resulted in relocating the park to a later phase and impacted the development timing. Mr. Mumford explained that current standards require a \$3,750 cash escrow payment per lot at recording to ensure the development of the park. The funds are returned to the developer upon completion of the park. Mr. Prince would prefer to bond for the park or place money in escrow, through the City's preferred mechanism, rather than relocate the park in order for the amenities to be dispersed throughout the development. Parks and Recreation Director Brad Hickman recommended following the existing escrow standards for parks and holding the escrow funds for the single-family lots until the park is completed due to the variance in common space and park space requirements. Mr. Mumford agreed that it would be best to collect escrow for only the park at the recording of the plats and not the multifamily common open space areas.

Mr. Mumford clarified that the 2017 multifamily pool and clubhouse requirements had a minimum size requirement of a 1,000-square foot pool and a 1,200-square foot clubhouse for up to 250 units and unlike current standards, did not include a square footage per unit served requirement. Mr. Prince said that the 222 Village Two townhome residents will have access to the Club Ivory pool and clubhouse and as only Village Two has townhomes in the Overland development, he feels the Club Ivory pool and clubhouse in Village One fulfills the amenity requirements for the Village Two townhomes. The Village Two amenity will likely be a 3,200-square foot pool with a typically-sized clubhouse.

Councilmember Love expressed concerns that elementary school traffic will back up onto Pony Express Parkway due to the proximity of the school to the road. She recommended moving the school farther to the west. Mr. Prince explained the connection points to Pony Express Parkway were defined during the installation of Pony Express Parkway prior to the design of the development. ASD desired a location close to the roadway to prevent school traffic from impacting the neighborhood as much as possible and already purchased the site. In his experience, the success of traffic flow depends upon the design of the school. He is willing to work with staff and the school district regarding the site plan for the elementary school.

Discussion ensued regarding the limitations of the City to impose restrictions upon school districts.

Mr. Cook suggested conditioning that the City anticipates an amendment to Section 11.4.4 of the MDA due to the uncertainties of the timing of development to be able to determine the best method to address the change. Mr. Prince requested to begin discussions with staff to explore options.

MOTION: ***Councilmember Gray moved to approve the preliminary plat and master site plan for Overland Village Two with the following conditions:***

- 1. Individual site plans are not required for the townhomes in this plat;***
- 2. The applicant shall submit plans for mailbox locations, including pullouts or temporary parking areas to improve traffic flow;***
- 3. Privacy fencing, in compliance with EMMC 17.60.110, shall be installed along Pony Express Parkway and Airport Road;***

4. *The plans shall comply with the Eagle Mountain Dark Sky Ordinance (EMMC 17.56);*
5. *The applicant shall work with the school district to resolve parking and traffic flow issues/concerns;*
6. *This site plan shall be expanded to include the areas north of the twenty townhomes in Parcels D and Parcel E and a minimum of 50% sod shall be provided in that area;*
7. *The applicant shall amend Section 11.4.4 of the MDA if the required medium park is not completed at or before recording the 200th unit;*
8. *The future amenity area shall include a 3,000 square foot pool and a 1,200 square foot clubhouse as proposed by the applicant; and*
9. *The applicant shall follow local scape recommendations in the native open space areas.*

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

SCHEDULED ITEMS

13. RESOLUTION

13.A. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2021-2022 and Setting a Public Hearing for the Final Budget.

Finance Director Kimberly Ruesch presented a summary of the budget. The budget summary for the Fiscal Year 2022 Tentative Budget includes a General Fund of \$20,820,807, Special Revenue Funds of \$50,009, Capital Project Funds yet to be determined, Debt Service Fund of \$126,750. Enterprise Funds of \$21,871,605 and Internal Service Funds of \$1,909,048 for a total of \$44,778,219. The Fiscal Year 2022 Tentative Budget is based upon the assumptions of a sales tax growth of 3%, 1,120 residential building permits, utility sales growth of 7%, and an estimated population served of 48,500 residents.

The City's personnel goals to maintain the Council's desired levels of service and vision for the community indicate to maintain the current benefit structure. This includes a 2.3% medical premium increase, no dental/vision insurance increase due to a rate guarantee through July 1, 2022, no change to the Utah Retirement System, a wage adjustment placeholder of 3%, 10.461 full-time equivalent new hires, and a bi-annual wage analysis. The Utah County Sheriff's Office budget requests a 4% increase on position costs per the contract, body camera equipment, additional overtime funding, and additional hires of one full-time daytime sergeant and two full-time patrol officers. Proposed 2022 interfund transfers for services received from the General Fund include \$571,928 from Water, \$561,798 from Sewer, \$89,996 from Solid Waste, and \$87,208 from Storm Drain. The tentative budget is the beginning process for the City Council to review and modify the budget. The proposed next steps for the budget are a City Council work session review on May 27, 2021, public hearings on June 1, 2021 and June 15, 2021, and final adoption on June 15, 2021.

Only one public hearing is required. The Council may change the review and approval schedule if desired.

Ms. Ruesch explained the Capital Projects Fund category designated as “miscellaneous project from the list” is included in the current budget. Significant funding items need to be clarified. The City has approximately \$15,000,000 in the Capital Projects Fund which needs to be reconciled with ongoing projects or assigned to specific additional projects.

Councilmember Burnham expressed concern with approving the budget without specifying the use for the Capital Project Fund revenue and suggested an additional meeting to assign the funds to projects prior to budget approval. Ms. Ruesch recommended not including the Capital Project Fund in the tentative approval and said the revised draft would need to be available to the public for review by June 5, 2021, in order to be approved on June 15, 2021. Historically, the known capital projects have been included in the fund with the expectation of future amendments as the Council determines to approve future projects.

Ms. Ruesch explained that the budget officer requests and gathers budget proposals and calculates estimates to draft the tentative budget. The process is administrative, based upon priorities expressed by the Council, prior to the adoption of the tentative budget. The adoption of the tentative budget is a formality to begin the review process and is not an approval of the specifications of the budget. Changes can be made to the budget up until the public hearing.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2021-2022 and setting public hearings for the Final Budget on June 1, 2021 and June 15, 2021. Councilmember Love seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

Discussion ensued regarding the desire for a more in-depth review of the budget. The City Council determined to hold an additional work session on May 27, 2021, at 3:00 p.m. to discuss the Capital Project Fund project priorities, to clarify the details of the budget, and to address budgetary concerns.

14. CITY COUNCIL/MAYOR'S BUSINESS

15. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Curtis

Councilmember Curtis inquired regarding the Military and Veteran's Advisory Board requests due to the difficulty they have had with establishing a quorum. Mayor Westmorland stated he has a meeting scheduled with the American Legion regarding involvement with the board. Ms. Kofoed stated that the board has not met actively since 2017 due to insufficient participation. Councilmember Clark expressed inclusivity concerns with a merger due to qualification requirements to be a member of the American Legion.

Councilmember Clark

Councilmember Clark reported that the Be Ready Eagle Mountain will be meeting tomorrow to recap the drill held last month. They are preparing for another Ham radio test. She sent a follow-up email to Mayor Westmoreland regarding the Parks and Recreation Advisory Board requests. The Youth Council would like to amend the age/grade requirement for Youth Mayor and she advocated for retaining the scholarship in the budget.

Councilmember Gray

Councilmember Gray said the Eagle Mountain Arts Alliance desires to be able to meet in person at City Hall, preferably on Monday evenings. He will work out the details with Ms. Kofoed.

Councilmember Love

Councilmember Love said that the lifting of the pandemic restrictions will allow larger crowds at the Memorial Day Celebration at Pony Express Memorial Cemetery on May 31, 2021, at 8:00 a.m. Governor Cox will be speaking at the Eagle Mountain Chamber of Commerce luncheon on June 8, 2021, at 11:30 a.m. at the Thanksgiving Point Ashton Gardens.

Councilmember Burnham

None.

16. COMMUNICATION ITEMS

16.A. Upcoming Agenda Items

17. ADJOURNMENT

MOTION: *Councilmember Curtis moved to adjourn the meeting at 10:15 p.m. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Colby Curtis, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.*

The meeting was adjourned at 10:15 p.m.

Approved by the City Council on May 18, 2021.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails, and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	None		
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

PREPARED BY:

Lianne Pengra, Recorder's Office

PRESENTED BY:

Staff

RECOMMENDATION:

Staff recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails, and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits.

BACKGROUND:

The proposed consolidated fee schedule (CFS) has been reorganized to group like fees together to provide a better document for the public to view the City's fees. The proposed changes to the fees and associated Municipal Code amendments are as follows:

1.3 – Digital Media

Remove the Electronic Copy of Minutes of Meetings fee. All minutes are currently available on the City's website.

1.7 – City Hall Use and EMMC 2.07 Municipal Buildings

Remove the entire section as the City's policy is to not rent the Council Chambers for non-City sponsored events.

The associated [amendment](#) to [EMMC 2.07 Municipal Buildings](#) adds

the prioritization of authorized uses of the Council Chambers, as listed in the City's building use policy:

- Priority One. Priority One activities are those of the Eagle Mountain City government, including elected and appointed officials, City employee meetings, official City committees or City boards and groups.
- Priority Two. Priority Two activities are those of other government agencies, including cities, counties, the State of Utah, regional governments, school districts, and other similar organizations.
- Priority Three. Priority Three activities are City-sponsored activities of non-governmental entities.

4.4 – Library, Damaged or Broken Items

Remove all fees associated with LaunchPads; the Library no longer has these. Additions to this section include fees for damaged items the Library checks out to patrons.

6.1 – Animal Control Fees

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

The [amendments](#) to [EMMC 6.05.480 Licenses Generally](#) include the following: a change from “City” to “County” regarding the entity issuing dog licenses; removing language regarding late fees, as there are not currently late fees imposed by the NUVAS; and removing language regarding a 24-month license, as NUVAS determines the options for license terms.

7.1 – Business Licenses, License Fees

A proposed change is to include an inspection fee of \$50, rather than a single line for home-based businesses with inspections, as some commercial businesses also require inspections. Another change is to replace the set fee for background checks to, “Actual Cost to the City.” The current cost of a background check is \$7.48.

EMMC 5.05.050 Fee Payments - Delinquency Payments includes a business violation fee of \$100, which has been added to the proposed CFS. Additionally, an [amendment](#) to EMMC 5.05.050 corrects the late renewal timeframe; currently, the code lists both a 25% penalty and a 100% penalty for a renewal that is 45 days late. The 100% penalty should be for a renewal that is 75 days late. This late fee has also been added to the CFS.

8.2 – Sign Permits, Ladder Sign Lease Fees

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

9.1 – Ordinance Enforcement Fines, Sign Violations

There are no proposed changes to the CFS, but an [amendment](#) to EMMC 17.80.150 Sign Enforcement is included to add the following language regarding fines for violations: “[K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council.](#)”

9.2 – Ordinance Enforcement Fines, Parking Violations

There are no proposed changes to the CFS, but an [amendment](#) to EMMC 10.10 Parking is included.

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

The proposed code amendment adds language regarding fines to Article I: “[10.10.040 Enforcement. Penalties associated with violations of this article shall be consistent with the consolidated fee schedule as adopted by the city council and/or towing and removal by the city.](#)”)

The proposed addition to the enforcement language in Article III is: “In addition to [the fines adopted in the consolidated fee schedule and](#)

all other penalties authorized by law, and at the expense of the owner, any vehicle or trailer parked in violation of this article may be towed to impound.”

9.4 – Ordinance Enforcement Fines, Illegal Dumping

The proposed change to the CFS is to increase the first violation fine to \$250, and the second any any subsequent violation fine to \$1,000. The proposed [amendment](#) to the related section of Municipal Code, EMMC 8.05.060 Prohibited Acts, removes a duplicate line but does not change the content of the section.

9.5 – Ordinance Enforcement Fines, Accumulation of Construction Debris, Mud, etc. on City Streets

9.6 – Ordinance Enforcement Fines, Weeds and Other Refuse Violations

9.7 – Ordinance Enforcement Fines, Junk Violations

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

Of note in the CFS, **9.6 Weeds and Other Refuse Violations**, is the fine for City-provided abatement. When the CFS was enacted in 1999, the additional 20% was included in the fine; however, EMMC 8.07.020(E) states:

“(1) If any owner or occupant of property described in the notice provided in this section fails to eradicate or destroy and remove such weeds, refuse, dog manure or waste, objects or structures in accordance with such notice, the officer is authorized to employ necessary assistance and cause such weeds, refuse, dog manure or waste, objects or structures to be destroyed or removed at the expense of the city. (2) The officer shall prepare an itemized statement of all expenses incurred in the removal and destruction of same and shall mail a copy thereof to the owner demanding payment within 20 days of the date of mailing. Such notice shall be deemed delivered when mailed by registered mail and addressed to the last known address of the property owner.”

The additional 20% should be added to Municipal Code, or removed

from the CFS.

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

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

9.9 - Ordinance Enforcement Fines, Administrative Citations

This proposed addition allows the City's Administrative Law Judge to impose administrative citation fines for ordinance violations, as described in EMMC 4.10 Administrative Code Enforcement Procedures.

10.7 – Community Development, Other Subdivision Development Fees

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

12 – Public Utility Connections

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

13.3 Building Department, Plan Review Fees

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

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

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

19.1 Parks, Park Use Deposit

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

21.1 Special Events, Event Fees

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

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

ATTACHMENTS:

ORD--Municipal Code Changes related to the CFS
EMMC 2.07 Municipal Buildings - Redlines
EMMC 5.05 Business Licenses - Redlines
EMMC 6.05 Animal Control - Redlines
EMMC 7.05 Parks, Trails, and Special Events - Redlines
EMMC 8.05 Solid Waste Management - Redlines
EMMC 8.07 Nuisance Abatement - Redlines
EMMC 10.10 Parking - Redlines
EMMC 17.05 General Provisions - Redlines
EMMC 17.80 Sign Regulations and Sign Permits - Redlines
Consolidated Fee Schedule - Redlines

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE,
CHAPTERS 2.07 MUNICIPAL BUILDINGS, 5.05 BUSINESS LICENSES,
6.05 ANIMAL CONTROL, 7.05 PARKS, TRAILS AND SPECIAL EVENTS,
8.05 SOLID WASTE MANAGEMENT, 8.07 NUISANCE ABATEMENT,
10.10 PARKING, 17.05 GENERAL PROVISIONS, AND
17.80 SIGN REGULATIONS AND SIGN PERMITS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Chapters 2.07 Municipal Buildings, 5.05 Business Licenses, 6.05 Animal Control, 7.05 Parks, Trails and Special Events, 8.05 Solid Waste Management, 8.07 Nuisance Abatement, 10.10 Parking, 17.05 General Provisions, and 17.80 Sign Regulations and Sign Permits.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 18th day of May, 2021.

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 18th day of May, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

Chapter 2.07

MUNICIPAL BUILDINGS

Sections:

2.07.010 Purpose.

2.07.020 ~~Unofficial~~ Authorized use.

2.07.030 Unauthorized use.

2.07.040 Violation – Penalty.

2.07.010 Purpose.

The municipal buildings which are the property of Eagle Mountain City are owned and maintained by the city for official city uses and activities of the municipal government of Eagle Mountain City only or as otherwise defined by ordinances and resolutions of the city, the laws of the state of Utah and the laws of the United States.

For the purpose of this chapter, “municipal buildings” do not include facilities in city parks or other facilities which are governed by specific ordinances or resolutions concerning the use of such facilities. [Ord. O-23-2007 § 1].

2.07.020 ~~Unofficial~~ Authorized use.

The City Council Chambers of City Hall may be available for use if approved in advance by the Mayor as set forth herein. Classification of authorized uses are as follows:

- A. Priority One. Priority One activities are those of the Eagle Mountain City government, including elected and appointed officials, City employee meetings, official City committees or City boards and groups.
- B. Priority Two. Priority Two activities are those of other government agencies, including cities, counties, the State of Utah, regional governments, school districts, and other similar organizations.
- C. Priority Three. Priority Three activities are City-sponsored activities of non-governmental entities.

~~It is unlawful for any city employee, elected official, or other person having lawful access to a municipal building of Eagle Mountain City to use or allow or facilitate the use of a municipal building for a purpose other than an official function of Eagle Mountain City or an activity sponsored by Eagle Mountain City. [Ord. O-23-2007 § 2].~~

2.07.030 Unauthorized use.

It is unlawful for any city employee, elected official, or other person having lawful access to the municipal buildings of Eagle Mountain City to use, facilitate the use of, or allow the use of a municipal building without the authorization of the mayor of Eagle Mountain City or such person or persons as the mayor may designate in writing. [Ord. O-23-2007 § 3].

2.07.040 Violation – Penalty.

Each violation of this chapter shall be a misdemeanor punishable by a term of not more than six months in jail and/or a fine of \$1,000. [Ord. O-23-2007 § 4].

Chapter 5.05

BUSINESS LICENSES

5.05.050 Fee payments – Delinquency penalties.

- A. Unless otherwise specifically provided in a separate article in this chapter, all license fees required for licenses shall be paid annually by the licensee to the license office on or before the expiration date, and shall be effective for one year.
- B. As a courtesy to licensees, the license official shall mail a statement of the time of expiration of the license held by the licensee three weeks prior to the date of such expiration to all licensees in the city. A failure to send out such notice or the failure of the licensee to receive it shall not, however, excuse the licensee from a failure to obtain a new license, or a renewal of a license, nor shall it be a defense in an action for operation without a license.
- C. In the event renewal fees are not received at the license office by 45 days following the expiration, the licensee must reapply for a business license and pay a penalty of 25 percent of the fees due as part of the reissuance fee. In the event the renewal fees are not received at the license office by ~~45~~ **75** days after the expiration, the licensee must reapply for a business license and pay a penalty of 100 percent of the fee due as part of the reissuance fee. The city council may, upon good cause shown, waive imposition of the penalties provided in this section.
- D. Unless otherwise specified in this chapter, the penalty for a violation of any provision contained herein shall be a fee of \$100.00.

Chapter 6.05

ANIMAL CONTROL

6.05.480 Licenses generally.

- A. Required. All dog owners, except tourists or visitors who stay less than one month in an area coming within the jurisdiction of this chapter, shall apply for and obtain a separate dog license for each dog they own, possess, keep, or harbor, after it is four months old. Each license shall be issued by the ~~city~~ county or by duly authorized veterinarians. All dog owners must possess such license at the time the dog is four months old or one month after obtaining or bringing into an area coming within the jurisdiction of this chapter any dog over four months of age. Dog owners shall renew the dog license before it becomes delinquent for as long as they own, possess, keep or harbor, or otherwise have custody of the dog. If renewal is not required, dog owners shall within two months after the expiration date advise the ~~department~~ county of the reason therefor. ~~Licenses not purchased or renewed within 15 days after expiration of the date on which they become due shall be considered delinquent and a late fee as determined by the city council shall be added to the cost of the new license.~~
- B. Presumption That License Required. Any dog legally impounded according to the provisions of this chapter shall be presumed to be a dog which, prior to impounding, required a license, regardless of such dog's actual age or owner's place of residence.
- C. Issuance. Upon presentation by the dog owner of a properly completed license application form including proof that the rabies vaccination will be valid throughout the license period, the proper license fee, and if applicable, a late or delinquent fee, the county shall issue a validated dog license. The dog owner shall retain the dog license for inspection by any person charged with the enforcement of this chapter.
- D. Validity – Rabies Vaccination Prerequisite to Issuance. Licenses shall be valid from the date issued until the expiration date. No dog shall be licensed without proof of approved rabies vaccination. No license may expire later than the expiration date of the rabies vaccination. ~~An owner may purchase a license for 24 months depending upon the date and kind of vaccine used upon payment of the fee established by the city council. In the event the owner demonstrates proof of an unexpired rabies vaccination, the license fee shall be appropriately prorated.~~
- E. Lost or Damaged Tags – Tags to Be Worn – Exception. Whenever a license tag is lost or damaged, the owner shall apply for and secure a replacement from the county upon payment of the prescribed fee. Each dog required to be licensed shall wear at all times the current license tag assigned to that dog, except:
1. When the dog is participating in any dog exhibition, field trial, or competition; or
 2. When the dog is confined in a licensed kennel or veterinary hospital, in which case the license tag number shall be recorded and placed nearby so that it is readily identifiable with the dog with which it belongs; or if not licensed, that fact shall be clearly indicated on the facility's records. A license tag shall not be removed from any dog without the consent of the owner thereof.
- F. Duty of Person Issuing License. Each duly authorized person issuing a dog license for any dog shall complete the license in triplicate. He shall keep one copy and shall give one copy to the owner of the

licensed dog, which the owner shall retain in his possession. He shall file the other copy with the county on a monthly basis.

G. Transfer License.

1. Owners of dogs having a current license issued by another dog licensing agency may upon proof of license issued by said agency be issued a county dog license upon payment of the applicable transfer fee. The rabies vaccination for any such dog must be valid for the duration of the license issued.
2. Whenever the ownership of a licensed dog changes, the new owner shall apply for and obtain a transfer license and pay the applicable fee.
3. The address of the owner is presumed to be the address where the dog is kept. Any change of address must be reported to the county within one month following such change.
4. Dog owners or the parent or guardian of minor children who sell or otherwise transfer the ownership or custody of a dog shall within one month thereafter inform the department of the name, address and telephone number of the new owner and the name and description of the dog. If the ownership or custody of a vicious dog is transferred, the owner or the parent or guardian of minor children shall, in addition, advise the new owner in writing of the details of the dog's record and provide the department with a copy thereof containing an acknowledgment by the new owner of his receipt of the original.

Chapter 7.05

PARKS, TRAILS, AND SPECIAL EVENTS

7.05.040 Permits, regulations and use requirements.

A. The city may approve special event applications or use application reservation requests submitted by private parties for park facilities or events requiring specific park areas or other city-owned properties which will permit exclusive park facility or trail or property use for private individuals and groups sponsoring special events. An application for a reservation for a group-sponsored use or for group-sponsored special events shall be filed in writing with the city on forms approved by the city. Uses by the city for recreation programs or city-sponsored special events have priority over privately sponsored group uses or events in cases of conflicting requests for specific facilities or specific park areas. Approved reservation uses or special event applications for group-sponsored events must conform to the application special park use guidelines and the provisions of this title. Group-sponsored uses and activities include entertainment events, association and club activities, family reunions, privately sponsored ticketed events and political activities and other activities not sponsored by the city. Applicants for special events permits or reservations of facilities for exclusive use shall make an adequate security deposit with the city to secure payment to the city to reimburse the costs to the public for such events. Deposits shall be paid before approval of each application and shall be calculated based on the reasonable costs for ~~fire,~~ emergency services, sheriff's personnel, city supervision of uses and clean up and repair of city facilities.

Chapter 8.05

SOLID WASTE MANAGEMENT

8.05.060 Prohibited acts.

Except as otherwise provided by law, it shall be unlawful for any person:

A. To dispose of any solid waste in any place except at a facility or site that has been approved by the city.

~~B. To dispose of any solid waste in any place except at a facility or site that has been approved by the city.~~

~~B~~C. To deposit any solid waste upon any public or private property without the consent of the owner and approval of the city.

~~C~~D. To construct, alter, operate or change the operating procedure of a site or facility without the corresponding permit or approval from the city.

~~D~~E. To scavenge at a site.

~~E~~F. To feed farm or domestic animals on an existing site, unless approved by the city.

~~F~~G. To dispose of any solid waste in a way prohibited by any applicable laws.

~~G~~H. To open burn, except as provided by law.

~~H~~I. To create or operate an open dump.

~~I~~J. To accumulate, litter, store, collect, transport, transfer, treat, process, utilize, reclaim, recover, recycle, consolidate, incinerate or dispose of any solid waste contrary to this chapter or orders of the city.

~~J~~K. To create, cause or allow insect or rodent propagation, conditions for transmission of disease, any unsanitary condition, or any other safety or public health hazards.

~~K~~L. To accumulate, litter, store, collect, transport, transfer, treat, process, utilize, reclaim, recover, recycle, incinerate or dispose of any solid waste in such a way that a nuisance is created.

~~L~~M. To dispose of used oil, except through a used oil collector.

~~M~~N. To discharge used oil into sewers, drainage systems, surface waters, ground waters or watercourses or deposit used oil on land, unless authorized under other provision of law.

~~N~~O. To mix or commingle used oil with solid waste that is to be disposed of in landfills or otherwise by trash collection.

~~O~~P. To apply used oil to road oiling, dust control, weed abatement or other similar uses that have the potential to release used oil into the environment.

~~P~~Q. To dispose of wet paint in violation of DEQ requirements and processes.

Chapter 8.07

NUISANCE ABATEMENT

8.07.020 Weeds and other refuse.

A. Responsibility to Keep Property Clean. It is unlawful for any person, corporation, partnership or legal entity owning or occupying real property in the city to let the height of weeds on such property grow beyond the maximum permitted, or to fail to remove from the property any such weeds or refuse, dog manure or waste, unsightly or deleterious objects or structures, after having been given written notice by the city.

B. Weed Control Standards. Weeds shall not be permitted to reach a height of more than six inches at any time or to otherwise create a fire hazard to structures or habitat for disease, insect vectors, or vermin. As used in this chapter, the term “weeds” means plants which are unwanted in the location where they are growing and which are not a part of landscaping, xeriscaping, or native plant landscaping. The term “weeds” also includes noxious weeds which are described under the Utah Noxious Weed Act, defined by the State Weed Committee of the state of Utah and by Utah County. In addition, the following plants are designated as noxious weeds by Eagle Mountain City:

1. Kochia (*Kochia scoparia*);
2. Russian thistle (*Salsola tragus*);
3. Jim Hill mustard (*Sisymbrium altissimum*);
4. Cheatgrass (*Bromus tectorum*);
5. Bur buttercup (*Ceratocephala testiculata*);
6. Tausi mustard.

C. Examination of Property for Compliance. The examination and investigation authorized by this section shall not include physical entry to private property in the city, unless probable cause exists to believe that a violation of this chapter is present. The officer of the city is authorized to make observations based on conditions in plain view from public property or from the property of a complaining witness and nothing in this section shall be construed to prevent the officer from entering on property to deliver a notice to the occupant of the property.

D. Violation – Notice to Owner. Upon a determination that a violation of the provisions of this section exists, the officer shall ascertain the name of the owner and a description of the premises where the violation exists. The officer shall serve notice in writing upon the owner or occupant of such property, either personally or by certified mail, postage prepaid, addressed to the owner or occupant at the last known post office address as disclosed by the records of the county assessor, requiring such owner/occupant, as the case may be, to eradicate, destroy or remove the weeds, refuse, objects or structures causing the violation within such time as the officer may designate, which shall be no less than 10 days from the date of service of such notice.

E. Civil Penalties.

1. Determination of Civil Penalties

a. Civil penalties shall be assessed per violation per day at the rate established in the Eagle Mountain City Consolidated Fee Schedule.

b. Civil penalties shall continue to accrue until the violation (s) has/have been brought into compliance with the city code or applicable state codes.

2. Modifications of Civil Penalties.

a. Upon completion of the notice of violation or administrative enforcement order, the administrative law judge may modify the civil penalties on a finding of good cause.

b. Civil penalties may be waived or modified by the administrative law judge if there is finding of good cause based on the responsible person's claim of nonconforming use or conditional use and:

(1) The city's need to verify the claim, or

(2) The responsible person's filing of an application for either use before expiration of the date to correct.

~~EE~~. Property Cleaned by City When – Costs.

1. If any owner or occupant of property described in the notice provided in this section fails to eradicate or destroy and remove such weeds, refuse, dog manure or waste, objects or structures in accordance with such notice, the officer is authorized to employ necessary assistance and cause such weeds, refuse, dog manure or waste, objects or structures to be destroyed or removed at the expense of the city.

2. The officer shall prepare an itemized statement of all expenses incurred in the removal and destruction of same and shall mail a copy thereof to the owner demanding payment within 20 days of the date of mailing. Such notice shall be deemed delivered when mailed by registered mail and addressed to the last known address of the property owner.

~~F3~~. Costs – Alternate Methods of Compelling Payment. In the event the owner fails to make payment of the amount set forth in such statement to the city treasurer within 20 days of the date of mailing, the city may cause suit to be brought in an appropriate court of law, or pursue remedies as provided in Section 10-11-1, et seq., Utah Code Annotated 1953.

~~G4~~. Costs – Collection by Lawsuit. In the event collection of expenses of destruction and removal are pursued through the court, the city shall sue for and receive judgment for all expenses of destruction and removal, together with reasonable attorney's fees, interest and court costs, and shall execute upon such judgment in the manner provided by law.

~~H5~~. Costs – Included in Tax Notice – Procedure. In the event collection of expenses of destruction and removal are pursued as provided in Section 10-11-1, et seq., Utah Code Annotated 1953, the provisions of this subsection apply:

1a. Upon receipt of the itemized statement of the costs of destroying or removing the weeds, refuse, objects or structures, the city treasurer shall forthwith mail one copy to the owner of the land from which the same was removed, together with a notice that objection in writing to the city may be made within 30 days to the whole or any part of the statement so filed. The city treasurer shall, at the same time, deliver a copy of the statement to the city recorder.

2b. If objections to any statement are filed with the city, a date for hearing shall be set, giving notice thereof, and upon the hearing of the matter, fix and determine the actual cost of destruction or removal; hearing findings shall be reported to the city treasurer.

3c. If no objection to the items of the account are made within 30 days of the date of mailing, the city treasurer shall comply with the requirements of Section 10-11-1, et seq., Utah Code Annotated 1953.

8.07.030 Junk.

A. Responsibility to Keep Property Free of Junk. It is unlawful for any person, corporation, partnership or legal entity owning or occupying real property in the city to allow the accumulation of junk or to fail to remove from the property any junk.

B. Junk Defined.

1. "Junk" means any salvaged or scrap copper, brass, iron, steel, metal, rope, rags, batteries, paper, wood, trash, plastic, rubber, tires and waste, or other articles not stored for recycling purposes in a fully enclosed container, or materials commonly designated as junk. "Junk," except as provided in subsection (B)(2) of this section, shall also mean any motor vehicle not currently registered and dismantled, wrecked or inoperable, motor vehicles or parts thereof which are stored or parked on property outside of an enclosed building and which remain in such condition for a period of time in excess of 60 days.

2. One truck with a capacity of one ton or less or automobile which is inoperable may be stored in a side yard, except a side yard which faces on a street or a rear yard on property, for a period not to exceed two years; provided, that the automobile or truck is secured with the windows closed, the trunk and hood closed and the doors locked and is not damaged or exposing jagged metal and is fully covered and concealed with a covering maintained in a secure good condition which does not extend closer to the ground than the lowest point on the vehicle body.

C. Examination of Property for Compliance. The examination and investigation authorized by this section shall not include physical entry to private property in the city, unless probable cause exists to believe that a violation of this chapter is present. The officer of the city is authorized to make observations based on conditions in plain view from public property or from the property of a complaining witness and nothing in this section shall be construed to prevent the officer from entering on property to deliver a notice to the occupant of the property.

D. Penalties. Any person who violates the provisions of this section shall be subject to criminal and civil penalties as set forth in this section.

E. Violation – Penalties and Remedies.

1. Violation of any of the provisions of this section is punishable as a Class B misdemeanor upon conviction. In addition, the provisions of this section may also be enforced by injunctions, mandamus, abatement, civil penalties, or any other remedies provided by law.

2. Any one, all, or any combination of the penalties and remedies set forth in subsection (E)(1) of this section may be used to enforce the provisions of this section.

3. Each day that any violation continues after notification by the officer that such violation exists shall be considered a separate offense for purposes of penalties and remedies set forth in this section.

4. Accumulation of penalties for continuing violations, but not the obligation for payment of penalties already accrued, shall stop upon correction of the violation.

F. Violation – Persons Liable. Any person, corporation or other entity, whether as owner, occupant, agent or employee, who causes, permits or otherwise participates in any violation of the provisions of this section may be held responsible for the violation, suffer the penalties, and be subject to the remedies provided by law.

G. Violation – Notice and Order.

1. Upon inspection and discovery that any provision of this section is being violated, the officer shall provide a written notice of violation and order to the property owner and to any other party who may be responsible for the violation.

2. The written notice shall:

a. Indicate the nature of the violation;

b. Order the action necessary to correct the violation;

c. Give information regarding the established warning period for the violation; and

d. State the action the officer intends to take if the violation is not corrected within the warning period.

3. The written notice shall be delivered personally or mailed, postage prepaid, certified, return receipt requested, to the property owner, as shown on the records of the county recorder, and to any other person who may be responsible for the violation. "Receipt of notice" shall mean three days after the date written notice is delivered or mailed as provided herein.

4. The written notice shall serve to start any warning periods provided in this chapter, commencing upon receipt of notice. If the violation remains uncured within five days after the expiration of the warning period, a second notice of violation and order shall be delivered in the same manner as the first notice. The second notice shall serve to start the civil penalties.

5. In cases where the officer determines that a delay of enforcement would pose a danger to the public health, safety or welfare, or would otherwise compromise the effective enforcement of this section, the city attorney may seek immediate enforcement without prior written notice by instituting any appropriate remedies.

H. Civil Penalties.

1. Determination of Civil Penalties

a. Civil penalties shall be assessed per violation per day at the rate established in the Eagle Mountain City Consolidated Fee Schedule.

b. Civil penalties shall continue to accrue until the violation (s) has/have been brought into compliance with the city code or applicable state codes.

2. Modifications of Civil Penalties.

a. Upon completion of the notice of violation or administrative enforcement order, the administrative law judge may modify the civil penalties on a finding of good cause.

b. Civil penalties may be waived or modified by the administrative law judge if there is finding of good cause based on the responsible person's claim of nonconforming use or conditional use and:

(1) The city's need to verify the claim, or

(2) The responsible person's filing of an application for either use before expiration of the date to correct.

~~1. Civil Penalties. Violations of the provisions of this section shall result in civil penalties of \$50.00 per day. The warning period shall be 28 days for all violations.~~

~~2. Daily Violations. Each day a violation is continued or maintained after receipt of notice shall give rise to a separate civil penalty for each day of violation.~~

3. Violation Appeal Procedure.

a. The council, as it determines, shall constitute an appellate panel to consider matters relating to the violation of this section or it may appoint a hearing officer to consider matters relating to the violation of this section.

b. Any person having received notice of such violation, or the owner of any affected property, may appear before the council or a hearing officer and present and contest such alleged violation of this section.

c. The burden to prove any defense specified in subsection (H)(3)(d) of this section shall be upon the person raising such defense.

d. If the council or a hearing officer finds that no violation occurred and/or a violation occurred but one or more of the defenses set forth in this subsection is applicable, the council or hearing officer may dismiss the written notice of violation. Such defenses are:

i. At the time of the receipt of the written notice of violation, compliance would have violated the criminal laws of the state of Utah.

ii. Compliance with the subject sections of this chapter would have presented an imminent and irreparable injury to persons or property.

e. If the council or hearing officer finds that a violation of this section occurred and no applicable defense exists, the council or hearing officer may, in the interest of justice and on behalf of the city, enter into an agreement for the timely or periodic payment of the applicable penalty by the violator.

f. No action by the council or hearing officer shall relieve the violator from complying with any of the provisions of this section.

~~4. Abatement for Correction and Payment. Civil penalties shall be partially abated after the violation is cured and in the discretion of the council or hearing officer, considering the following guidelines and other factors:~~

~~a. Reductions are generally appropriate for promptly curing the violation pursuant to the following schedule, but the council or hearing officer may grant greater or lesser abatements depending on the facts of the case:~~

~~i. Cured within 14 days after second notice: 75 percent reduction;~~

~~ii. Cured within 28 days after second notice: 50 percent reduction; or~~

~~iii. Cured within 56 days after second notice: 25 percent reduction.~~

~~b. If strict compliance with the notice and order would have caused an imminent and irreparable injury to persons or property.~~

~~c. If the violation and inability to cure were both caused by an event such as war, act of nature, strike, or civil disturbance.~~

~~d. Such other mitigating circumstances as may be approved by the council or its designee.~~

~~e. If a change in the actual ownership of the property was recorded in the Utah County recorder's office after the first or second notice was issued and the new owner is not related by blood, marriage or common ownership to the prior owner.~~

~~5. Collection of Civil Penalties.~~

~~a. If the penalty imposed pursuant to this section remains unsatisfied after 40 days or when the penalty amounts to \$5,000 from the receipt of notice, or 10 days from such date as may have been agreed to by the council or hearing officer, the city may use such lawful means as are available to collect such penalty, including costs and attorney's fees.~~

~~b. Commencement of any action to remove penalties shall not relieve the responsibility of any person to cure the violation or make payment of subsequently accrued civil penalties, nor shall it require the city to reissue any of the notices required by this chapter. [Ord. O-15-2001 § 3; Ord. O-10-2001 § 3].~~

8.07.040 Construction trash or debris.

A. It shall be unlawful for every owner of property, building permit holder or lessee of a commercial or construction trash container to allow trash or debris to spill or be blown by the wind from the construction or other trash container and/or to cause litter to the property of others or to property of the public.

B. Examination of Property for Compliance. The officer is hereby authorized to make examination and investigation of all real property in the city to determine whether the owners of such property are complying with the provisions of this section.

C. Penalties. Any person who violates the provisions of this section shall be subject to criminal and civil penalties as set forth in this section.

D. Violation – Penalties and Remedies. Violation of any of the provisions of this section is punishable as a Class B misdemeanor upon conviction. In addition, the provisions of this section may also be enforced by injunctions, mandamus, abatement, civil penalties, or any other remedies provided by law.

1. Any one, all, or any combination of the penalties and remedies set forth in subsection D of this section may be used to enforce the provisions of this section.

2. Each day that any violation continues after notification by the officer that such violation exists shall be considered a separate offense for purposes of penalties and remedies set forth in this section.

3. Accumulation of penalties for continuing violations, but not the obligation for payment of penalties already accrued, shall stop upon correction of the violation.

E. Violation – Persons Liable. Any person, corporation or other entity, whether as owner, occupant, agent or employee, who causes, permits or otherwise participates in any violation of the provisions of this

section may be held responsible for the violation, suffer the penalties, and be subject to the remedies provided by law.

F. Violation – Notice and Order.

1. Upon inspection and discovery that any provision of this section is being violated, the officer shall provide a written notice of violation and order to the property owner and to any other party who may be responsible for the violation.

2. The written notice shall:

a. Indicate the nature of the violation;

b. Order the action necessary to correct the violation;

c. Give information regarding the established warning period for the violation; and

d. State the action the officer intends to take if the violation is not corrected within the warning period.

3. The written notice shall be delivered personally or mailed, postage prepaid, certified, return receipt requested, to the property owner, as shown on the records of the county recorder, and to any other person who may be responsible for the violation. "Receipt of notice" shall mean three days after the date written notice is delivered or mailed as provided herein.

4. The written notice shall serve to start any warning periods provided in this chapter, commencing upon receipt of notice. If the violation remains uncured within five days after the expiration of the warning period, a second notice of violation and order shall be delivered in the same manner as the first notice. The second notice shall serve to start the civil penalties.

5. In cases where the officer determines that a delay of enforcement would pose a danger to the public health, safety or welfare, or would otherwise compromise the effective enforcement of this section, the city attorney may seek immediate enforcement without prior written notice by instituting any appropriate remedies.

G. Civil Penalties.

1. Determination of Civil Penalties

a. Civil penalties shall be assessed per violation per day at the rate established in the Eagle Mountain City Consolidated Fee Schedule.

b. Civil penalties shall continue to accrue until the violation (s) has/have been brought into compliance with the city code or applicable state codes.

2. Modifications of Civil Penalties.

a. Upon completion of the notice of violation or administrative enforcement order, the administrative law judge may modify the civil penalties on a finding of good cause.

b. Civil penalties may be waived or modified by the administrative law judge if there is finding of good cause based on the responsible person's claim of nonconforming use or conditional use and:

(1) The city's need to verify the claim, or

(2) The responsible person's filing of an application for either use before expiration of the date to correct.

~~1. Civil Penalties. Violations of the provisions of this section shall result in civil penalties of \$50.00 per day. The warning period shall be 28 days for all violations.~~

~~2. Daily Violations. Each day a violation is continued or maintained after receipt of notice shall give rise to a separate civil penalty for each day of violation.~~

3. Violation Appeal Procedure.

a. The council, as it determines, shall constitute an appellate panel to consider matters relating to the violation of this section or it may appoint a hearing officer to consider matters relating to the violation of this section.

b. Any person having received notice of such violation, or the owner of any affected property, may appear before the council or a hearing officer and present and contest such alleged violation of this section.

c. The burden to prove any defense specified in subsection (G)(3)(d) of this section shall be upon the person raising such defense.

d. If the council or a hearing officer finds that no violation occurred and/or a violation occurred but one or more of the defenses set forth in this subsection is applicable, the council or hearing officer may dismiss the written notice of violation. Such defenses are:

i. At the time of the receipt of the written notice of violation, compliance would have violated the criminal laws of the state of Utah.

ii. Compliance with the subject section of this chapter would have presented an imminent and irreparable injury to persons or property.

e. If the council or hearing officer finds that a violation of this section occurred and no applicable defense exists, the council or hearing officer may, in the interest of justice and on behalf of the city, enter into an agreement for the timely or periodic payment of the applicable penalty by the violator.

f. No action by the council or hearing officer shall relieve the violator from complying with any of the provisions of this section.

~~H. Abatement for Correction and Payment. Civil penalties shall be partially abated after the violation is cured and in the discretion of the council or hearing officer, considering the following guidelines and other factors:~~

~~1. Reductions are generally appropriate for promptly curing the violation pursuant to the following schedule, but the council or hearing officer may grant greater or lesser abatements depending on the facts of the case:~~

~~a. Cured within 14 days after second notice: 75 percent reduction;~~

~~b. Cured within 28 days after second notice: 50 percent reduction; or~~

~~c. Cured within 56 days after second notice: 25 percent reduction.~~

~~2. If strict compliance with the notice and order would have caused an imminent and irreparable injury to persons or property.~~

~~3. If the violation and inability to cure were both caused by an event such as war, act of nature, strike, or civil disturbance.~~

~~4. Such other mitigating circumstances as may be approved by the council or its designee.~~

~~5. If a change in the actual ownership of the property was recorded in the Utah County recorder's office after the first or second notice was issued and the new owner is not related by blood, marriage or common ownership to the prior owner.~~

~~I. Collection of Civil Penalties.~~

~~1. If the penalty imposed pursuant to this section remains unsatisfied after 40 days or when the penalty amounts to \$5,000 from the receipt of notice, or 10 days from such date as may have been agreed to by the council or hearing officer, the city may use such lawful means as are available to collect such penalty, including costs and attorney's fees.~~

~~2. Commencement of any action to remove penalties shall not relieve the responsibility of any person to cure the violation or make payment of subsequently accrued civil penalties, nor shall it require the city to reissue any of the notices required by this chapter.~~

Chapter 10.10

PARKING

Article I. General Restrictions

- 10.10.010** No parking” zones.
- 10.10.020** Obstructing traffic prohibited.
- 10.10.030** Parking on public streets without being moved.
- 10.10.040** **Enforcement**

Article II. Winter Restrictions

- 10.10.~~040~~050** Parking prohibited when snow accumulates.
- 10.10.~~050~~060** Vehicles subject to removal.
- 10.10.~~060~~070** Depositing snow in streets prohibited.
- 10.10.~~070~~080** Enforcement.

Article III. Commercial, Recreational and Agricultural Vehicles

- 10.10.~~080~~090** Definitions.
- 10.10.~~090~~100** Parking prohibited on public streets – Exceptions.
- 10.10.~~100~~110** Towing authorized.

Article 1. General Restrictions

10.10.010 “No parking” zones.

A. Except when necessary to avoid conflict with other traffic, or in compliance with law, the directions of a peace officer, or a traffic-control device, a person may not:

1. Stop, stand, or park a vehicle:
 - a. On the roadway side of any vehicle stopped or parked at the edge of the curb of a street (double parking);
 - b. On a sidewalk;
 - c. Within an intersection;
 - d. On a crosswalk;
 - e. Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;
 - f. Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
 - g. On any bridge or other elevated structure, on a highway, or within a highway tunnel;
 - h. On any controlled-access highway;
 - i. In the area between roadways of a divided highway, including crossovers; or
2. Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
 - a. In front of a public or private driveway without owner’s permission;
 - b. Within 15 feet of a fire hydrant;
 - c. Within 20 feet of a crosswalk;

- d. Within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic-control signal located at the side of a roadway;
 - e. Within 20 feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within 75 feet of the entrance when properly signposted;
 - f. At any place where a traffic-control device prohibits standing;
 - g. Within 30 feet from start of curb curvature leading up to an intersection (including roundabouts);
 - h. Opposite the flow of traffic; or
3. Park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading property or passengers:
- a. Within 50 feet of the nearest rail of a railroad crossing; or
 - b. At any place where traffic-control devices prohibit parking.

B. A person may not move a vehicle that is not lawfully under the person's control into any prohibited area or into an unlawful distance from the curb.

C. This section does not apply to a tow truck motor carrier responding to a customer service call if the tow truck motor carrier has already received authorization from the local law enforcement agency in the jurisdiction where the vehicle to be towed is located.

D. It shall be unlawful to park any vehicle or leave any vehicle standing unattended in Eagle Mountain City on park strips, sidewalks or a city street marked as a "no parking" zone either by signage or by curb marking established by authority of the city.

E. Parking may be restricted on one side of surface streets when the width of asphalt is less than 28 feet.

F. Parking may be restricted on one side of surface streets when the width of asphalt is less than 36 feet and vehicle ADT (average daily trips) exceeds 6,000.

G. In addition to the specific parking restrictions set forth in this section, parking may also be restricted or prohibited wherever city staff deems necessary to provide for the health and safety of residents of the city.

10.10.020 Obstructing traffic prohibited.

A. It shall be unlawful to park any vehicle, or leave any vehicle standing unattended, on any street or roadway in Eagle Mountain City which will prevent the flow of traffic on the street. This section shall apply to motor vehicles, trailers of every kind and nature, and other obstructions left standing in the roadways of Eagle Mountain City, Utah.

B. Except as otherwise provided in this section, so as to not obstruct traffic, a vehicle stopped or parked on a two-way roadway shall be stopped or parked:

- 1. Parallel to and within 12 inches of the right-hand curb; or

2. As close as practicable to the right edge of the right-hand shoulder.

10.10.030 Parking on public streets without being moved.

It is unlawful to leave any vehicle parked on a public street for longer than 72 hours without being moved.

10.10.040 Enforcement.

Penalties associated with violations of this article shall be consistent with the consolidated fee schedule as adopted by the city council and/or towing and removal by the city.

Article II. Winter Restrictions

10.10.~~040-050~~ Parking prohibited when snow accumulates.

It is unlawful to park vehicles, trailers, or other property constituting obstructions to traffic on the streets of Eagle Mountain City from November 1st to March 15th of the succeeding year whenever snow accumulates on streets in the city.

10.10.~~050-060~~ Vehicles subject to removal.

Vehicles and other obstructions on streets and roads of Eagle Mountain City parked in violation of this article are subject to fines according to the consolidated fee schedule as adopted by the city council and/or towing and removal by the city to facilitate maneuvering snowplows and snow removal operations.

10.10.~~060-070~~ Depositing snow in streets prohibited.

It shall be unlawful to place, plow, or dump snow in the streets and roads of Eagle Mountain City. Violations are subject to fines according to the consolidated fee schedule as adopted by the city council.

10.10.~~070-080~~ Enforcement.

It is the policy of Eagle Mountain City that this article will be enforced consistently with the fines adopted in the consolidated fee schedule during periods requiring snowplowing or snow removal from the streets and roads of Eagle Mountain City.

Article III. Commercial, Recreational and Agricultural Vehicles

10.10.~~080-090~~ Definitions.

A. "Commercial vehicle" means a tractor or motor vehicle with more than two axles, trailer, or semi-trailer used or maintained for the transportation of persons or property that operates:

1. As a carrier for hire, compensation, or profit; or
2. As a carrier to transport the vehicle owner's goods or property in furtherance of the owner's commercial enterprise.

B. "Recreational vehicle" means a vehicular unit other than a mobile home, primarily designed as a temporary dwelling for travel, recreational, or vacation use that is either self-propelled or pulled by another vehicle. "Recreational vehicle" includes:

1. A travel trailer;
2. A camping trailer;
3. A motor home;
4. A fifth wheel trailer; and

5. A van.

10.10.~~090-100~~ Parking prohibited on public streets – Exceptions.

A. It is unlawful to park any:

1. Commercial vehicle, agricultural vehicle, recreational vehicle, occupied or empty trailer or truck on any public street within a residential zone of the city for a period of time longer than 24 hours;
2. Agricultural vehicle, recreational vehicle, occupied or empty trailer, or truck within the front yard area of any residential zone of the city; or
3. Commercial vehicle on any lot or parcel within any residential zone of the city.

B. Exceptions. This section shall not restrict the temporary parking or stopping of a city vehicle or of a vehicle owned and/or operated by a public utility for the purpose of conducting repairs or related work. This section shall not restrict the temporary parking of vehicles actively used to deliver building supplies and materials to property in any residential zone, nor shall it prohibit the temporary parking of vehicles used while performing work upon property in residential zones.

10.10.~~100-110~~ Towing authorized.

In addition to the fines adopted in the consolidated fee schedule and all other penalties authorized by law, and at the expense of the owner, any vehicle or trailer parked in violation of this article may be towed to impound.

Chapter 17.05

GENERAL PROVISIONS

- 17.05.010 Short title.
- 17.05.020 What this chapter does.
- 17.05.030 Purpose.
- 17.05.040 Regulatory authority.
- 17.05.050 Vested rights – Transition to this title.
- 17.05.060 Nonconforming lots.
- 17.05.070 Nonconforming uses and structures.
- 17.05.080 Most restrictive standards apply.
- 17.05.090 Conflict with private agreements.
- 17.05.100 Burden of proof.
- 17.05.110 Severability.
- 17.05.120 Amendments to this title.
- 17.05.130 Amendments to the zoning map.
- 17.05.140 Exactions.
- 17.05.150 Public meetings.
- 17.05.160 Public hearings.
- 17.05.170 Land use authority.
- 17.05.180 Appeal authority.

17.05.190 Enforcement and Civil Penalties

17.05.~~200~~~~190~~ Tables.

17.05.190 Enforcement and Civil Penalties

A. Violations of any provisions of this Title may be enforced in accordance with the procedures in Title 4 and civil penalties and/or administrative citations issued in accordance with the consolidated fee schedule.

17.05.~~190~~~~200~~ Tables

Chapter 17.80

SIGN REGULATIONS AND SIGN PERMITS

17.80.150 Sign enforcement.

The planning director, or designee, shall perform the following duties and use the following procedures when enforcing sign regulations:

A. Compliance. Determine and ascertain that all signs, construction, reconstruction, or alterations of existing signs are completed in compliance with this chapter.

B. Site Inspections. Conduct site inspections to determine compliance with this chapter.

C. Instigate Proceedings. Instigate appropriate action or proceedings in any case where a sign is illegally erected, constructed, altered, repaired or maintained in violation of any city ordinance, including the provisions of this chapter.

D. Notices of Violation. Issue verbal or written notice of violation to owners or persons having control, charge or benefit of any sign that is found to be unsafe or in violation of city ordinances or this chapter, including all general provisions (EMMC 17.80.060).

E. Unsafe or Dangerous Signs. Abate and remove signs that are unsafe or dangerous.

F. Removal of Illegal Signs. Assist applicants to bring into compliance signs that are illegal under the provisions of this chapter or that are installed without a permit. The planning director or designee shall have the authority to abate and remove such signs if they are not brought into compliance within seven calendar days after written notice has been given to the owner or party in interest advertised on the sign. The person responsible for such sign shall be liable for the cost of removal and the city is authorized to effect the collection of said cost.

G. Removal of Temporary Signs. Abate and remove temporary signs posted upon private property if they are not made conforming within 72 hours after being noticed. Verbal or written notice is sufficient warning for these signs. The person responsible for such an illegal sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

H. Removal of Signs on Public Property. Remove or require the immediate removal of any sign posted on public property. Such signs, though removed, shall not be destroyed for at least seven calendar days from the date of removal. In no case shall a failure to remove such signs constitute approval by the city of the illegal placement of the sign.

I. Removal of Abandoned Signs. Remove or require the removal of all signs that are nonmaintained, abandoned, or that identify a discontinued or abandoned use within 45 calendar days after giving written notice to the person having control of or receiving benefit from the sign. The person responsible for such a sign shall be liable for the cost of its removal and the city is authorized to effect the collection of said cost.

J. Continual Sign Erection without Permits. Persons who continue to erect signs without the proper permits may have the unauthorized signs removed without notice. All signs removed by the city will be impounded. Owners of impounded signs shall pay a fee before the signs are released.

K. Fines. The penalties associated with violations of this chapter shall be consistent with the consolidated fee schedule as adopted by the city council.



EAGLE MOUNTAIN CITY

CONSOLIDATED FEE SCHEDULE

UPDATED APRIL 6, 2021



1. MISCELLANEOUS.....	1	9.8. Other Violations, Not Otherwise Specified	5
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1.5. Printed Publications	1	10.3. Conditional Uses.....	6
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1. MISCELLANEOUS

1.1. | PHOTOCOPIES

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

Black and White Copy 8 ½ x 11.....	\$0.10/page
Black and White Copy 11 x 14.....	\$0.15/page
Black and White Copy 11 x 17.....	\$0.20/page

1.2. | MAPS

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

Black and White, 8 ½ x 11 (under 5 pages).....	Free
Black and White, 8 ½ x 11, with Aerials.....	\$1.00
Black and White, 11 x 17	\$1.00
Black and White, 11 x 17, with Aerials.....	\$3.00
Black and White, 24 x 36	\$10.00
Black and White, 24 x 36, with Aerials.....	\$12.00
Black and White, 36 x 48	\$15.00
Black and White, 36 x 48, with Aerials.....	\$16.00
Color, 8 ½ x 11	\$5.00
Color, 24 x 36.....	\$15.00
Color 36 x 48.....	\$20.00

1.3. | DIGITAL MEDIA

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

Electronic Copy of Documents on CD	\$3.00/CD
Electronic Copy of Minutes of Meetings.....	\$30.00/meeting

1.4. | ELECTRONIC DOCUMENT SENDING

Last Revision: 01/22/2014

Fax, Each 10-page Increment	\$1.00
Scan/Email, Each 10-page Increment.....	\$1.00

1.5. | PRINTED PUBLICATIONS

Last Revision: 07/07/2009

Development Code, Bound Copy	\$22.00
Street Guide, Bound Copy.....	\$8.00
Standard Specifications	\$20.00
Policies and Procedures Manual.....	\$20.00
Subdivision Ordinance Packet.....	\$5.00
Recreation Master Plan, Bound Copy	\$30.00
Capital Facilities Plan.....	\$15.00

1.6. | OTHER FEES

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

Postage.....	Actual Cost to the City
Other Costs Allowed by Law	Actual Cost to the City

1.7. | CITY HALL USE

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

Weekday Small Events (accommodating less than 25 people), not involving food.....	\$50.00 + \$15.00/hour
Weekend Small Events (accommodating less than 25 people), not involving food.....	\$50.00 + \$35.00/hour
Weekday Small Events (accommodating less than 25 people), with snacks and beverages.....	\$100.00 + \$15.00/hour, of which \$50 is kept by the City for deep cleaning
Weekend Small Events (accommodating less than 25 people), with snacks and beverages.....	\$100.00 + \$35.00/hour, of which \$50 is kept by the City for deep cleaning
Large Events (accommodating 26 or more people).....	\$600.00 + \$15.00/hour, of which \$200 is kept by the City for deep cleaning

2. RECORDER'S OFFICE

2.1. | ELECTIONS

Last Revision: 07/07/2009

Candidate Filing Fee.....	\$50.00
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2.2. | RECORDS

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

Certification of Records.....	\$1.00/certification
Compiling of Records*	Actual Cost to the City, Minimum of \$10.00

**Cost of compiling of records in a form other than that maintained by the City includes actual cost and expense for employee time or time of any other person hired, plus supplies and equipment.*

2.3. | RECORDATION FEES

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

Recordation Fee.....	\$800
Minor Plat Recording Fee.....	Staff Time + Utah County Recording Fee

2.4. | OTHER FEES

Last Revision: 01/06/2016

Easement Review Fee.....	\$750.00
Franchise Agreement Application	\$750.00

3. MOTOR VEHICLE ACCESS TO OPEN SPACE

3.1. | MOTOR VEHICLE ACCESS TO OPEN SPACE FEES

Last Revision: 03/20/2007

Motor Vehicle Access to Open Space Permit.....	\$25.00
Motor Vehicle Access to Open Space Damage Deposit (may be waived by Asst PW Director) ..	\$2,000.00
Motor Vehicle Access to Open Space Monitoring Fee (if required by Asst PW Director).....	\$50.00/hour

4. LIBRARY

4.1. | GENERAL FEES

Last Revision: 02/19/2019

Lost/Stolen Library Card Replacement	\$3.00
Inter-Library Loan Fee	\$3.00/item
Non-Resident Fee	\$80/family per year or \$40/family for 6 months

Processing Fee for Lost/Damaged Items	\$5.00/item + Cost Determined by Director
Missing Barcode	\$1.50/occurrence
Missing Radio Frequency Identification (RFID) Tag	\$2.50

4.2. | MEDIA COLLECTION FEES

Last Revision: 02/19/2019

Missing Audio Book CD*	\$7.00/item
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**If Library cannot replace a single disk in a book set, patron will be charged the full replacement cost.*

4.3. | PROCTORING FEE

Last Revision: 08/16/2011

Non-resident of Eagle Mountain	\$10.00
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4.4. | DAMAGED OR BROKEN ITEMS

Last Revision: 02/19/2019

LaunchPad Replacement	\$130.00
LaunchPad Missing Orange Bumper	\$12.00
LaunchPad Damaged/Missing Box	\$10.00
LaunchPad Damaged/Missing USB	\$8.00
LaunchPad Damaged/Missing AC Adaptor	\$12.00
LaunchPad Cracked Screen or Broken/Unusable LaunchPad	Full Replacement Cost
Kindle Fire Replacement	\$70.00
Kindle Fire Missing Leather Case	\$15.00
Kindle Fire Damaged/Missing Sleeve Bag	\$7.00
Kindle Fire Damaged/Missing USB	\$8.00
Kindle Fire Damaged/Missing Power Cord	\$12.00
Kindle Fire Cracked Screen or Broken/Unusable Kindle Fire	Full Replacement Cost
Return of LaunchPad or Kindle Fire in Book Drop instead of In Person*	\$10.00
Virtual Reality Goggles Damaged/Broken	\$49.99 or Full Replacement Cost
Telescope Damaged/Broken	\$99.99 or Full Replacement Cost
Binoculars Damaged/Broken	\$59.99 or Full Replacement Cost
Outdoor Equipment Damaged/Broken	Full Replacement Cost

**Plus any damages that may occur from other items being dropped onto ~~LaunchPad or~~ Kindle Fire*

5. FINANCE

5.1. | GENERAL FEES

Last Revision: 02/17/2004

Returned Check Fee	\$25.00
Collections Fee	
..... Equal to the Amount Billed to the City by the Collection Agency, up to 40% of the Unpaid Balance	

6. ANIMAL CONTROL

6.1. | ANIMAL CONTROL FEES

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

Dog License Fee	\$1.00 Admin Fee + Utah County North Utah Valley Animal Control Shelter Fee
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Impound, Boarding, and Release Fees
.....Determined by ~~Utah County~~ North Utah Valley Animal ~~Control~~ Shelter Fee Schedule

7. BUSINESS LICENSES

7.1. | LICENSE FEES

Last Revision: 04/17/2012

Commercial Business License.....	\$75.00/year
Home-based Business License	\$25.00/year
Home-based Business License with Inspection.....	\$75.00/year \$50.00
Business License Renewal Late Charge, 45 Days after Expiration.....	25% Additional
Business License Renewal Late Charge, 75 Days after Expiration.....	100% Additional
Business License Violation	\$100
Duplicate License (Lost Original, Updated Address, Name of Business).....	\$10.00
Background Checks, When Applicable.....	\$7.00 (As Charged to City) Actual Cost to the City
Bond for Contracting Bonding License.....	\$5,000.00
Liquor License.....	\$300.00
Film Permit (Non-profit organizations and student productions are exempt)	\$75.00

7.2. | TEMPORARY LICENSES (CANVASSERS, SOLICITORS, AND OTHER ITINERANT MERCHANTS)

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

Application Fee.....	\$75.00
License Fee	\$10.00 for Ten Consecutive Calendar Days
Home Sales License Fee.....	\$2.00 for Ten Consecutive Calendar Days
Public Assemblies Permit, 30 or More People	\$100/day

8. SIGN PERMITS

8.1. | SIGN PERMIT FEES

Last Revision: 08/16/2011

Sign Permit	\$50 per Sign Face
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~~8.2. | LADDER SIGN LEASE FEES~~

~~Last Revision: 05/08/2019~~

Full Ladder Sign	\$2,400/year
Top Double Slat Ladder Sign	\$1,020/year
Bottom Double Slat Ladder Sign.....	\$900/year
Single Slat Ladder Sign	\$540/year

9. ORDINANCE ENFORCEMENT FINES

9.1. | SIGN VIOLATIONS

Last Revision: 01/06/2016

First Sign Violation	Written Warning
Second Sign Violation.....	\$10
Third Sign Violation.....	\$25/sign per day, until in Compliance
Fourth and Subsequent Violations.....	\$50/sign per day, until in Compliance

Sign Impound Release Fee \$150/sign, Except as Abated by the City Council

9.2. | PARKING VIOLATIONS

Last Revision: 02/17/2016

First Violation..... Written Notice
Second Violation \$25
Third Violation \$50
Vehicle and Trailer Towing..... Owner's Expense

9.3. | BLOCKING STREETS AND/OR SIDEWALKS ILLEGALLY

Last Revision: 02/17/2016

First Violation..... Written Notice
Second Violation \$25
Third Violation \$50
Vehicle and Trailer Towing..... Owner's Expense

9.4. | ILLEGAL DUMPING

Last Revision: 02/17/2016

First Violation..... ~~\$250~~Written Notice
Second and Subsequent Violations..... ~~\$1,000~~\$200
~~Third Violation~~..... ~~\$400~~
~~Fourth and Subsequent Violations~~..... ~~\$600~~

9.5. | ACCUMULATION OF CONSTRUCTION DEBRIS, MUD, ETC. ON CITY STREETS

Last Revision: 02/17/2016

First Notice Written Notice with 28-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified
~~Third Violation~~.....~~\$100 and Stop Work Progress until Fines are Paid~~

9.6. | WEEDS AND OTHER REFUSE VIOLATIONS

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

First Notice Written Notice with a 10-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified
Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects of Structures
..... Actual Cost of Abatement to the City + 20% of Actual Cost

9.7. | JUNK VIOLATIONS

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

First Notice Written Notice with a 28-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified

9.8. | OTHER VIOLATIONS, NOT OTHERWISE SPECIFIED

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

First Notice Written Notice
Second Notice.....\$50/day until Rectified
Abatement..... Owner's Expense

9.9. | ADMINISTRATIVE CITATIONS

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

First Offense	Up to \$100 per Violation
Second Offense	Up to \$200 per Violation
Third Offense.....	Up to \$400 per Violation

10. COMMUNITY DEVELOPMENT

10.1. | MASTER DEVELOPMENT FEES

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

Land Use Concept Plan*	\$250
Master Development Plan Application or Amendment.....	\$6,000
Capital Facility Plan Amendment Application, per Development	\$9,750
Concept Capital Facility Plan Amendment	\$1,000

**Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.*

10.2. | REZONE REQUEST

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

Rezone Request Application	\$1,350
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10.3. | CONDITIONAL USES

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

Conditional Use Permit, New	\$500
Conditional Use Permit, Amendment.....	\$200
Accessory Apartment Permit.....	\$230
Alternative Animal Management Plan Application Fee.....	\$25
Hobby Breeder License Application Fee.....	\$75

10.4. | ANNEXATION

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

Annexation Application Fee	\$1,500 + \$5/Acre
Capital Facility Plan Amendment Application Fee, per Development	\$9,750

10.5. | SITE PLAN REVIEW FEES

Last Revision: 07/20/2016

Residential Master Site Plan Review Fee, 5-10 Acres	\$2,000
Residential Master Site Plan, 10+ Acres	\$4,000
Residential Site Plan Review Fee	\$60/Dwelling Unit
Non-residential Master Site Plan Review Fee, 5-10 Acres	\$2,000
Non-residential Master Site Plan Review Fee, 10+ Acres.....	\$4,000
Non-residential Site Plan Review Fee, 0-5 Acres	\$2,000
Non-residential Site Plan Review Fee, 5-10 Acres	\$4,000
Non-residential Site Plan Review Fee, 10-50 Acres	\$6,000
Non-residential Site Plan Review Fee, 50+ Acres.....	\$8,000
Temporary Non-residential Site Plan Review Fee	\$1,580

10.6. | SUBDIVISION APPLICATIONS AND REVIEW FEES

Last Revision: 08/16/2011

Subdivision Concept Plan*	\$300 + \$5 for each ERU over 40
Revised Approved Plat and Recorded Plat Amendment Fee	\$1,500 + \$25/Lot
Preliminary Plat Processing Fee	\$400 + \$60/Lot
Condominium Conceptual Review*	\$650 + \$10/ERU
Condominium Preliminary Plat Review	\$1,500 + \$50/ERU
Condominium Site Plan and Final Plat Review	\$1,900 + \$50/ERU
Final Plat and Development Agreement Processing Fee	\$400 + \$95/Lot
Lot Split Application Fee	\$1,600
Lot Line Adjustment Fee	\$575
Revised Approved Construction Plans	\$600
Recordation Fee	\$800
Minor Plat Recording Fee	Staff Time + Utah County Recording Fee
*Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.	

10.7. | OTHER SUBDIVISION DEVELOPMENT FEES

Last Revision: 04/06/2021

Inspection Fees, Based on Engineers' Estimate of Project Cost	3.2% of the First \$750,000 Estimate; 1% of the Estimate Amount Exceeding \$750,000
Subdivision Bond – Performance & Guaranty	110% of the Value, Plus 2-year Warranty
New Asphalt Seal Coat	\$0.196 per square foot
Streetlights	Actual Cost to the City
CWP Water Use	\$11,420 per Acre Foot, or Current Rate According to CWP Contract
Banked Water Transfer Fee	\$250

10.8. | STREETS

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

Street Dedication or Vacation	\$300
Street Name Change Application	\$100
New Street Sign for Name Change Approval	\$175/sign

10.9. | OTHER COMMUNITY DEVELOPMENT FEES

Last Revision: 07/19/2011

Board of Adjustment: Variance, Non-conforming Use, Conditional Use Appeal, Appeal of Zoning Administrator	\$100
Utah County Surveyor Review Fee	\$125
Application for Amendment to General Plan and Development Code, Including Text and Map Amendments in the Nature of Property Rezoning*	\$400
Disposal of City Property	An amount to be set by action of the City Council on a case-by-case basis, depending on the cost to the City and a fair and equitable charge to the applicant.
Land Disposal Application Fee	\$150

**No fee is associated with suggestions from the public in the nature of improvements in the law to amend the Development Code or General Plan.*

11. PUBLIC WORKS

11.1. | CONCRETE INSPECTION PERMITS

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

Curb and Gutter	\$1.00/Linear Foot
Sidewalk	\$0.75/Linear Foot

11.2. | ROAD CUT PERMITS, ASPHALT/CONCRETE CUTS

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

Minimum Fee for Cuts in a Paved Surface, More than 3 Years Old	\$300
Minimum Fee for Cuts in a Paved Surface, 3 Years Old or Less	\$2,000

11.3. | GRADING AND EXCAVATION PERMITS

Last Revision: 12/01/2009

101 to 1,000 Cubic Yards	\$27 (1 ½ Hours Staff Time)
1,001 to 10,000 Cubic Yards	\$54 (3 Hours Staff Time)
10,001 to 100,000 Cubic Yards	\$108 (6 Hours Staff Time)
Over 100,000 Cubic Yards	\$216 (12 Hours Staff Time)

11.4. | BLASTING PERMITS

Last Revision: 09/18/2018

Blasting Permit, not within 1,320 feet of an Existing Structure	\$1,000
Blasting Permit, within 1,320 feet of an Existing Structure, Requires City Council Approval	\$5,000
Onsite Fee	\$250/Blast

12. PUBLIC UTILITY CONNECTIONS

12.1. | WATER METER CONNECTION FEES

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

Single-family Residential ¾" or 5/8" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, ¾" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, 1" Meter Size	\$640
Commercial, Industrial, or Multifamily Residential, 1 ½" Meter Size	\$1,260
Commercial, Industrial, or Multifamily Residential, 2" Meter Size	\$1,920
Commercial, Industrial, or Multifamily Residential, 3" Meter Size	\$3,600
Commercial, Industrial, or Multifamily Residential, 4" Meter Size	\$5,120

~~Water Meter Impact Fee~~ ~~In Addition to Meter Connection Fee, Where Applicable~~

Contractors shall provide a PVC construction water jumper approved by the City. A fee will be charged for construction water usage prior to a water meter installation by the City. In addition to the regular fee, any damage to the water system by the contractor will be repaired by the contractor at his expense, plus any additional City fees.

12.2. | SEWER CONNECTION FEES

Last Revision: 09/17/2014

Single-family Residential	\$100 per ERU + Impact Fee Where Applicable
Commercial, Industrial, or Multifamily	Estimated Cost of Connection + 15% Administration Fee

North Service Area Facilities, Extraterritorial Service Connection Fee, Each Single-family Residential Connection.....	\$150
North Service Area Facilities, Extraterritorial Services Line Capacity Fee for SID 98-1, Each Single-family Residential Unit.....	\$470
North Service Area Facilities, Timpanogos Special Service District Connection Fee, Each Single-family Residential Unit (\$2,475 for TSSD; \$10 for EMC Administration Fee).....	\$2,485

13. BUILDING DEPARTMENT

13.1. | BUILDING PERMIT FEES

Last Revision: 03/17/2015

<u>Total Valuation</u>	<u>Fee</u>
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500, plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.75 for the first \$25,000, plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,00, plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000, or fraction thereof.

One-percent surcharge per Building Permit (Utah Code); 80% submitted to Utah State, 20% retained by City for administration of State Collection.

13.2. | BUILDING INSPECTION FEES

Last Revision: 03/17/2015

Inspections outside of normal business hours (minimum charge of two hours)*.....	\$50.00/hour
Reinspection Fee*.....	\$50.00/trade
Inspections for which No Fee is Specifically Indicated*	\$50.00/hour

Use of Outside Consultants for Plan Checking, Inspections, or Both**Actual Cost to the City

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

***Actual costs include administrative and overhead costs.*

13.3. | PLAN REVIEW FEES

Last Revision: 08/02/2017

Commercial Plan Review Fee	65% of the Permit Fee
Residential Plan Review Fee	40% of the Permit Fee
Plan Review Fee for Registered Plans.....	25% of the Permit Fee

Plan Review Fees for Re-checking of Plans.....	\$200 + \$50/hour after 1st hour \$50/unit
Additional Plan Review Required by Changes, Additions, Revisions to Plan (minimum charge of ½ hour)*	\$50.00 per hour

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

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

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

13.4. | OTHER BUILDING DEPARTMENT FEES

Last Revision: 08/02/2017

Temporary Occupancy Fee.....	\$100 + 120% of Value of Uncompleted Items
Board of Appeals (Current Building Code).....	\$100.00
Fast Track Fee, Residential Only.....	\$400.00
Temporary Power Inspection.....	\$100.00
Contractor Infrastructure Protection Deposit.....	 \$1,000 Cash Deposit for 1 Home, or \$5,000 Cash Deposit for more than 1 Concurrent Home or Project
Owner Builder Infrastructure Protection Deposit.....	\$1,000 Cash Deposit
Sales Office and Construction Trailer*	\$200 + State Surcharge
<i>*Fee may be increased for trailers over 400 square feet, as deemed necessary by the Building Official.</i>	

14. UTILITY FEES

14.1. | UTILITY FEES

Last Revision: 03/05/2015

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

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 10/18/2017

Construction Water Fee	\$100
Construction Water Hydrant Rental Deposit*	\$1,500
Construction Water Hydrant Rental Fee, First 30 Days	\$10 per day + \$0.80/kgal
Construction Water Hydrant Rental Fee, After 30 Days	\$100 per Calendar Month + \$0.80/kgal
<i>*Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.</i>	

15.2. | WATER RATES AND FEES

Last Revision: 04/19/2017

Monthly Base Rate	\$20/ERU
Open Space Usage Rate.....	\$0.80/kgal

15.3. | RESIDENTIAL TIERED WATER RATES*Last Revision: 05/04/2010*

<u>Small Lots Usage</u>	<u>Large Lots Usage</u>	<u>Rate</u>
Up to 65 kgal	Up to 120 kgal	\$0.80/1,000 Gallons
65 to 115 kgal	120 to 170 kgal	\$0.85/1,000 Gallons
115 to 165 kgal	170 to 230 kgal	\$0.90/1,000 Gallons
Over 165 kgal	Over 230 kgal	\$0.95/1,000 Gallons

15.4. | COMMERCIAL & INDUSTRIAL TIERED WATER RATES*Last Revision: 06/22/2010*

		Commercial	Industrial
Base Rate:		\$20.00	\$20.00
Tier 1	Low	0	0
	High	170	500
	Cost	\$0.80	\$0.80
Tier 2	Low	170	500
	High	220	750
	Cost	\$0.85	\$0.85
Tier 3	Low	220	750
	High	-	-
	Cost	\$0.90	\$0.90

15.5. | REUSE WATER RATES*Last Revision: --/--/----*

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

16. SEWER RATES**16.1. | SEWER RATE AND FEE – NORTH SERVICE AREA***Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment Fee (TSSD), per ERU	\$25.89/Month

16.2. | SEWER RATE AND FEE – SOUTH SERVICE AREA*Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment/Capital Bond Payment, per ERU	\$27.75/Month

16.3. | SEWER RATE AND FEE – WEST SERVICE AREA*Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment/Capital Bond Payment/Loan Payment, per ERU	\$29.80/Month
Wastewater Grant Reimbursement Fee for New Connections, per ERU*	\$5,325.60
*Reduced \$266.28 per year for each calendar year after the Division of Water Quality Project #202 Loan/Grant closing.	

17. STORM WATER

17.1. | STORM WATER RATE

Last Revision: 07/19/2017

Storm Water Rate, per ERU\$5.00/Month

18. SOLID WASTE COLLECTION

18.1. | SOLID WASTE COLLECTION FEES

Last Revision: 07/19/2017

One Container.....\$9.50/Month

Second Container.....\$6.25/Month

Recycling Container\$5.00/Month

Surcharge..... Varies Monthly According to Energy Information Administration Index

19. PARKS

19.1. | PARK USE DEPOSIT

Last Revision: 11/02/2011

Deposit* Up to \$1,000

~~*Set at time of application; may be up to \$1,000, depending on the use and rental time.~~ *Based on the reasonable costs for emergency services, Sheriff's personnel, City supervision of uses, and clean up and repair of City facilities.

19.2. | PARK PAVILION RENTAL FEES

Last Revision: 03/17/2020

Autumn Ridge Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Autumn Ridge Pavilion, Non-resident Fee..... \$25 for Half Day; \$50 for Full Day

Bike Park Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Bike Park Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Park Commons Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Eagle Park Commons Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Point C Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Point C Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Eagle's Gate Park Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Eagle's Gate Park Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Lakeview Estates Park Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Lakeview Estates Park Pavilion, Non-resident Fee..... \$25 for Half Day; \$50 for Full Day

Meadow Ranch (Autumn) Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Meadow Ranch (Autumn) Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Meadow Ranch Park B Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Meadow Ranch Park B Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Nolan Park East Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Nolan Park East Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

North Ranch Park Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

North Ranch Park Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Overland Trails Park Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Overland Trails Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pioneer Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Pioneer Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pony Express Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Pony Express Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Sage Valley Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Sage Valley Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Resident Fee	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
SilverLake Amphitheater Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
SilverLake Amphitheater Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Skyline Ridge Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Skyline Ridge Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Smith Ranch Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Smith Ranch Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Resident Fee.....	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Sunset Ridge Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Sunset Ridge Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Three's Crossing Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Three's Crossing Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Resident Fee.....	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Walden Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Walden Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Resident Use.....	\$25 for Half Day; \$50 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Non-resident Use.	\$50 for Half Day; \$100 for Full Day
<i>Half days from 8:00 AM to 2:00 PM or 3:00 PM to 9:00 PM; full days from 8:00 AM to 9:00 PM.</i>	

19.3. | PARK FIELD RENTAL FEES

Last Revision: 02/19/2019

Baseball Field Rental	\$25/hour
Additional Field Prep, Monday through Friday	\$40
Additional Field Prep, Saturday or Holidays.....	\$60
Baseball Field Lighting	\$15/hour
Cory Wride Memorial Park Baseball Complex, up to 7 Hours	\$250
Cory Wride Memorial Park Baseball Complex, over 7 Hours	\$500
Turf Field Rental	\$15/hour
Turf Field Lighting	\$15/hour

19.4. | PONY EXPRESS MEMORIAL PARK ARENA RENTAL FEES

Last Revision: 06/22/2010

Arena Rental with Arena Preparation, over 5 Hours	\$350
Arena Rental, less than 5 Hours	\$30/hour
Full Arena Preparation with Water.....	\$75
Groomed Preparation, Single Pass	\$25
Annual Single Riding Pass	\$50
Annual Family Riding Pass, Includes Dependents Living at Home.....	\$100
Stall Rental	\$15 First Day + \$5 Each Additional Day
Day Usage	\$5/day per Horse

Arena users must execute an application for arena use for each rental or have an arena use application on file at City Offices to verify availability of the arena for rental. Hourly and daily arena and stall rentals will include a deposit set at the time of application, which may be up to \$1,000.00, depending on the use and rental time. Rentals and animal stall storage areas do not include feed or water (water is available on site). Care of the rented space and the animals within is the renter's responsibility. Rentals are interruptible at any time by the City to sponsor an event.

20. PONY EXPRESS MEMORIAL CEMETERY

20.1. | RIGHT TO BURIAL PURCHASE

Last Revision: 03/17/2020

Resident*	\$550
Non-resident*	\$1,000
Angel Garden, Resident*.....	\$275
Angel Garden, Non-resident*	\$500
Transfer of Right to Burial	\$50/Certificate

**Non-resident City employees are eligible for resident rates.*

20.2. | INTERMENT

Last Revision: 03/04/2014

Adult, Monday through Friday	\$300
Adult, Saturday or Holiday	\$600
Child, Monday through Friday	\$200
Child, Saturday or Holiday	\$500
Cremation/Urn, Monday through Friday	\$200
Cremation/Urn, Saturday or Holiday	\$500
Disinterment	\$1,500
Headstone Inspection Fee	\$35

21. SPECIAL EVENTS

21.1. | EVENT FEES

Last Revision: 09/19/2018

Event Deposit	Based on the Maximum Number of Anticipated Attendees. See EMMC 12.30.020
Personnel Fee – Public Works Department	Direct Cost + 100% (Overtime and Benefits)
Personnel Fee – Utah County Sheriff's Office Deputy	\$67.50 \$75/Deputy per hour, 4-hr 2-hr Minimum
Personnel Fee – Utah County Sheriff's Office Supervisor*	\$85/hour

~~Vehicle Fee—Utah County Sheriff's Office\$0.50/mile per Vehicle~~

**Any event requiring more than three Deputies must include a supervisor in addition to the required Deputies.*

21.2. | MOBILE STAGE RENTAL FEES

Last Revision: 02/19/2019

Stage Rental Deposit	\$500
Partial Stage Rental, with Move	\$1,000/day
Partial Stage Rental, without Move	\$1,000 First Day + \$750 Each Additional Day
Full Stage Rental, with Move	\$1,500/day
Full Stage Rental, without Move	\$1,500 First Day + \$750 Each Additional Day
Transportation Fee, Outside of Eagle Mountain.....	\$200/hour
Stage Cleaning Fee (<i>Retained from Deposit, if Necessary</i>).....	\$200

22. GENERAL UTILITY FEES

PAYMENT OF CHARGES, REIMBURSEMENT FOR PROFESSIONAL FEES, AND COLLECTION OF PAST DUE ACCOUNTS. This section amends, enacts new provisions, and restates and consolidates prior resolutions of the City Council of Eagle Mountain City and clarifies the requirement for collection of facilities, construction payments, past due accounts and other remedies to collect past due accounts from development applications and others.

22.1. | DEVELOPMENT REVIEW AND APPROVAL – ADDITIONAL FEES

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

As additional fees for development review and approval, each development applicant shall be responsible to reimburse the City of Eagle Mountain for all excess fees and charges plus 10% administrative costs incurred by the City of Eagle Mountain in the review and processing of the development applicant's application for subdivision, site plan review, building permit, master site plan (original or amended), or other development review. Existing application fees stated above payable by applicants include reasonable monetary charges for professional services required of the City to review and process the developer's application; however, if the project or development review requires more professional or other third-party services than anticipated and provided for in the original application fee, the developer shall be responsible to reimburse the City for the excess reasonable fees and charges incurred in the review, processing and compliance assurance required by the City to complete consideration of the developer's application. Such fees and charges shall accrue to, and are payable by, the development entity which executes the development application, or enters into a development agreement with the City of Eagle Mountain, as required under the City Development Code.

22.2. | DEVELOPMENT REVIEW AND APPROVAL – BILLING

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

22.2.1. The City shall bill developers for excess reimbursable fees accruing under Section 22.1 above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt, and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the

developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

- 22.2.2. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.
- 22.2.3. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.
- 22.2.4. If the developer applicant does not dispute the billing, request information, and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City Council.

22.3. | DEVELOPMENT REVIEW AND APPROVAL – DISPUTED BILLING

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

- 22.3.1. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.
- 22.3.2. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.
- 22.3.3. The City Council shall consider the payment dispute in a regularly scheduled City Council meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the meeting. The developer applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.
- 22.3.4. The City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.

22.4. | DEVELOPER APPLICANTS MUST REMAIN IN GOOD STANDING

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

- 22.4.1. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Sections 22.4.2, 22.4.3 and 22.4.4, or other charges to the City, are deemed to be in default and all

processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges, or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before placing developer applications on the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.

- 22.4.2. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 22.4.2, and in Sections 22.4.3 and 22.4.4.
- 22.4.3. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.
- 22.4.4. Master Developers may qualify for the alternative processing provisions described in Sections 22.4.2 and 22.4.3, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's project.

22.5. | UTILITY CUSTOMER ACCOUNTS

Last Revision: 04/19/2017

- 22.5.1. Utility customers' accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, penalty/reconnection fees, and provision for deferred payments schedule contracts.
- 22.5.2. Delinquent utility accounts will be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the delinquent balance amount at the beginning of each month the accounts are delinquent.
- 22.5.3. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the

date listed on the notice that their service(s) will be subject to termination at any time after the date listed. Customers will be invited to contact City staff during this period to make special arrangements under extenuating circumstances, which may be approved by the City under the provisions of Section 22.5.5 below.

- 22.5.4. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of \$50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services by the end of business on the following business day after receiving full payment or after special arrangements have been made subject to the provisions of Section 22.5.5 below. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.
- 22.5.5. A deferred payment schedule contract may be entered into with a delinquent customer, provided that the deferred payment schedule does not extend for a period of more than (1) year, provides for a specific amount in addition to payment of their current bill, to be paid each month together with interest as provided in Section 22.5.7 below. Utility customers who do not comply with the terms of an executed deferred payment schedule contract, are subject to termination of service after the City provides the final notice provided in Section 22.5.3 above. Service terminated after default on a deferred payment contract shall not be reinstated until the past due balance has been paid in full. The City may, at its discretion, require an additional utility deposit be paid up to an amount equal to two (2) times the average monthly billing for the utility service.
- 22.5.6. Customers will be charged a \$50.00 fee to turn utilities on for three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.
- 22.5.7. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.
- 22.5.8. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.
- 22.5.9. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. A fee will be charged equal to the amount billed to the City by the collection agency used, up to 40% of the unpaid balance, as allowed by Utah State Code 12-1-11(3)b.

22.6. | OTHER FEES

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

This Consolidated Fee Schedule is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Consolidated Fee Schedule imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 18, 2021**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 2.24 Youth Council.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	N/A		
APPLICANT:	Eagle Mountain Youth Council		
GENERAL PLAN DESIGNATION N/A	CURRENT ZONE N/A	ACREAGE N/A	COMMUNITY N/A

PUBLIC HEARING:

No

PREPARED BY:

Fionnuala Kofoed, Recorder's Office

PRESENTED BY:

Youth Council Mayor Sydney Williams

RECOMMENDATION:

The Eagle Mountain Youth Council recommends the City Council approve an Ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Section 2.24 Youth Council.

BACKGROUND:

Recently, students from seventh grade and eighth grade have been attending Youth Council meetings; lowering the requirement from ninth to eighth grade will open up the Youth Council for more participation. Additionally, eighth grade students have been appointed to the Youth Council to fill vacant positions.

The change to the Youth Council Mayor grade will create a greater opportunity for Cedar Valley youth who are interested in being involved with the Youth Council. Also, the grade level limitation does not always allow for the best candidate to fill that position.

ITEMS FOR CONSIDERATION:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION/RECOMMENDATION:

N/A

ATTACHMENTS:

[ORD--EMMC 2.45 Youth Council](#)

[EMMC 2.45 Youth Council - Redlines](#)

ORDINANCE NO. O- -2021

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH,
AMENDING THE EAGLE MOUNTAIN MUNICIPAL CODE, SECTION 2.45.050
YOUTH COUNCIL – PURPOSE – RESPONSIBILITIES - ORGANIZATION**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City finds that it is in the public interest to amend the Eagle Mountain Municipal Code, Section 2.45.050 Youth Council – Purpose – Responsibilities - Organization, as described in Exhibit A.

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

1. The City Council finds that all required notices, public hearings, and other requirements have been completed for the City Council to consider an amendment to the Eagle Mountain Municipal Code Section 2.45.050 Youth Council – Purpose – Responsibilities - Organization.
2. The amendment described in Exhibit A is hereby approved.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City this 18th day of May, 2021.

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 18th day of May, 2021.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Jared Gray
- ☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City Bulletin Boards on _____ by _____ .

Exhibit A

2.45.050 Youth council – Purpose – Responsibilities – Organization.

K. Requirements to Serve on the Youth Council and in the Office of Mayor.

1. Each member must be a resident of the Cedar Valley area for at least one month.
2. Must be in at least ~~ninth-eighth~~ grade and not yet a graduate from high school.
3. Must be ~~at least in the eleventh grade~~ in high school to serve as mayor of the youth council.
4. Must be a resident of Eagle Mountain to serve as the mayor of the youth council.

RESOLUTION NO. R- -2021

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, AMENDING THE
EAGLE MOUNTAIN CITY CONSOLIDATED FEE SCHEDULE**

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

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

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

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

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

This Resolution shall take effect at 12:01 a.m. on May 19, 2021.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 18th day of May, 2021.

Those voting aye:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those voting nay:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Colby Curtis

☐ Jared Gray

☐ Carolyn Love

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on _____ by _____.

Exhibit A



EAGLE MOUNTAIN CITY

CONSOLIDATED FEE SCHEDULE

UPDATED APRIL 6, 2021



1. MISCELLANEOUS.....	1	9.8. Other Violations, Not Otherwise Specified	5
1.1. Photocopies.....	1	9.9. Administrative Citations	6
1.2. Maps	1	10. COMMUNITY DEVELOPMENT	6
1.3. Digital Media	1	10.1. Master Development Fees	6
1.4. Electronic Document Sending	1	10.2. Rezone Request	6
1.5. Printed Publications	1	10.3. Conditional Uses.....	6
1.6. Other Fees	1	10.4. Annexation.....	6
1.7. City Hall Use	2	10.5. Site Plan Review Fees	6
2. RECORDER'S OFFICE	2	10.6. Subdivision Applications and Review Fees.....	7
2.1. Elections	2	10.7. Other Subdivision Development Fees	7
2.2. Records	2	10.8. Streets	7
2.3. Recordation Fees.....	2	10.9. Other Community Development Fees	7
2.4. Other Fees	2	11. PUBLIC WORKS	8
3. MOTOR VEHICLE ACCESS TO OPEN SPACE	2	11.1. Concrete Inspection Permits	8
3.1. Motor Vehicle Access to Open Space Fees	2	11.2. Road Cut Permits, Asphalt/Concrete Cuts.....	8
4. LIBRARY.....	2	11.3. Grading and Excavation Permits	8
4.1. General Fees	2	11.4. Blasting Permits.....	8
4.2. Media Collection Fees	3	12. PUBLIC UTILITY CONNECTIONS.....	8
4.3. Proctoring Fee.....	3	12.1. Water Meter Connection Fees	8
4.4. Damaged or Broken Items	3	12.2. Sewer Connection Fees.....	8
5. FINANCE	3	13. BUILDING DEPARTMENT.....	9
5.1. General Fees	3	13.1. Building Permit Fees	9
6. ANIMAL CONTROL	3	13.2. Building Inspection Fees	9
6.1. Animal Control Fees	3	13.3. Plan Review Fees.....	9
7. BUSINESS LICENSES.....	4	13.4. Other Building Department Fees	10
7.1. License Fees.....	4	14. UTILITY FEES	10
7.2. Temporary Licenses (Canvassers, Solicitors, and Other Itinerant Merchants)	4	14.1. Utility Fees.....	10
8. SIGN PERMITS.....	4	15. WATER RATES.....	10
8.1. Sign Permit Fees	4	15.1. Construction Water Fees.....	10
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1. MISCELLANEOUS

1.1. | PHOTOCOPIES

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

Black and White Copy 8 ½ x 11.....	\$0.10/page
Black and White Copy 11 x 14.....	\$0.15/page
Black and White Copy 11 x 17.....	\$0.20/page

1.2. | MAPS

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

Black and White, 8 ½ x 11 (under 5 pages).....	Free
Black and White, 8 ½ x 11, with Aerials.....	\$1.00
Black and White, 11 x 17	\$1.00
Black and White, 11 x 17, with Aerials.....	\$3.00
Black and White, 24 x 36	\$10.00
Black and White, 24 x 36, with Aerials.....	\$12.00
Black and White, 36 x 48	\$15.00
Black and White, 36 x 48, with Aerials.....	\$16.00
Color, 8 ½ x 11	\$5.00
Color, 24 x 36.....	\$15.00
Color 36 x 48.....	\$20.00

1.3. | DIGITAL MEDIA

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

Electronic Copy of Documents on CD	\$3.00/CD
Electronic Copy of Minutes of Meetings.....	\$30.00/meeting

1.4. | ELECTRONIC DOCUMENT SENDING

Last Revision: 01/22/2014

Fax, Each 10-page Increment	\$1.00
Scan/Email, Each 10-page Increment.....	\$1.00

1.5. | PRINTED PUBLICATIONS

Last Revision: 07/07/2009

Development Code, Bound Copy	\$22.00
Street Guide, Bound Copy.....	\$8.00
Standard Specifications	\$20.00
Policies and Procedures Manual.....	\$20.00
Subdivision Ordinance Packet.....	\$5.00
Recreation Master Plan, Bound Copy	\$30.00
Capital Facilities Plan.....	\$15.00

1.6. | OTHER FEES

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

Postage.....	Actual Cost to the City
Other Costs Allowed by Law	Actual Cost to the City

1.7. | CITY HALL USE

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

Weekday Small Events (accommodating less than 25 people), not involving food.....	\$50.00 + \$15.00/hour
Weekend Small Events (accommodating less than 25 people), not involving food.....	\$50.00 + \$35.00/hour
Weekday Small Events (accommodating less than 25 people), with snacks and beverages.....	\$100.00 + \$15.00/hour, of which \$50 is kept by the City for deep cleaning
Weekend Small Events (accommodating less than 25 people), with snacks and beverages.....	\$100.00 + \$35.00/hour, of which \$50 is kept by the City for deep cleaning
Large Events (accommodating 26 or more people).....	\$600.00 + \$15.00/hour, of which \$200 is kept by the City for deep cleaning

2. RECORDER'S OFFICE

2.1. | ELECTIONS

Last Revision: 07/07/2009

Candidate Filing Fee.....	\$50.00
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2.2. | RECORDS

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

Certification of Records.....	\$1.00/certification
Compiling of Records*	Actual Cost to the City, Minimum of \$10.00

**Cost of compiling of records in a form other than that maintained by the City includes actual cost and expense for employee time or time of any other person hired, plus supplies and equipment.*

2.3. | RECORDATION FEES

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

Recordation Fee.....	\$800
Minor Plat Recording Fee.....	Staff Time + Utah County Recording Fee

2.4. | OTHER FEES

Last Revision: 01/06/2016

Easement Review Fee.....	\$750.00
Franchise Agreement Application	\$750.00

3. MOTOR VEHICLE ACCESS TO OPEN SPACE

3.1. | MOTOR VEHICLE ACCESS TO OPEN SPACE FEES

Last Revision: 03/20/2007

Motor Vehicle Access to Open Space Permit.....	\$25.00
Motor Vehicle Access to Open Space Damage Deposit (may be waived by Asst PW Director) ..	\$2,000.00
Motor Vehicle Access to Open Space Monitoring Fee (if required by Asst PW Director).....	\$50.00/hour

4. LIBRARY

4.1. | GENERAL FEES

Last Revision: 02/19/2019

Lost/Stolen Library Card Replacement	\$3.00
Inter-Library Loan Fee	\$3.00/item
Non-Resident Fee	\$80/family per year or \$40/family for 6 months

Processing Fee for Lost/Damaged Items	\$5.00/item + Cost Determined by Director
Missing Barcode	\$1.50/occurrence
Missing Radio Frequency Identification (RFID) Tag	\$2.50

4.2. | MEDIA COLLECTION FEES

Last Revision: 02/19/2019

Missing Audio Book CD*	\$7.00/item
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**If Library cannot replace a single disk in a book set, patron will be charged the full replacement cost.*

4.3. | PROCTORING FEE

Last Revision: 08/16/2011

Non-resident of Eagle Mountain	\$10.00
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4.4. | DAMAGED OR BROKEN ITEMS

Last Revision: 02/19/2019

LaunchPad Replacement	\$130.00
LaunchPad Missing Orange Bumper	\$12.00
LaunchPad Damaged/Missing Box	\$10.00
LaunchPad Damaged/Missing USB	\$8.00
LaunchPad Damaged/Missing AC Adaptor	\$12.00
LaunchPad Cracked Screen or Broken/Unusable LaunchPad	Full Replacement Cost
Kindle Fire Replacement	\$70.00
Kindle Fire Missing Leather Case	\$15.00
Kindle Fire Damaged/Missing Sleeve Bag	\$7.00
Kindle Fire Damaged/Missing USB	\$8.00
Kindle Fire Damaged/Missing Power Cord	\$12.00
Kindle Fire Cracked Screen or Broken/Unusable Kindle Fire	Full Replacement Cost
Return of LaunchPad or Kindle Fire in Book Drop instead of In Person*	\$10.00
Virtual Reality Goggles Damaged/Broken	\$49.99 or Full Replacement Cost
Telescope Damaged/Broken	\$99.99 or Full Replacement Cost
Binoculars Damaged/Broken	\$59.99 or Full Replacement Cost
Outdoor Equipment Damaged/Broken	Full Replacement Cost

**Plus any damages that may occur from other items being dropped onto ~~LaunchPad or~~ Kindle Fire*

5. FINANCE

5.1. | GENERAL FEES

Last Revision: 02/17/2004

Returned Check Fee	\$25.00
Collections Fee	
..... Equal to the Amount Billed to the City by the Collection Agency, up to 40% of the Unpaid Balance	

6. ANIMAL CONTROL

6.1. | ANIMAL CONTROL FEES

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

Dog License Fee	\$1.00 Admin Fee + Utah County North Utah Valley Animal Control Shelter Fee
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Impound, Boarding, and Release Fees
.....Determined by ~~Utah County~~ North Utah Valley Animal ~~Control~~ Shelter Fee Schedule

7. BUSINESS LICENSES

7.1. | LICENSE FEES

Last Revision: 04/17/2012

Commercial Business License.....	\$75.00/year
Home-based Business License	\$25.00/year
Home-based Business License with Inspection.....	\$75.00/year \$50.00
Business License Renewal Late Charge, 45 Days after Expiration.....	25% Additional
Business License Renewal Late Charge, 75 Days after Expiration.....	100% Additional
Business License Violation	\$100
Duplicate License (Lost Original, Updated Address, Name of Business).....	\$10.00
Background Checks, When Applicable.....	\$7.00 (As Charged to City) Actual Cost to the City
Bond for Contracting Bonding License.....	\$5,000.00
Liquor License.....	\$300.00
Film Permit (Non-profit organizations and student productions are exempt)	\$75.00

7.2. | TEMPORARY LICENSES (CANVASSERS, SOLICITORS, AND OTHER ITINERANT MERCHANTS)

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

Application Fee.....	\$75.00
License Fee	\$10.00 for Ten Consecutive Calendar Days
Home Sales License Fee.....	\$2.00 for Ten Consecutive Calendar Days
Public Assemblies Permit, 30 or More People	\$100/day

8. SIGN PERMITS

8.1. | SIGN PERMIT FEES

Last Revision: 08/16/2011

Sign Permit	\$50 per Sign Face
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~~8.2. | LADDER SIGN LEASE FEES~~

~~Last Revision: 05/08/2019~~

Full Ladder Sign	\$2,400/year
Top Double Slat Ladder Sign	\$1,020/year
Bottom Double Slat Ladder Sign.....	\$900/year
Single Slat Ladder Sign	\$540/year

9. ORDINANCE ENFORCEMENT FINES

9.1. | SIGN VIOLATIONS

Last Revision: 01/06/2016

First Sign Violation	Written Warning
Second Sign Violation.....	\$10
Third Sign Violation.....	\$25/sign per day, until in Compliance
Fourth and Subsequent Violations.....	\$50/sign per day, until in Compliance

Sign Impound Release Fee \$150/sign, Except as Abated by the City Council

9.2. | PARKING VIOLATIONS

Last Revision: 02/17/2016

First Violation..... Written Notice
Second Violation \$25
Third Violation \$50
Vehicle and Trailer Towing..... Owner's Expense

9.3. | BLOCKING STREETS AND/OR SIDEWALKS ILLEGALLY

Last Revision: 02/17/2016

First Violation..... Written Notice
Second Violation \$25
Third Violation \$50
Vehicle and Trailer Towing..... Owner's Expense

9.4. | ILLEGAL DUMPING

Last Revision: 02/17/2016

First Violation..... ~~\$250~~Written Notice
Second and Subsequent Violations..... ~~\$1,000~~\$200
~~Third Violation~~..... ~~\$400~~
~~Fourth and Subsequent Violations~~..... ~~\$600~~

9.5. | ACCUMULATION OF CONSTRUCTION DEBRIS, MUD, ETC. ON CITY STREETS

Last Revision: 02/17/2016

First Notice Written Notice with 28-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified
~~Third Violation~~.....~~\$100 and Stop Work Progress until Fines are Paid~~

9.6. | WEEDS AND OTHER REFUSE VIOLATIONS

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

First Notice Written Notice with a 10-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified
Abatement of Injurious and Noxious Real Property and Unsightly or Deleterious Objects of Structures
..... Actual Cost of Abatement to the City + 20% of Actual Cost

9.7. | JUNK VIOLATIONS

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

First Notice Written Notice with a 28-day Warning Period
Second Notice, if not Remedied within 5 Days of Warning Period Expiration\$50/day until Rectified

9.8. | OTHER VIOLATIONS, NOT OTHERWISE SPECIFIED

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

First Notice Written Notice
Second Notice.....\$50/day until Rectified
Abatement..... Owner's Expense

9.9. | ADMINISTRATIVE CITATIONS

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

First Offense	Up to \$100 per Violation
Second Offense	Up to \$200 per Violation
Third Offense.....	Up to \$400 per Violation

10. COMMUNITY DEVELOPMENT

10.1. | MASTER DEVELOPMENT FEES

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

Land Use Concept Plan*	\$250
Master Development Plan Application or Amendment.....	\$6,000
Capital Facility Plan Amendment Application, per Development	\$9,750
Concept Capital Facility Plan Amendment	\$1,000

**Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.*

10.2. | REZONE REQUEST

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

Rezone Request Application	\$1,350
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10.3. | CONDITIONAL USES

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

Conditional Use Permit, New	\$500
Conditional Use Permit, Amendment.....	\$200
Accessory Apartment Permit.....	\$230
Alternative Animal Management Plan Application Fee.....	\$25
Hobby Breeder License Application Fee.....	\$75

10.4. | ANNEXATION

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

Annexation Application Fee	\$1,500 + \$5/Acre
Capital Facility Plan Amendment Application Fee, per Development	\$9,750

10.5. | SITE PLAN REVIEW FEES

Last Revision: 07/20/2016

Residential Master Site Plan Review Fee, 5-10 Acres	\$2,000
Residential Master Site Plan, 10+ Acres	\$4,000
Residential Site Plan Review Fee	\$60/Dwelling Unit
Non-residential Master Site Plan Review Fee, 5-10 Acres	\$2,000
Non-residential Master Site Plan Review Fee, 10+ Acres.....	\$4,000
Non-residential Site Plan Review Fee, 0-5 Acres	\$2,000
Non-residential Site Plan Review Fee, 5-10 Acres	\$4,000
Non-residential Site Plan Review Fee, 10-50 Acres	\$6,000
Non-residential Site Plan Review Fee, 50+ Acres.....	\$8,000
Temporary Non-residential Site Plan Review Fee	\$1,580

10.6. | SUBDIVISION APPLICATIONS AND REVIEW FEES

Last Revision: 08/16/2011

Subdivision Concept Plan*	\$300 + \$5 for each ERU over 40
Revised Approved Plat and Recorded Plat Amendment Fee	\$1,500 + \$25/Lot
Preliminary Plat Processing Fee	\$400 + \$60/Lot
Condominium Conceptual Review*	\$650 + \$10/ERU
Condominium Preliminary Plat Review	\$1,500 + \$50/ERU
Condominium Site Plan and Final Plat Review	\$1,900 + \$50/ERU
Final Plat and Development Agreement Processing Fee	\$400 + \$95/Lot
Lot Split Application Fee	\$1,600
Lot Line Adjustment Fee	\$575
Revised Approved Construction Plans	\$600
Recordation Fee	\$800
Minor Plat Recording Fee	Staff Time + Utah County Recording Fee
*Concept fees shall be credited toward additional application fees. Specifically, the processing fee required by the next application process shall be reduced by the amount paid for the concept plan review.	

10.7. | OTHER SUBDIVISION DEVELOPMENT FEES

Last Revision: 04/06/2021

Inspection Fees, Based on Engineers' Estimate of Project Cost	3.2% of the First \$750,000 Estimate; 1% of the Estimate Amount Exceeding \$750,000
Subdivision Bond – Performance & Guaranty	110% of the Value, Plus 2-year Warranty
New Asphalt Seal Coat	\$0.196 per square foot
Streetlights	Actual Cost to the City
CWP Water Use	\$11,420 per Acre Foot, or Current Rate According to CWP Contract
Banked Water Transfer Fee	\$250

10.8. | STREETS

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

Street Dedication or Vacation	\$300
Street Name Change Application	\$100
New Street Sign for Name Change Approval	\$175/sign

10.9. | OTHER COMMUNITY DEVELOPMENT FEES

Last Revision: 07/19/2011

Board of Adjustment: Variance, Non-conforming Use, Conditional Use Appeal, Appeal of Zoning Administrator	\$100
Utah County Surveyor Review Fee	\$125
Application for Amendment to General Plan and Development Code, Including Text and Map Amendments in the Nature of Property Rezoning*	\$400
Disposal of City Property	An amount to be set by action of the City Council on a case-by-case basis, depending on the cost to the City and a fair and equitable charge to the applicant.
Land Disposal Application Fee	\$150

**No fee is associated with suggestions from the public in the nature of improvements in the law to amend the Development Code or General Plan.*

11. PUBLIC WORKS

11.1. | CONCRETE INSPECTION PERMITS

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

Curb and Gutter	\$1.00/Linear Foot
Sidewalk	\$0.75/Linear Foot

11.2. | ROAD CUT PERMITS, ASPHALT/CONCRETE CUTS

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

Minimum Fee for Cuts in a Paved Surface, More than 3 Years Old	\$300
Minimum Fee for Cuts in a Paved Surface, 3 Years Old or Less	\$2,000

11.3. | GRADING AND EXCAVATION PERMITS

Last Revision: 12/01/2009

101 to 1,000 Cubic Yards	\$27 (1 ½ Hours Staff Time)
1,001 to 10,000 Cubic Yards	\$54 (3 Hours Staff Time)
10,001 to 100,000 Cubic Yards	\$108 (6 Hours Staff Time)
Over 100,000 Cubic Yards	\$216 (12 Hours Staff Time)

11.4. | BLASTING PERMITS

Last Revision: 09/18/2018

Blasting Permit, not within 1,320 feet of an Existing Structure	\$1,000
Blasting Permit, within 1,320 feet of an Existing Structure, Requires City Council Approval	\$5,000
Onsite Fee	\$250/Blast

12. PUBLIC UTILITY CONNECTIONS

12.1. | WATER METER CONNECTION FEES

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

Single-family Residential ¾" or 5/8" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, ¾" Meter Size	\$450
Commercial, Industrial, or Multifamily Residential, 1" Meter Size	\$640
Commercial, Industrial, or Multifamily Residential, 1 ½" Meter Size	\$1,260
Commercial, Industrial, or Multifamily Residential, 2" Meter Size	\$1,920
Commercial, Industrial, or Multifamily Residential, 3" Meter Size	\$3,600
Commercial, Industrial, or Multifamily Residential, 4" Meter Size	\$5,120

~~Water Meter Impact Fee~~ ~~In Addition to Meter Connection Fee, Where Applicable~~

Contractors shall provide a PVC construction water jumper approved by the City. A fee will be charged for construction water usage prior to a water meter installation by the City. In addition to the regular fee, any damage to the water system by the contractor will be repaired by the contractor at his expense, plus any additional City fees.

12.2. | SEWER CONNECTION FEES

Last Revision: 09/17/2014

Single-family Residential	\$100 per ERU + Impact Fee Where Applicable
Commercial, Industrial, or Multifamily	Estimated Cost of Connection + 15% Administration Fee

North Service Area Facilities, Extraterritorial Service Connection Fee, Each Single-family Residential Connection.....	\$150
North Service Area Facilities, Extraterritorial Services Line Capacity Fee for SID 98-1, Each Single-family Residential Unit.....	\$470
North Service Area Facilities, Timpanogos Special Service District Connection Fee, Each Single-family Residential Unit (\$2,475 for TSSD; \$10 for EMC Administration Fee).....	\$2,485

13. BUILDING DEPARTMENT

13.1. | BUILDING PERMIT FEES

Last Revision: 03/17/2015

Total Valuation	Fee
\$1.00 to \$500	\$23.50
\$501 to \$2,000	\$23.50 for the first \$500, plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.
\$2,001 to \$25,000	\$69.25 for the first \$2,000, plus \$14.00 for each additional \$1,000, or fraction thereof, to and including \$25,000.
\$25,001 to \$50,000	\$391.75 for the first \$25,000, plus \$10.10 for each additional \$1,000, or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$643.75 for the first \$50,000, plus \$7.00 for each additional \$1,000, or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$993.75 for the first \$100,000, plus \$5.60 for each additional \$1,000, or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,233.75 for the first \$500,00, plus \$4.75 for each additional \$1,000, or fraction thereof, to and including \$1,000,000.
\$1,000,001 and up	\$5,608.75 for the first \$1,000,000, plus \$3.65 for each additional \$1,000, or fraction thereof.

One-percent surcharge per Building Permit (Utah Code); 80% submitted to Utah State, 20% retained by City for administration of State Collection.

13.2. | BUILDING INSPECTION FEES

Last Revision: 03/17/2015

Inspections outside of normal business hours (minimum charge of two hours)*.....	\$50.00/hour
Reinspection Fee*.....	\$50.00/trade
Inspections for which No Fee is Specifically Indicated*	\$50.00/hour

Use of Outside Consultants for Plan Checking, Inspections, or Both**Actual Cost to the City

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

***Actual costs include administrative and overhead costs.*

13.3. | PLAN REVIEW FEES

Last Revision: 08/02/2017

Commercial Plan Review Fee	65% of the Permit Fee
Residential Plan Review Fee	40% of the Permit Fee
Plan Review Fee for Registered Plans.....	25% of the Permit Fee

Plan Review Fees for Re-checking of Plans.....	\$200 + \$50/hour after 1st hour \$50/unit
Additional Plan Review Required by Changes, Additions, Revisions to Plan (minimum charge of ½ hour)*	\$50.00 per hour

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

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

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

13.4. | OTHER BUILDING DEPARTMENT FEES

Last Revision: 08/02/2017

Temporary Occupancy Fee.....	\$100 + 120% of Value of Uncompleted Items
Board of Appeals (Current Building Code).....	\$100.00
Fast Track Fee, Residential Only.....	\$400.00
Temporary Power Inspection.....	\$100.00
Contractor Infrastructure Protection Deposit.....	 \$1,000 Cash Deposit for 1 Home, or \$5,000 Cash Deposit for more than 1 Concurrent Home or Project
Owner Builder Infrastructure Protection Deposit.....	\$1,000 Cash Deposit
Sales Office and Construction Trailer*	\$200 + State Surcharge
<i>*Fee may be increased for trailers over 400 square feet, as deemed necessary by the Building Official.</i>	

14. UTILITY FEES

14.1. | UTILITY FEES

Last Revision: 03/05/2015

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

15. WATER RATES

15.1. | CONSTRUCTION WATER FEES

Last Revision: 10/18/2017

Construction Water Fee	\$100
Construction Water Hydrant Rental Deposit*	\$1,500
Construction Water Hydrant Rental Fee, First 30 Days	\$10 per day + \$0.80/kgal
Construction Water Hydrant Rental Fee, After 30 Days	\$100 per Calendar Month + \$0.80/kgal
<i>*Damage to hydrant or hydrant meter by contractor will be deducted from the water hydrant deposit.</i>	

15.2. | WATER RATES AND FEES

Last Revision: 04/19/2017

Monthly Base Rate	\$20/ERU
Open Space Usage Rate.....	\$0.80/kgal

15.3. | RESIDENTIAL TIERED WATER RATES*Last Revision: 05/04/2010*

<u>Small Lots Usage</u>	<u>Large Lots Usage</u>	<u>Rate</u>
Up to 65 kgal	Up to 120 kgal	\$0.80/1,000 Gallons
65 to 115 kgal	120 to 170 kgal	\$0.85/1,000 Gallons
115 to 165 kgal	170 to 230 kgal	\$0.90/1,000 Gallons
Over 165 kgal	Over 230 kgal	\$0.95/1,000 Gallons

15.4. | COMMERCIAL & INDUSTRIAL TIERED WATER RATES*Last Revision: 06/22/2010*

		Commercial	Industrial
Base Rate:		\$20.00	\$20.00
Tier 1	Low	0	0
	High	170	500
	Cost	\$0.80	\$0.80
Tier 2	Low	170	500
	High	220	750
	Cost	\$0.85	\$0.85
Tier 3	Low	220	750
	High	-	-
	Cost	\$0.90	\$0.90

15.5. | REUSE WATER RATES*Last Revision: --/--/----*

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

16. SEWER RATES**16.1. | SEWER RATE AND FEE – NORTH SERVICE AREA***Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment Fee (TSSD), per ERU	\$25.89/Month

16.2. | SEWER RATE AND FEE – SOUTH SERVICE AREA*Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment/Capital Bond Payment, per ERU	\$27.75/Month

16.3. | SEWER RATE AND FEE – WEST SERVICE AREA*Last Revision: 08/19/2015*

Single-family Residential Usage Rate, per ERU	\$15.25/Month
Treatment/Capital Bond Payment/Loan Payment, per ERU	\$29.80/Month
Wastewater Grant Reimbursement Fee for New Connections, per ERU*	\$5,325.60
*Reduced \$266.28 per year for each calendar year after the Division of Water Quality Project #202 Loan/Grant closing.	

17. STORM WATER

17.1. | STORM WATER RATE

Last Revision: 07/19/2017

Storm Water Rate, per ERU\$5.00/Month

18. SOLID WASTE COLLECTION

18.1. | SOLID WASTE COLLECTION FEES

Last Revision: 07/19/2017

One Container.....\$9.50/Month

Second Container.....\$6.25/Month

Recycling Container\$5.00/Month

Surcharge..... Varies Monthly According to Energy Information Administration Index

19. PARKS

19.1. | PARK USE DEPOSIT

Last Revision: 11/02/2011

Deposit* Up to \$1,000

~~*Set at time of application; may be up to \$1,000, depending on the use and rental time.~~ *Based on the reasonable costs for emergency services, Sheriff's personnel, City supervision of uses, and clean up and repair of City facilities.

19.2. | PARK PAVILION RENTAL FEES

Last Revision: 03/17/2020

Autumn Ridge Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Autumn Ridge Pavilion, Non-resident Fee..... \$25 for Half Day; \$50 for Full Day

Bike Park Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Bike Park Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Park Commons Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Eagle Park Commons Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Point C Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Eagle Point C Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Eagle's Gate Park Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Eagle's Gate Park Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Lakeview Estates Park Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Lakeview Estates Park Pavilion, Non-resident Fee..... \$25 for Half Day; \$50 for Full Day

Meadow Ranch (Autumn) Pavilion, Resident Fee \$15 for Half Day; \$30 for Full Day

Meadow Ranch (Autumn) Pavilion, Non-resident Fee \$25 for Half Day; \$50 for Full Day

Meadow Ranch Park B Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Meadow Ranch Park B Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Nolan Park East Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

Nolan Park East Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

North Ranch Park Pavilion, Resident Fee \$25 for Half Day; \$50 for Full Day

North Ranch Park Pavilion, Non-resident Fee \$50 for Half Day; \$75 for Full Day

Overland Trails Park Pavilion, Resident Fee..... \$15 for Half Day; \$30 for Full Day

Overland Trails Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pioneer Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Pioneer Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Pony Express Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Pony Express Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Sage Valley Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Sage Valley Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Resident Fee	\$25 for Half Day; \$50 for Full Day
SilverLake Amphitheater, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
SilverLake Amphitheater Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
SilverLake Amphitheater Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Skyline Ridge Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Skyline Ridge Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Smith Ranch Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Smith Ranch Park Pavilion, Non-resident Fee	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Resident Fee.....	\$25 for Half Day; \$50 for Full Day
Spring Run Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Sunset Ridge Park Pavilion, Resident Fee.....	\$15 for Half Day; \$30 for Full Day
Sunset Ridge Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Sweetwater Park Pavilion, Non-resident Fee	\$50 for Half Day; \$75 for Full Day
Three's Crossing Park Pavilion, Resident Fee	\$15 for Half Day; \$30 for Full Day
Three's Crossing Park Pavilion, Non-resident Fee.....	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Resident Fee.....	\$25 for Half Day; \$50 for Full Day
Valley View Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Walden Park Pavilion, Resident Fee	\$25 for Half Day; \$50 for Full Day
Walden Park Pavilion, Non-resident Fee.....	\$50 for Half Day; \$75 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Resident Use.....	\$25 for Half Day; \$50 for Full Day
Cory Wride Memorial Park Lg Pavilion, 8 Tables, Non-resident Use.	\$50 for Half Day; \$100 for Full Day
<i>Half days from 8:00 AM to 2:00 PM or 3:00 PM to 9:00 PM; full days from 8:00 AM to 9:00 PM.</i>	

19.3. | PARK FIELD RENTAL FEES

Last Revision: 02/19/2019

Baseball Field Rental	\$25/hour
Additional Field Prep, Monday through Friday	\$40
Additional Field Prep, Saturday or Holidays.....	\$60
Baseball Field Lighting	\$15/hour
Cory Wride Memorial Park Baseball Complex, up to 7 Hours	\$250
Cory Wride Memorial Park Baseball Complex, over 7 Hours	\$500
Turf Field Rental	\$15/hour
Turf Field Lighting	\$15/hour

19.4. | PONY EXPRESS MEMORIAL PARK ARENA RENTAL FEES

Last Revision: 06/22/2010

Arena Rental with Arena Preparation, over 5 Hours	\$350
Arena Rental, less than 5 Hours	\$30/hour
Full Arena Preparation with Water.....	\$75
Groomed Preparation, Single Pass	\$25
Annual Single Riding Pass	\$50
Annual Family Riding Pass, Includes Dependents Living at Home.....	\$100
Stall Rental	\$15 First Day + \$5 Each Additional Day
Day Usage	\$5/day per Horse

Arena users must execute an application for arena use for each rental or have an arena use application on file at City Offices to verify availability of the arena for rental. Hourly and daily arena and stall rentals will include a deposit set at the time of application, which may be up to \$1,000.00, depending on the use and rental time. Rentals and animal stall storage areas do not include feed or water (water is available on site). Care of the rented space and the animals within is the renter's responsibility. Rentals are interruptible at any time by the City to sponsor an event.

20. PONY EXPRESS MEMORIAL CEMETERY

20.1. | RIGHT TO BURIAL PURCHASE

Last Revision: 03/17/2020

Resident*	\$550
Non-resident*	\$1,000
Angel Garden, Resident*.....	\$275
Angel Garden, Non-resident*	\$500
Transfer of Right to Burial	\$50/Certificate

**Non-resident City employees are eligible for resident rates.*

20.2. | INTERMENT

Last Revision: 03/04/2014

Adult, Monday through Friday	\$300
Adult, Saturday or Holiday	\$600
Child, Monday through Friday	\$200
Child, Saturday or Holiday	\$500
Cremation/Urn, Monday through Friday	\$200
Cremation/Urn, Saturday or Holiday	\$500
Disinterment	\$1,500
Headstone Inspection Fee	\$35

21. SPECIAL EVENTS

21.1. | EVENT FEES

Last Revision: 09/19/2018

Event Deposit	Based on the Maximum Number of Anticipated Attendees. See EMMC 12.30.020
Personnel Fee – Public Works Department	Direct Cost + 100% (Overtime and Benefits)
Personnel Fee – Utah County Sheriff's Office Deputy	\$67.50 \$75/Deputy per hour, 4-hr 2-hr Minimum
Personnel Fee – Utah County Sheriff's Office Supervisor*	\$85/hour

~~Vehicle Fee—Utah County Sheriff's Office\$0.50/mile per Vehicle~~

**Any event requiring more than three Deputies must include a supervisor in addition to the required Deputies.*

21.2. | MOBILE STAGE RENTAL FEES

Last Revision: 02/19/2019

Stage Rental Deposit	\$500
Partial Stage Rental, with Move	\$1,000/day
Partial Stage Rental, without Move	\$1,000 First Day + \$750 Each Additional Day
Full Stage Rental, with Move	\$1,500/day
Full Stage Rental, without Move	\$1,500 First Day + \$750 Each Additional Day
Transportation Fee, Outside of Eagle Mountain.....	\$200/hour
Stage Cleaning Fee (<i>Retained from Deposit, if Necessary</i>).....	\$200

22. GENERAL UTILITY FEES

PAYMENT OF CHARGES, REIMBURSEMENT FOR PROFESSIONAL FEES, AND COLLECTION OF PAST DUE ACCOUNTS. This section amends, enacts new provisions, and restates and consolidates prior resolutions of the City Council of Eagle Mountain City and clarifies the requirement for collection of facilities, construction payments, past due accounts and other remedies to collect past due accounts from development applications and others.

22.1. | DEVELOPMENT REVIEW AND APPROVAL – ADDITIONAL FEES

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

As additional fees for development review and approval, each development applicant shall be responsible to reimburse the City of Eagle Mountain for all excess fees and charges plus 10% administrative costs incurred by the City of Eagle Mountain in the review and processing of the development applicant's application for subdivision, site plan review, building permit, master site plan (original or amended), or other development review. Existing application fees stated above payable by applicants include reasonable monetary charges for professional services required of the City to review and process the developer's application; however, if the project or development review requires more professional or other third-party services than anticipated and provided for in the original application fee, the developer shall be responsible to reimburse the City for the excess reasonable fees and charges incurred in the review, processing and compliance assurance required by the City to complete consideration of the developer's application. Such fees and charges shall accrue to, and are payable by, the development entity which executes the development application, or enters into a development agreement with the City of Eagle Mountain, as required under the City Development Code.

22.2. | DEVELOPMENT REVIEW AND APPROVAL – BILLING

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

22.2.1. The City shall bill developers for excess reimbursable fees accruing under Section 22.1 above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt, and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the

developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

- 22.2.2. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.
- 22.2.3. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.
- 22.2.4. If the developer applicant does not dispute the billing, request information, and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City Council.

22.3. | DEVELOPMENT REVIEW AND APPROVAL – DISPUTED BILLING

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

- 22.3.1. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.
- 22.3.2. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.
- 22.3.3. The City Council shall consider the payment dispute in a regularly scheduled City Council meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the meeting. The developer applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.
- 22.3.4. The City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.

22.4. | DEVELOPER APPLICANTS MUST REMAIN IN GOOD STANDING

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

- 22.4.1. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Sections 22.4.2, 22.4.3 and 22.4.4, or other charges to the City, are deemed to be in default and all

processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges, or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before placing developer applications on the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.

- 22.4.2. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 22.4.2, and in Sections 22.4.3 and 22.4.4.
- 22.4.3. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.
- 22.4.4. Master Developers may qualify for the alternative processing provisions described in Sections 22.4.2 and 22.4.3, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's project.

22.5. | UTILITY CUSTOMER ACCOUNTS

Last Revision: 04/19/2017

- 22.5.1. Utility customers' accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, penalty/reconnection fees, and provision for deferred payments schedule contracts.
- 22.5.2. Delinquent utility accounts will be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the delinquent balance amount at the beginning of each month the accounts are delinquent.
- 22.5.3. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the

date listed on the notice that their service(s) will be subject to termination at any time after the date listed. Customers will be invited to contact City staff during this period to make special arrangements under extenuating circumstances, which may be approved by the City under the provisions of Section 22.5.5 below.

- 22.5.4. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of \$50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services by the end of business on the following business day after receiving full payment or after special arrangements have been made subject to the provisions of Section 22.5.5 below. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.
- 22.5.5. A deferred payment schedule contract may be entered into with a delinquent customer, provided that the deferred payment schedule does not extend for a period of more than (1) year, provides for a specific amount in addition to payment of their current bill, to be paid each month together with interest as provided in Section 22.5.7 below. Utility customers who do not comply with the terms of an executed deferred payment schedule contract, are subject to termination of service after the City provides the final notice provided in Section 22.5.3 above. Service terminated after default on a deferred payment contract shall not be reinstated until the past due balance has been paid in full. The City may, at its discretion, require an additional utility deposit be paid up to an amount equal to two (2) times the average monthly billing for the utility service.
- 22.5.6. Customers will be charged a \$50.00 fee to turn utilities on for three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.
- 22.5.7. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.
- 22.5.8. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.
- 22.5.9. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. A fee will be charged equal to the amount billed to the City by the collection agency used, up to 40% of the unpaid balance, as allowed by Utah State Code 12-1-11(3)b.

22.6. | OTHER FEES

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

This Consolidated Fee Schedule is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected above. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Consolidated Fee Schedule imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this Resolution shall control.

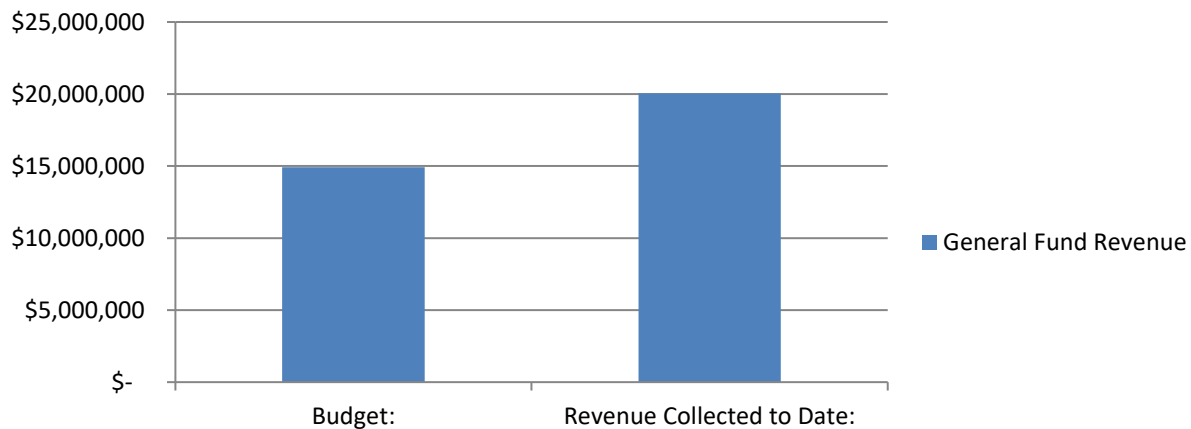
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through April 2021

GENERAL FUND

General Fund Revenues

Budget:	\$ 14,909,749
Revenue Collected to Date:	\$ 20,042,526
Percent of Total Budget Collected:	134%
Percent of Year Completed:	75%



Revenue Analysis

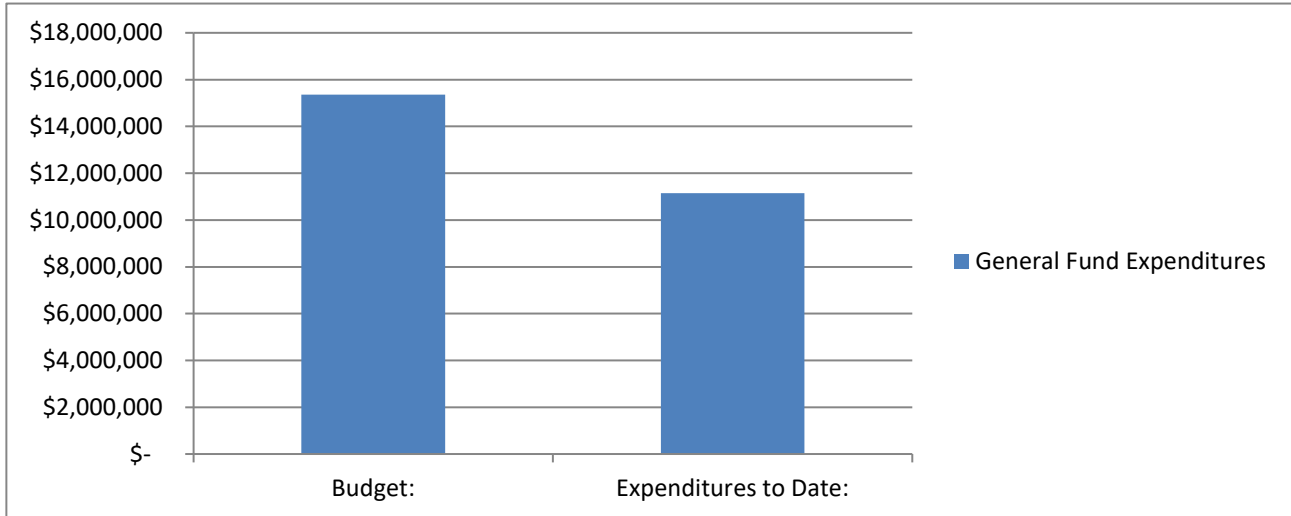
Major Revenue Sources	Budget	To Date	% Collected
Property Taxes:	\$ 1,880,000	\$ 2,034,924	108.24%
Sales and Use Tax:	\$ 4,500,000	\$ 5,864,573	130.32%
Energy Tax:	\$ 1,200,000	\$ 1,600,129	133.34%
Class B&C Road Fund Allotment	\$ 1,300,000	\$ 1,273,606	97.97%
Development:	\$ 3,722,900.00	\$ 6,309,051.08	169.47%

Note:

One-time revenue for CARES ACT	\$2,764,143
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General Fund Expenditures

Budget: \$ 15,353,478
Expenditures to Date: \$ 11,148,841
Percent of Total Budget Expended: 73%
Percent of Year Completed: 75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,359,381	\$ 2,029,662	86%	75%
Sub 18 - Community Services	\$ 1,208,873	\$ 780,203	65%	75%
Sub 19 - Non-Departmental	\$ 1,541,559	\$ 1,418,388	92%	75%
Sub 21 - Public Safety	\$ 3,508,700	\$ 2,261,906	64%	75%
Sub 32 - Planning/Zoning	\$ 638,952	\$ 444,260	70%	75%
Sub 33 - Building	\$ 1,093,917	\$ 993,893	91%	75%
Sub 41 - Public Works	\$ 5,002,096	\$ 3,220,530	64%	75%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety:

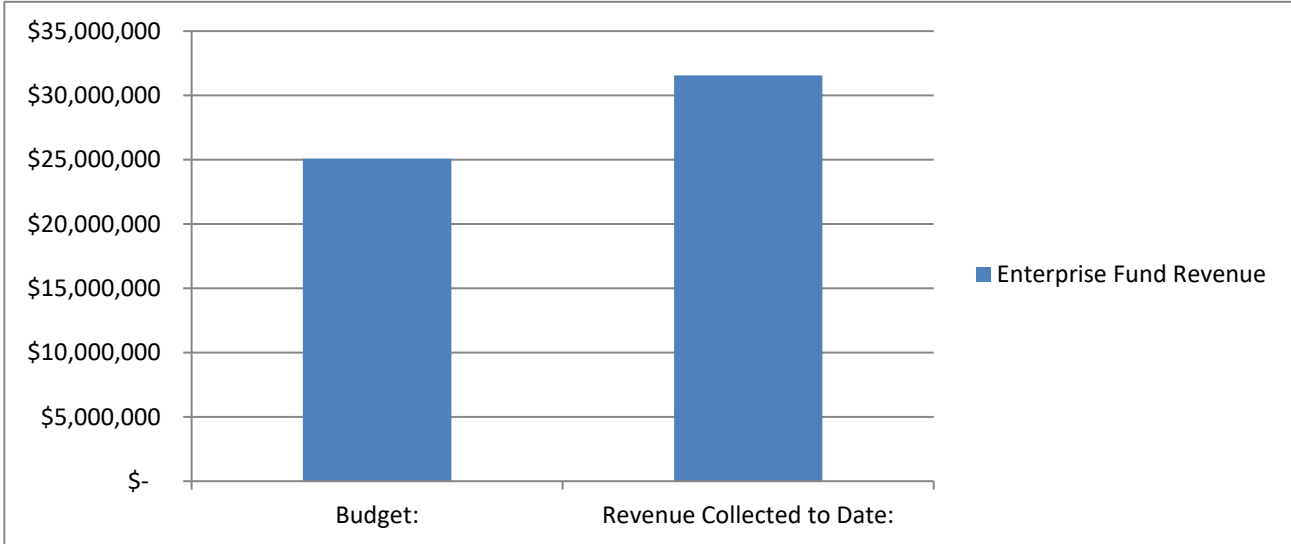
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Public Works:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	\$ 25,080,300
Revenue Collected to Date:	\$ 31,567,350
Percent of Total Budget Collected:	126%
Percent of Year Completed:	75%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 17,522,300	\$ 18,209,757	104%	75%
Fund 52 - Wastewater Fund	\$ 5,200,000	\$ 11,196,922	215%	75%
Fund 57 - Solid Waste Fund	\$ 1,700,000	\$ 1,581,558	93%	75%
Fund 59 - Storm Water Fund	\$ 658,000	\$ 579,113	88%	75%

Fund 51 - Water Fund:

Includes revenue reimbursement from water impact fee related to debt service payments FY 2014-2020.

Fund 52 - Wastewater Fund:

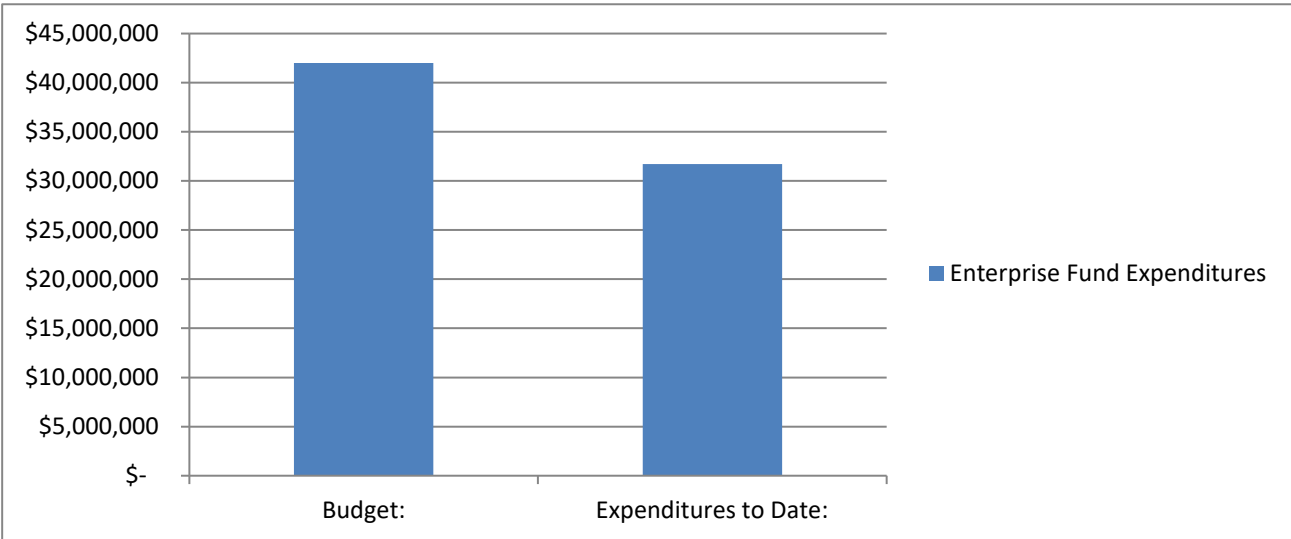
Includes revenue reimbursement from sewer impact fee related to debt service payments FY 2014-2020.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 41,989,818
Expenditures to Date: \$ 31,707,301
Percent of Total Budget Expended: 76%
Percent of Year Completed: 75%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 29,611,753	\$ 23,045,881	78%	75%
Fund 52 - Wastewater Fund	\$ 9,443,221	\$ 7,049,669	75%	75%
Fund 57 - Solid Waste Fund	\$ 2,349,052	\$ 1,128,072	48%	75%
Fund 59 - Storm Water Fund	\$ 585,792	\$ 483,679	83%	75%

Fund 51 - Water Fund: Reflects CWP shares purchased in advance.

Fund 52 - Wastewater Fund: Budgeted large capital purchases and debt service payments not reflected.

Fund 57 - Solid Waste Fund: Green waste program not started and only 7 months worth of billings for ACE so far.

Fund 59 - Storm Water Fund:

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 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 04/30/2021	Committed Balance	Available Balance	Projected Available Balance by 6/30/21**
11 - Water Impact Fee Fund	\$14,645,698	\$5,586,616	\$9,059,082	\$9,970,974
12 - Wastewater Impact Fee Fund	\$2,913,533	\$2,647,060	\$266,473	\$1,270,092
15 - Parks/Trails Impact Fee Fund	\$6,213,719	\$5,418,000	\$795,719	\$4,039,037
17 -Stormwater Impact Fee Fund	\$2,065,910	\$44,485	\$2,021,425	\$2,501,114
18 -Transportation Impact Fee Fund	\$4,462,775	\$4,925,399	(\$462,624)	\$364,349

****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.

UPCOMING PLANNING-RELATED AGENDA ITEMS

June 1

A to Z Building Blocks Site Plan – Discussion Item
Community Mailboxes – Code Amendment
Hidden Hollow Phase C – Preliminary Plat and Site Plan

Other Projects

Oquirrh Mountain Ranch Phase B MDP Amendment and Preliminary Plat
Deer Haven GP Amendment, Rezone, Preliminary Plat, and Variance
Marketplace at Eagle Mountain Town Center Lot 4, Pad E Site Plan
Jeppson Auto Site Plan
Pony Express Dental at Porters Crossing Site Plan
Rush Creek Concept Plan
Monte Vista Ranch Concept Plan
7-Eleven The Ranches Rezone and Site Plan
Pole Canyon NPA-17 General Plan Amendment, Rezone, MDP, and Preliminary Plat
Scarlet Ridge MDA
Rezoning in The Ranches and Eagle Mountain Properties
Sunset Flats Amended Preliminary Plat
Ault Farms
Spring Run MDP and Preliminary Plat Amendment
Eagle Commons/MF 3 Zone
La Petite Pet Grooming – Conditional Use Permit
Coyote Run Concept Plan

Code Amendments in Progress

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