EAGLE MOUNTAIN
CITY COUNCIL MEETING

May 05, 2020, 5:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

Proposed interim adjustments to procedures relating to Council Work Sessions and Policy Meetings

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

The public may monitor or listen to open portions of the meeting electronically by following the instructions below.

Lifesize electronic meeting through Granicus at https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs. Copy and paste the link to your web browser to view the live stream and meeting documents.

For information regarding revised practices for public meetings in Eagle Mountain City, click the link below.
Revised Meeting Practices

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.

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 – ELECTRONIC MEETING VIA LIFESIZE

4. CALL TO ORDER

5. PLEDGE OF ALLEGIANCE

6. INFORMATION ITEMS/UPCOMING EVENTS

7. PUBLIC COMMENTS
Temporarily suspended.

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. Insurance Renewal Agreement - NFP
Motion to approve.

10. AMENDED FINAL PLAT

10.A. Parkway Crossroads - Recorded Plat Amendment
Motion to approve.
Parkway Crossroads Amended Plat

11. MINUTES

11.A. April 21, 2010 - Regular City Council Meeting
Motion to approve.
04.21.2020 City Council Minutes - DRAFT

SCHEDULED ITEMS

12. ORDINANCES/IMPACT FEES - PUBLIC HEARINGS

To provide comment during the public hearing, please fill out the Public Comment form online at https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs. The City Recorder will call you during the public hearing(s) to make comment.

12.A. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Parks and Recreation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and

Other Related Matters.

BACKGROUND: (Presented by City Staff) The Parks and Recreation Impact Fee Enactment adopts the Impact Fee Facilities Plan (IFFP) and Impact Fee Analysis (IFA) and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.
ORD--2020 Parks and Recreation Impact Fee Enactment (00487637xB00C1)
Parks and Recreation Impact Fee Facilities Plan 2020
Parks and Recreation Impact Fee Analysis 2020

12.B. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Storm Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.

BACKGROUND: (Presented by City Staff) The Storm Water Impact Fee Enactment adopts the IFFP and IFA and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.
ORD--2020 Storm Water Impact Fee Enactment (00487640xB00C1)
Storm Water Impact Fee Facilities Plan 2020
Storm Water Impact Fee Analysis 2020

12.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters

BACKGROUND: (Presented by City Staff) The Culinary Water Impact Fee Enactment adopts the IFA and implements the impact fees recommended through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.
ORD--2020 Water Impact Fee Enactment (00487632xB00C1)
Water Impact Fee Analysis 2020

12.D. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.

BACKGROUND: (Presented by City Staff) The Transportation Impact Fee Enactment adopts

the IFA through ordinance. Once adopted, there is a 90-day waiting period before the revised impact fees can be assessed to new building permits. The IFA recommends the maximum reasonable impact fee that could be charged to new development based on provisions in the State Code.
ORD--2020 Transportation Impact Fee Enactment (00487629xB00C1)
Transportation Impact Fee Analysis 2020

13. RESOLUTIONS

13.A. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Revised Sage Park Business Center Development Agreement.

BACKGROUND: (Presented by Planning Staff) This applicant-proposed revision to the Sage Park Business Center Development Agreement includes a request that the costs associated with up-sizing a collector road and road access for the development be paid for by the City. The project is located north of Sage Park, on the east side of Eagle Mountain Boulevard.
RES--Revised Sage Park Development Agreement
Sage Park Development Agreement - Approved 12.03.2019
12.03.2019 CC Minutes - Sage Park Development Agreement
AGMT--Sage Park Development Agreement with Developer Proposed Revisions
AGMT--Sage Park Development Agreement with Staff Proposed Revisions

13.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2020-2021 and Setting a Public Hearing for Adoption of the Final Budget for May 19, 2020.

BACKGROUND: (Presented by Assistant City Administrator/Finance Director Paul Jerome) The State Code requires that the City Council review and tentatively adopt a budget by the first regularly scheduled meeting in May. Additionally, the City Council needs to establish the time and place of the public hearing before the final budget is adopted. The public hearing will be scheduled on May 19, 2020, and the final budget will be adopted on June 16, 2020.
General Fund - Preliminary FY 2021 Budget
Capital Projects - Preliminary FY 2021 Budget
Impact Fee Funds - Preliminary FY 2021 Budget
Debt Service Funds - Preliminary FY 2021 Budget
Enterprise Fund - Preliminary FY 2021 Budget
RES--FY 2021 Preliminary Budget

14. CITY COUNCIL/MAYOR'S BUSINESS

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

15. 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.

16. COMMUNICATION ITEMS

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **1st day of May, 2020,** 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

To comply with social distancing practices, the following procedures have been implemented to limit the number of people in attendance at meetings, while still providing ample opportunity for public input and ensuring legal requirements are met.

1. Meeting Schedule.

    A. All meetings will be held as planned until further notice. Any changes to meeting schedules will be posted via social media and other normal channels of communication.
    B. An electronic Lifesize meeting will be livestreamed via Granicus at https://eaglemountaincity.com/city-recorder/city-meetings-portal/#meetingdocs to allow the public remote attendance to the Work Session and Policy Session.

2. Work Sessions – Limiting Physical Attendance.

    A. The Council Chambers will be open to administrative staff to participate in the Work Session meeting, from that location.
    B. Council members will participate electronically from remote locations to limit the number of people in the Council Chambers. City staff may also participate electronically.
    C. Agenda items will be evaluated to determine if a presentation is necessary.

3. Policy Meetings – Limiting Physical Attendance.

    A. Council members will participate electronically from remote locations to limit the number of people in the Chambers. City Staff may also participate electronically.
    B. General public comment will not be taken during meetings. General comments may be submitted through the following electronic options, prior to the meeting:
        i. Telephonic message: 801-789-6611,
        ii. Written comments through the Public Comment Submission Format https://emcity.seamlessdocs.com/f/3pp842tmesrx, or
        iii. Written comments through email: recorder@emcity.org
    C. Action Items.
        i. Consent Agenda and Policy Session. The City Council will act on the consent agenda and policy session items where public comment is not accepted (normal practice).
        ii. Public Hearings. On items where a public hearing is required by law, residents will be encouraged to provide comments prior to the public hearing date. At the public hearing, the Council will receive a summary presentation and discuss the issue. Comments received prior to the hearing will be added to the record before closing the hearing and taking final action. Members of the public that wish to make a public comment during the hearing may fill out a Public Comment Submission Form

at https://emcity.seamlessdocs.com/f/3pp842tmesrx, and submit the form prior to the meeting. Comments for public hearings may also be submitted through the following electronic options:

a. Telephonic message: 801-789-6611;
b. Written comments through email: recorder@emcity.org

A computer, with remote access to the electronic meeting, will be available in the foyer at City Hall to accommodate those that prefer to make comments, in person, rather than using the other electronic means, provided.

iii. Questions. Staff will ensure any questions received through the email, website or by phone are either answered or directed to the Mayor to be addressed.

EAGLE MOUNTAIN

EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 5, 2020

TITLE:	Insurance Renewal Agreement - NFP		
ITEM TYPE:	Agreement		
FISCAL IMPACT:			
APPLICANT:	City Staff and Clint Wadsworth of NFP		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Angela Valenzuela, Admin

RECOMMENDATION:
Staff recommends the City Council approve the proposed insurance plan agreements.

BACKGROUND:
This item contains the City's annual medical, life, disability, dental, and vision insurance renewal. The proposed agreements maintain coverage through MotivHealth for medical insurance, and change from EMI to Equitable for life, disability, dental, and vision insurance.

The following changes are proposed for the FY 2020-2021 insurance plans:
• Life, Disability, Dental, and Vision coverage moved to Equitable
• The Medical plan will contain a deductible of $2,500 for single coverage and $5,000 for family coverage. Once the employee meets his/her deductible, the medical benefit covers 10% of in-network medical costs until the employee meets the maximum out-of-pocket limit. This out-of-pocket maximum increased from $2,500 to $3,000 for single coverage and from $5,000 to $6,000 for family coverage.
• Vision benefit frame allowance increased from $160 fto $200.
• Dental benefit includes orthodontia benefits for dependents up to age 26, which previously stopped when dependents reach age 19.
• A short-term disability plan will be available to employees for purchase.
• Guarantee issue on life increased to $300,000.
• HSA limits for single coverage increased from $3,500 to $3,550; family coverage from $7,000 to $7,100.
• The health savings account will move from Health Equity to MotivHSA at the end of the year. In anticipation of this move, employees will receive new HSA cards in the mail from MotivHSA.

Attachments:

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** MAY 5, 2020		
TITLE:	Parkway Crossroads - Recorded Plat Amendment		
ITEM TYPE:	Motion		
FISCAL IMPACT:	N/A		
APPLICANT:	Scot Hazard		
GENERAL PLAN DESIGNATION Community Commercial	**CURRENT ZONE** Community Commercial	**ACREAGE**	**COMMUNITY** Ranches

PUBLIC HEARING:
No

REQUIRED FINDINGS:
N/A

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval with no conditions.

PREPARED BY:
Michael Hadley, Planning

RECOMMENDATION:
Staff recommends the City Council approve the Parkway Crossroads Recorded Plat Amendment with no conditions of approval.

BACKGROUND:
Parkway Crossroads is a mixed-use commercial project located at the southeast corner of Ranches Parkway and Pony Express Parkway. This an application for a recorded plat amendment, vacating existing lots 3 and 4, and creating two new lots for new development. The new Parkway Crossroads site plan was approved by the City Council on January 21, 2020.

Attachments:
Parkway Crossroads Amended Plat

VICINITY MAP
N.T.S

NOTES

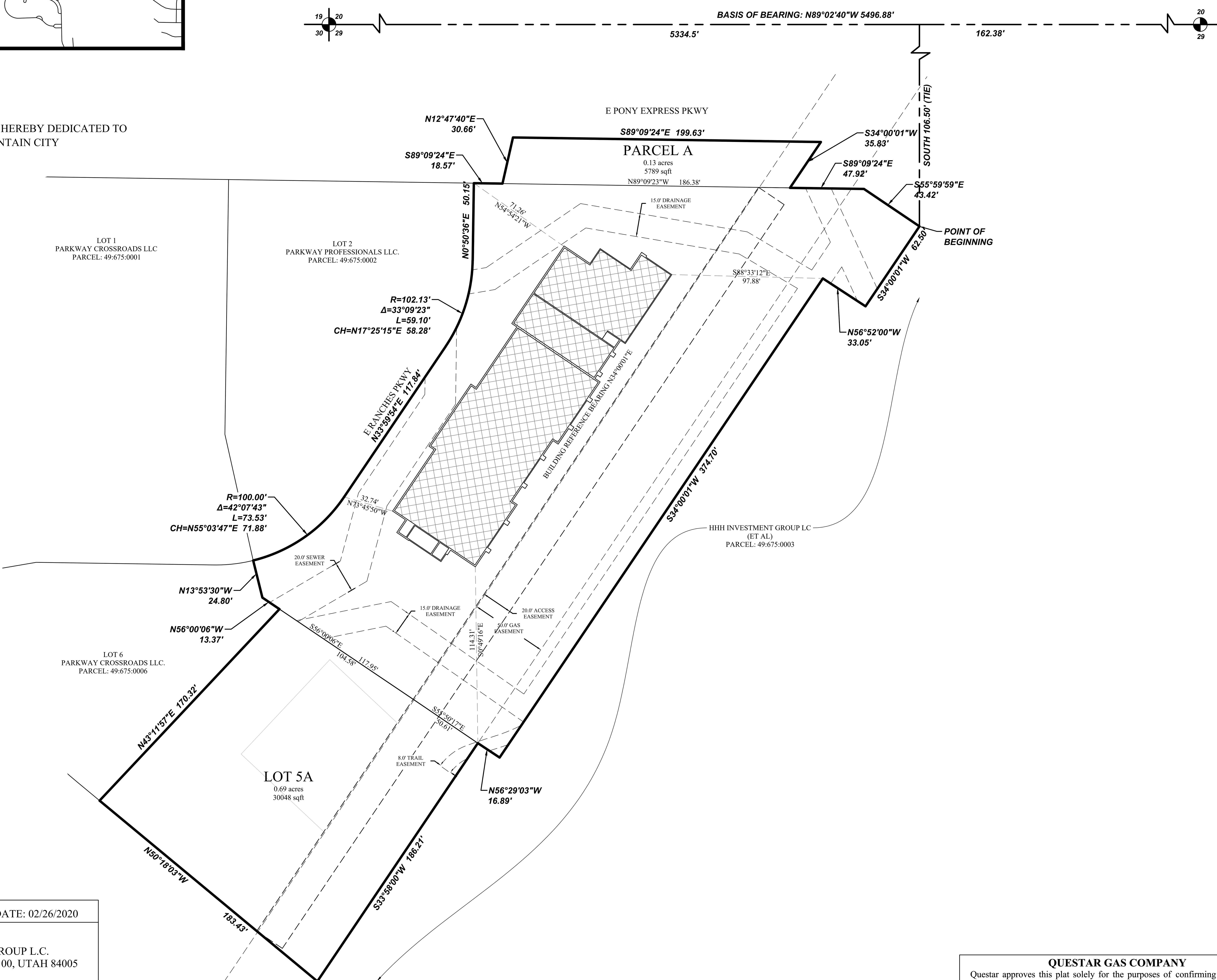
1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY

LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- PRIVATE AREA
- PUBLIC/COMMON AREA

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.



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OWNER/DEVELOPER
HHH INVESTMENT GROUP L.C.
3688 E CAMPUS DR #100, UTAH 84005
(801) 789-8000
CONTACT: SCOT HAZARD
SCOT@THERANCHES.COM

FOCUS ©
ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
www.focusutah.com

DIRECT COMMUNICATIONS

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

DIRECT COMMUNICATIONS DATE

QUESTAR GAS COMPANY

Questar approves this plat solely for the purposes of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations, or liabilities provided by law or equity. This approval does not constitute acceptance, approval, or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes, and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's Right-of-way department at 1-800-366-8532.

Approved this ____ day of ________________, 20___. Questar Gas Company

By ____________________

Title ____________________

ROCKY MOUNTAIN POWER

1. Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
2. Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under
   (1) A recorded easement or right-of-way
   (2) The law applicable to prescriptive rights
   (3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
   (4) Any other provision of law

ROCKY MOUNTAIN POWER DATE

SURVEYOR'S CERTIFICATE

I, Spencer W. Llewelyn, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 10516507 in accordance with Title 58, Chapter 22 of Utah State Code. I further certify by authority of the owner(s) that I have completed a Survey of the property described on this Plat in accordance with Section 17-23-17 of said Code, and have subdivided said tract of land into lots, blocks, streets, and easements, and the same has, or will be correctly surveyed, staked and monumented on the ground as shown on this Plat, and that this Plat is true and correct.

Spencer W. Llewelyn
Professional Land Surveyor
Certificate No. 10516507

PRELIMINARY
FOR REVIEW ONLY

Date

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 29, Township 5 South, Range 1 West, Salt Lake Base and Meridian, Eagle Mountain City, more particularly described as follows:

Beginning at a point located N89°02'40"W along the Section line 162.38 feet and South 106.50 feet from the North 1/4 Corner of Section 29, T5S, R1W, SLB&M; thence S34°00'01"W 62.50 feet; thence N56°52'00"W 33.05 feet; thence S34°00'01"W 374.70 feet; thence N56°29'03"W 16.89 feet; thence S33°58'00"W 186.21 feet to the North line of Ranches Parkway; thence N50°18'03"W along said street 183.43 feet to the Southeast Corner of Lot 6, PLAT "A" PARKWAY CROSSROADS, according to the Official Plat thereof recorded August 3, 2007 as Entry No. 112975:2007 of the Official Records of Utah County; thence N43°11'57"E along said lot 170.32 feet to the Northeast Corner of said Lot 6; thence N56°00'06"W along said lot 13.37 feet; thence N13°53'30"W along said lot 24.80 feet to the Southerly corner of Lot 2 of said plat; thence along said lot the following 4 (four) courses: 1) Northeasterly along the arc of a non-tangent curve to the left having a radius of 100.00 feet (radius bears: N13°52'22"W) a distance of 73.53 feet through a central angle of 42°07'43" Chord: N55°03'47"E 71.88 feet; 2) N33°59'54"E 117.84 feet; 3) along the arc of a curve to the left having a radius of 102.13 feet a distance of 59.10 feet through a central angle of 33°09'23" Chord: N17°25'15"E 58.28 feet; 4) N00°50'36"E 50.15 feet; thence S89°09'24"E 18.57 feet; thence N12°47'40"E 30.66 feet; thence S89°09'24"E 199.63 feet; S34°00'01"W 35.83 feet; thence S89°09'24"E 47.92 feet; thence S55°59'59"E 43.42 feet to the point of beginning.

Contains: 2.52 acres+/-

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER — AUTHORIZED SIGNATURE(S)

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF ___________

ON THE ____ DAY OF ____________________ A.D. 20____ PERSONALLY APPEARED BEFORE ME , THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF ____________________, IN SAID STATE OF UTAH, ____________________, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE ____________________ OF ____________________ L.L.C., A UTAH L.L.C. AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES:_______________

A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN ___________ COUNTY

MY COMMISSION No.____________________

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS ______ DAY OF ________________, 20___.

APPROVED BY MAYOR

APPROVED BY CITY ATTORNEY

APPROVED BY CITY ENGINEER (SEE SEAL BELOW)

ATTEST BY CITY RECORDER (SEE SEAL BELOW)

PARKWAY CROSSROADS

AMENDMENT PLAT

SUBDIVISION

(AMENDING AND EXTENDING LOTS 3, 4 & 5 OF PLAT "A" PARKWAY CROSSROADS)
LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

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LEGEND

- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
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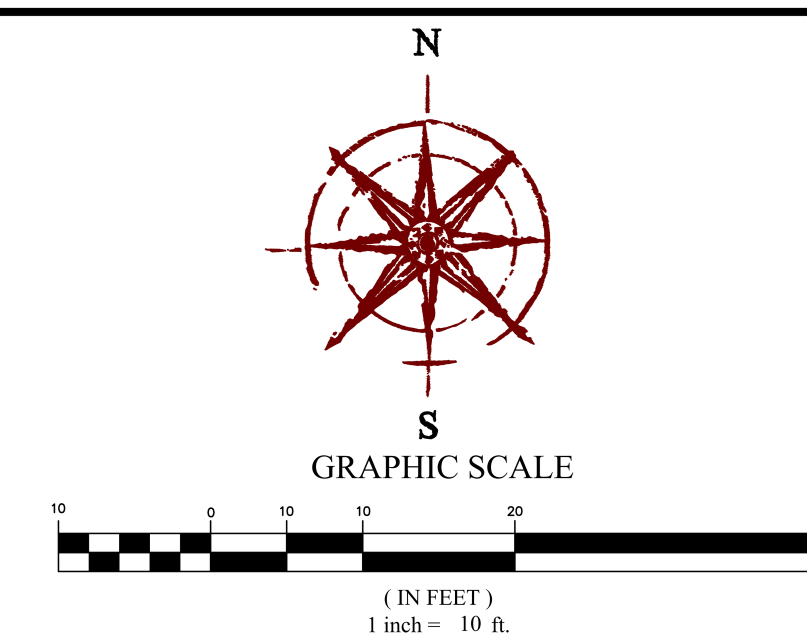
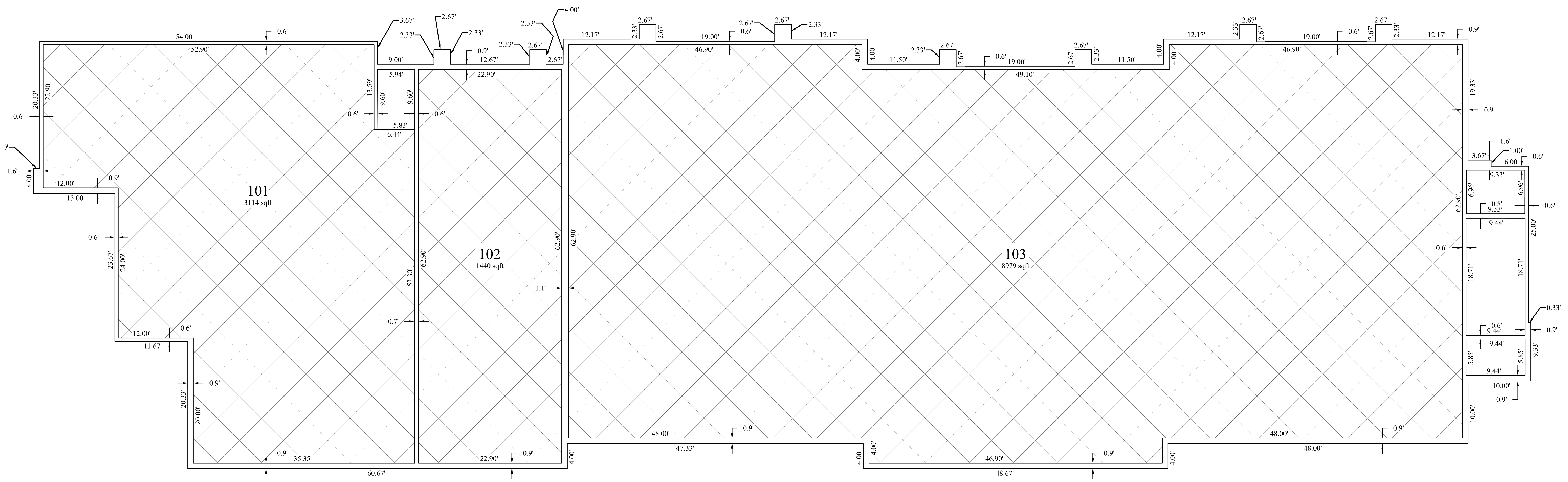
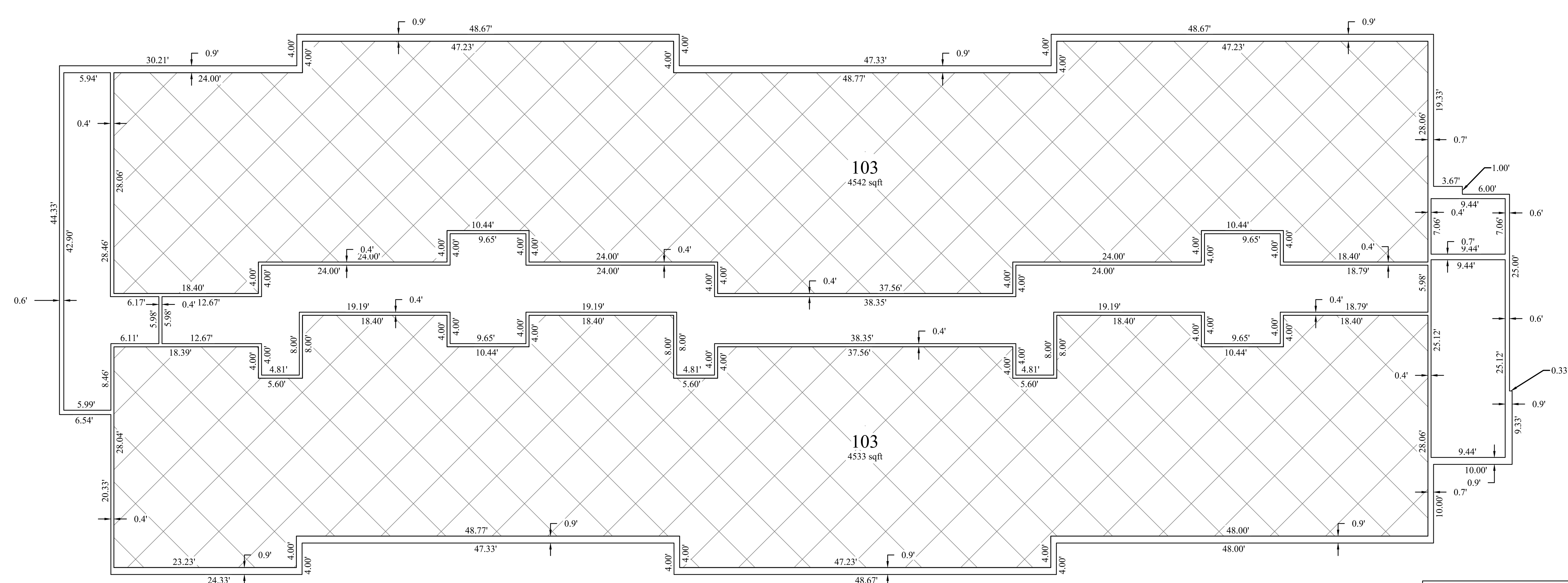
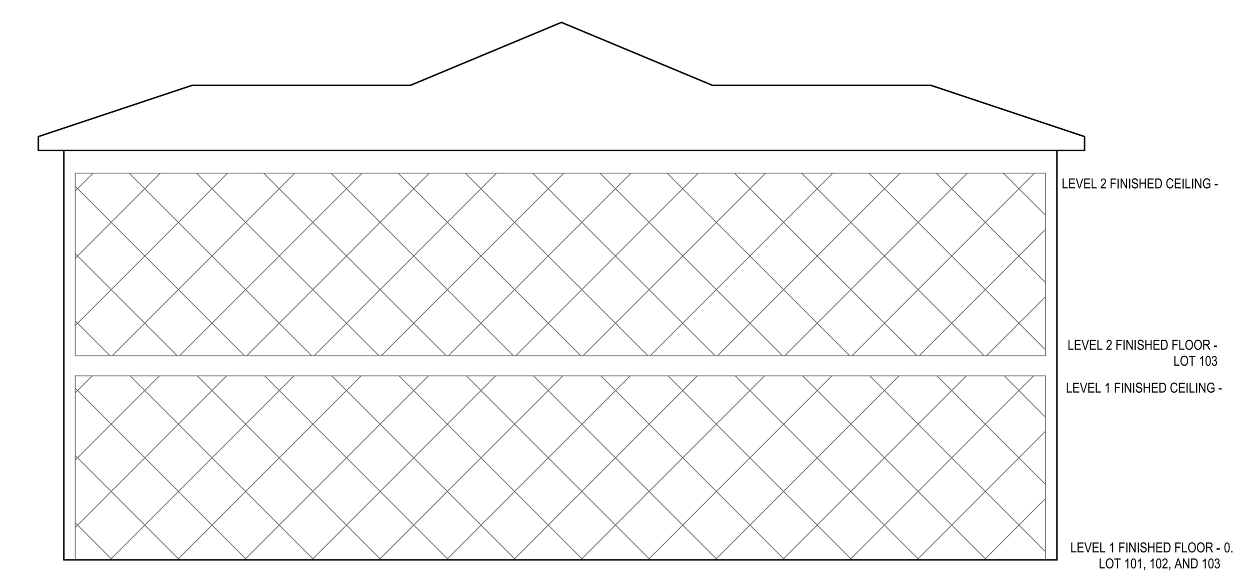




FLOOR 1



FLOOR 2



NOT TO SCALE
ELEVATION VIEW

PARKWAY CROSSROADS

AMENDMENT PLAT

SUBDIVISION

LOCATED IN THE ____1/4 OF SECTION ____, T__(N/S), R__(E/W),
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

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ENGINEERING AND SURVEYING, LLC
6949 SOUTH HIGH TECH DRIVE SUITE 200
MIDVALE, UT 84047 PH: (801) 352-0075
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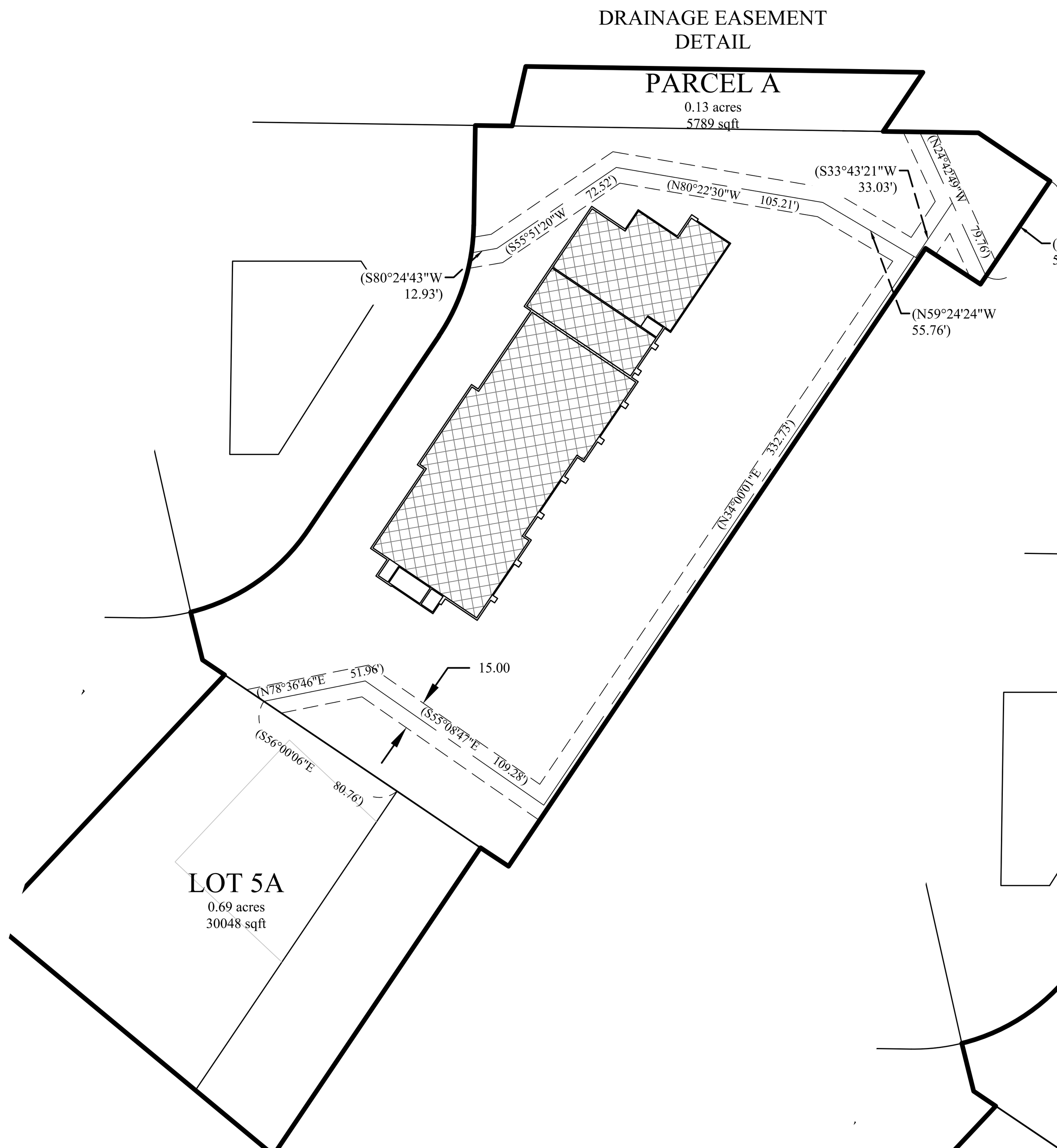
NOTES

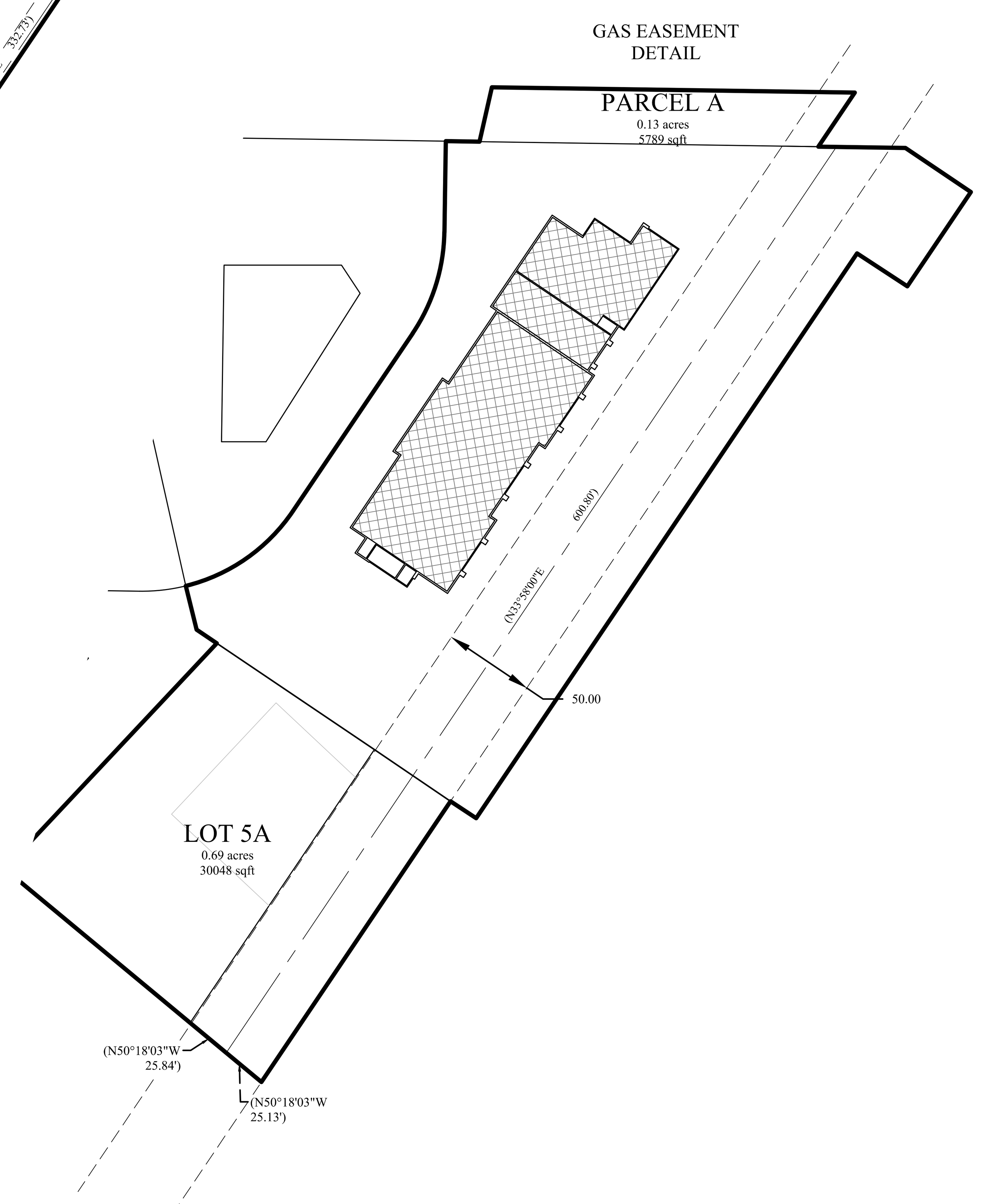
1. PARCEL A IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY

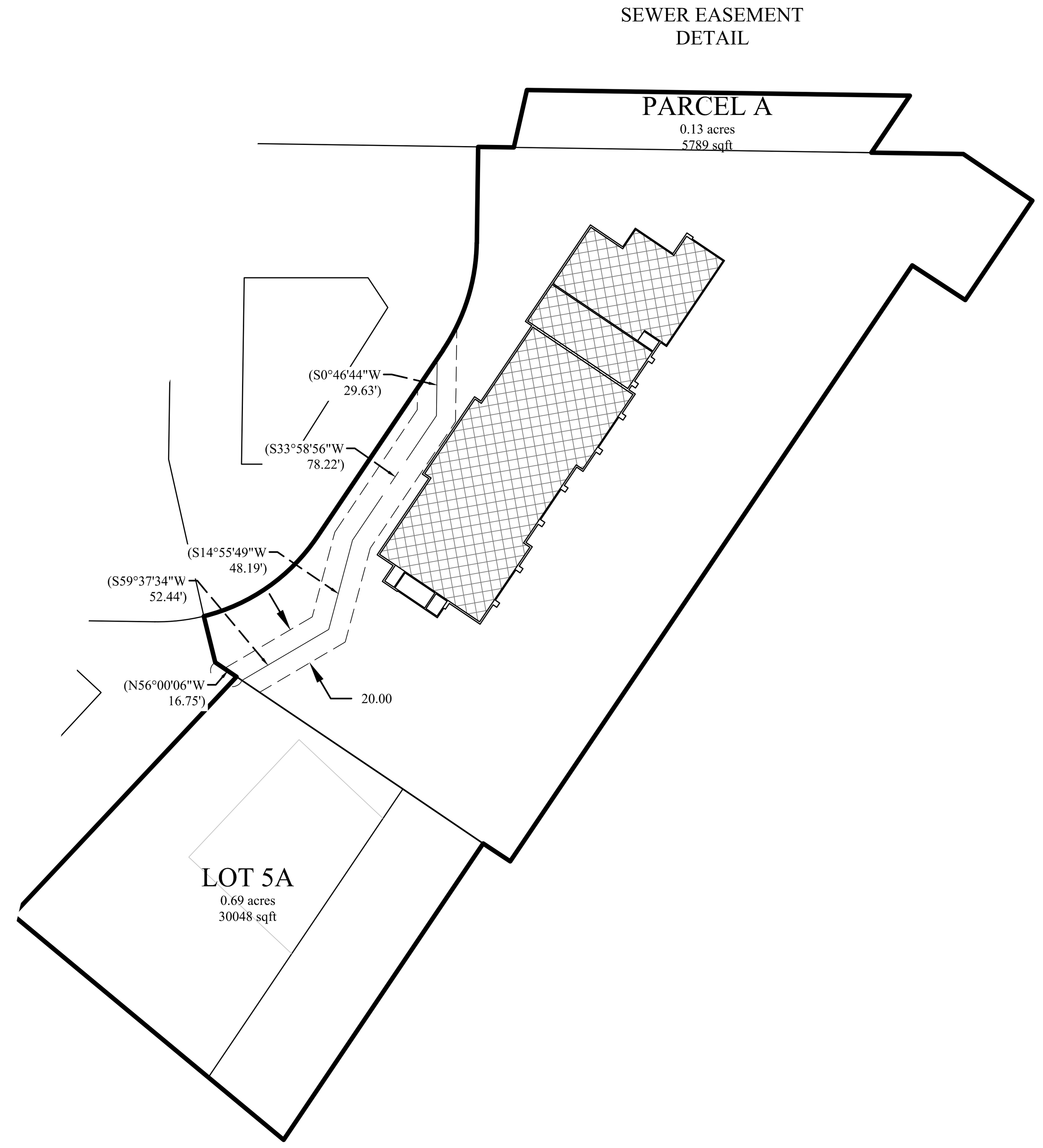
GRAPHIC SCALE

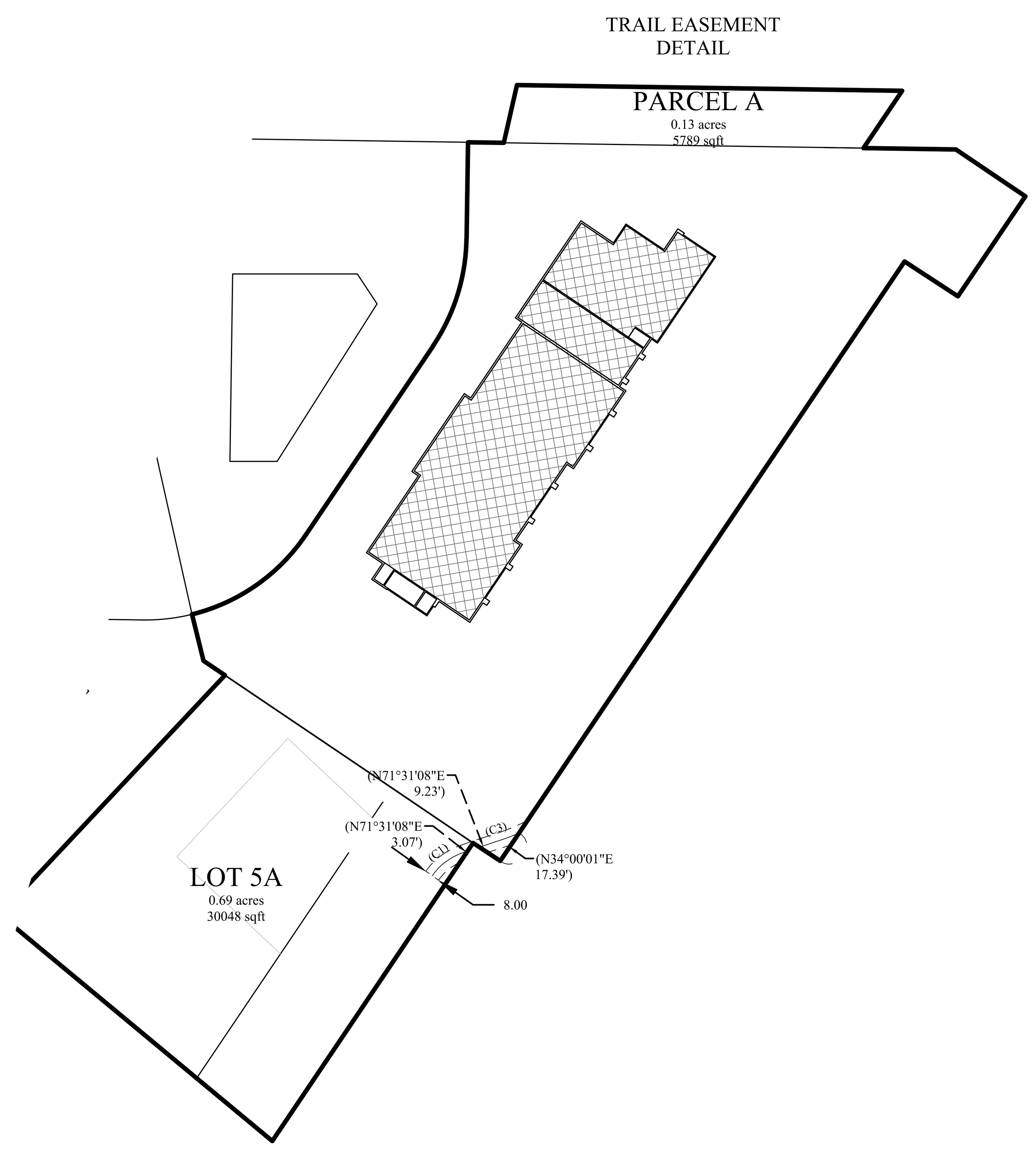
40 0 30 60 120 240

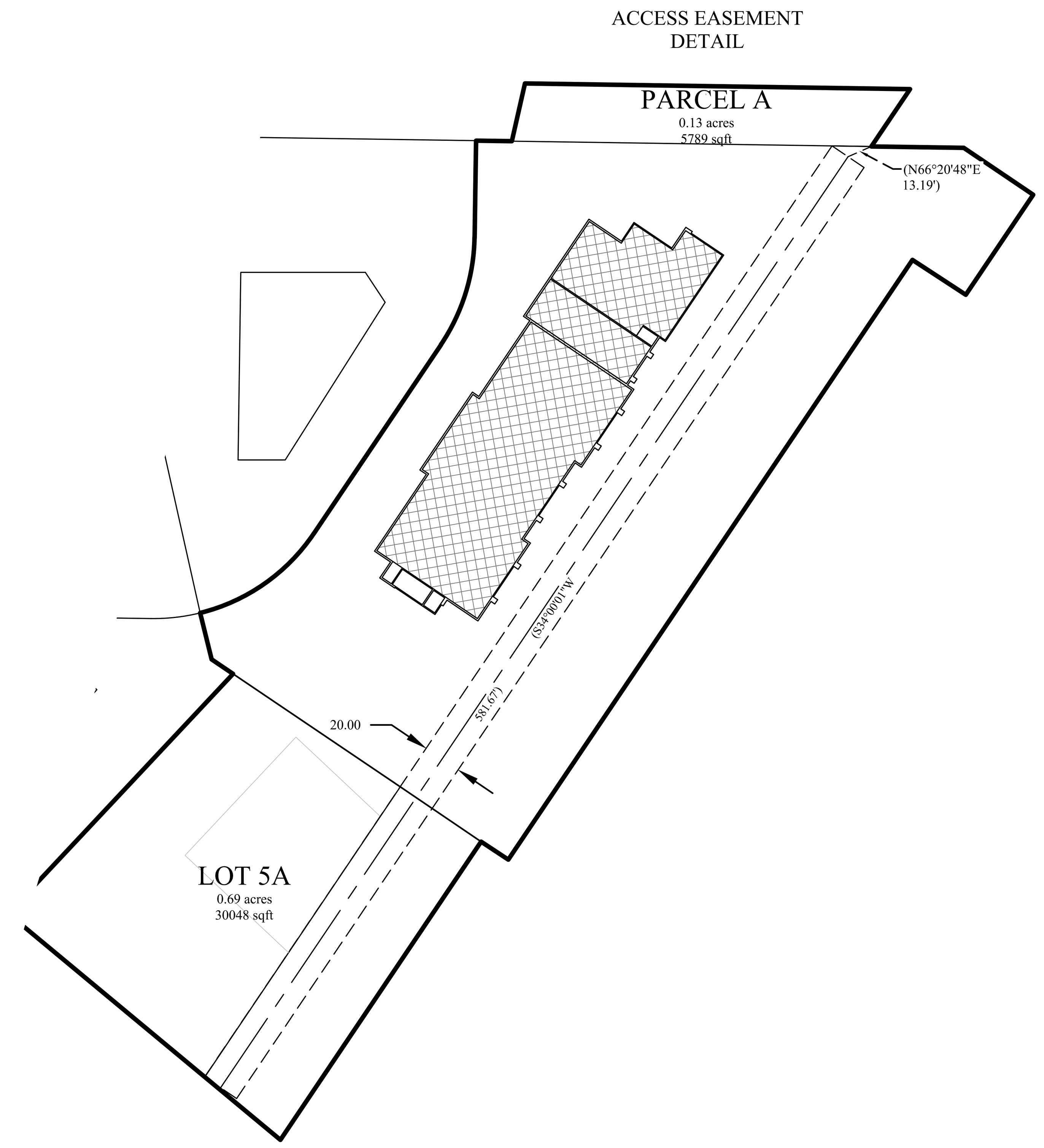
(IN FEET)
1 inch = 60 ft.











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PARKWAY CROSSROADS
AMENDMENT PLAT

SUBDIVISION
LOCATED IN THE NW 1/4 OF SECTION 29, T5S, R1W,
SALT LAKE BASE & MERIDIAN
EAGLE MOUNTAIN CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL	NOTARY PUBLIC SEAL	CITY-COUNTY ENGINEER SEAL	COUNTY RECORDER SEAL

Z:_2018\18-497 Parkway Crossroads\design 18-497\dwg\sheets\C2.2 - FINAL PLAT.dwg

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

April 21, 2020, 6:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. WORK SESSION – ELECTRONIC MEETING VIA LIFESIZE

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief, Brad Hickman, Parks and Recreation Director; Jeff Weber, Fleet and Facilities Operations Director; and Jessa Porter, Planner.

Mayor Westmoreland called the work session to order at 6:05 p.m.

City Recorder Fionnuala Kofoed explained the procedural adjustments due to the electronic meeting and the proposed interim adjustments to practices relating to Council Work Sessions and Policy Meetings.

Public meetings will be held electronically in accordance with Executive Order 2020-1 Suspending the Enforcement of Provisions of Utah Code 52-4-202 and 52-4-207 due to Infectious Disease COVID-19 Novel Coronavirus issued by Governor Herbert on March 18, 2020.

1. CITY ADMINISTRATOR INFORMATION ITEMS

Councilmember Gray asked if, due to Governor Herbert's announcement on April 17, 2020 to hopefully begin relaxing economic and gathering restrictions as early as May 1, 2020, the May 5, 2020 City Council meeting would be conducted remotely or in person.

City Administrator Ifo Pili said staff is considering the new directives and evaluating transitioning options.

Ms. Kofoed stated the projections and State directives may change over the next few weeks and explained current recommendations still include social distancing standards during group gatherings which would impact the feasibility of holding an in-person City Council meeting.

Discussion ensued regarding State projections, State directives, and transitioning.

1.A. PRESENTATION – Eagle Mountain City Tentative Budget for FY 2020-2021

Assistant City Administrator/Finance Director Paul Jerome presented the tentative budget for Fiscal Year 2020-2021 and revenue projection adjustments due to the economic impact of the COVID-19 pandemic.

2. AGENDA REVIEW

11. PRELIMINARY PLATS & SITE PLANS

11.A. McDonald's – Site Plan

Councilmember Curtis believed that the northeast corner or the project did not allow adequate space for the drive-through queue and would cause traffic obstructions on Porters Crossing Parkway.

Councilmember Love explained the northwest access would direct the drive-through queue to wrap through the parking lot around the building. She suggested making the eastern access point exit only. Councilmembers Curtis and Clark concurred.

Councilmember Curtis expressed concerns about the placement of the “M” logos on the rear elevation renderings.

Applicant representative Darrin Perkes said the northeast access could be designated as an exit only through stripping and signage; however, the driveway width could not be reduced as that would prohibit delivery trucks’ use of the access. He explained that McDonald’s corporate branding determines the elevations, and the renderings depict a new prototype building design that had been modified to include the stonework element requirement per the Planning Commission recommendations. He explained the “M” logos on the rear elevations are on different planes with a depth variance of approximately six feet.

Ms. Kofoed clarified the item could remain on and be approved with the consent agenda if the desired conditions were included in the consent agenda motion.

3. ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed session was held. The meeting was adjourned at 7:05 p.m.

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

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

CITY STAFF PRESENT ELECTRONICALLY: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Fionnuala Kofoed, City Recorder; Jeremy Cook, City Attorney; Elizabeth Fewkes, Recording Secretary; Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Chris Trusty, City Engineer; Aaron Sanborn, Economic Development Director; Mack Straw, Public Utilities Manager; Zac Hilton, Streets and Storm Drain Manager; Ross Fowlks, Fire Chief, Brad Hickman, Parks and Recreation Director; Jeff Weber, Fleet and Facilities Operations Director; and Jessa Porter, Planner.

4. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:15 p.m.

5. PLEDGE OF ALLEGIANCE

City Recorder Fionnuala Kofoed led the Pledge of Allegiance.

6. INFORMATION ITEMS/UPCOMING EVENTS

None.

7. PUBLIC COMMENTS

Due to social distancing standards public comment during meetings is temporarily suspended. Public comments submitted prior to the meeting are attached.

8. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Clark

Councilmember Clark stated a Be Ready Eagle Mountain class will be held on Thursday at 7:00 p.m. via Facebook Live and will include question and answer capabilities. Fleet and Facilities Operations Director Jeff Weber and she will discuss preparedness with a focus on 96-hour kits. She is working with the Communications and Events staff and the Assistant Principal from Cedar Valley High School on a project to recognize graduating seniors and expressed appreciation for the efforts and ingenuity of the Communications and Events staff during this difficult time.

Councilmember Gray

Councilmember Gray stated Pony Express Days has been officially cancelled, and he has been working with staff to reschedule as many Pony Express Events functions as possible.

Councilmember Burnham

Councilmember Burnham recognized that many residents are concerned with recent State directives regarding COVID-19. In order to address resident concerns, she clarified the City is not policing nor requiring people to stay home. The City is requesting and recommending that people stay home/stay safe in accordance with the Governor's directive. She expressed appreciation for the efforts of the public to implement social distancing and to assist others.

Councilmember Love

Councilmember Love expressed appreciation for resident efforts and participating in outings together while maintaining social distancing.

Councilmember Curtis

Councilmember Curtis expressed appreciation for citizen efforts. He recognized resident fears and concerns regarding government overreach but assured the residents Mayor Westmoreland is not trying to usurp power. He said the City Council is aware of and is involved with the local state of emergency actions.

Mayor Westmoreland
Mayor Westmoreland said City concerns for residents are threefold: resident health, the economy, and resident emotional health. He encouraged people to take advantage of the improving weather and City infrastructure to maintain mental and physical health while adhering to safety recommendations. He said the City will continue to make efforts to improve the economy and hope for quick restoration to normalcy.

CONSENT AGENDA

9. CHANGE ORDERS

   9.A. Aqua Engineering Change Order #2 – Waste Water Treatment Expansion Design

10. MINUTES

    10.A. April 7, 2020 - Regular City Council Meeting

11. PRELIMINARY PLATS & SITE PLANS

    11.A. McDonald's – Site Plan

    11.B. Available Storage – Amended Site Plan

12. RESOLUTIONS

    12.A. Resolution of Eagle Mountain City, Utah, Adopting a Second Amendment to the Interlocal Agreement for Joint and Cooperative Action of Central Utah 911

    12.B. Resolution of Eagle Mountain City, Utah, Authorizing the Extension of the Mayor's March 16, 2020 Proclamation Declaring a Local State of Emergency for Eagle Mountain City

MOTION: ***Councilmember Curtis moved to approve the consent agenda, removing items 11.B. and 12.B. and placing them as scheduled items for further discussion, and approving item 11.A. McDonald's site plan with the additional condition that the applicant shall indicate the northeast access as exit only through stripping and the installation of exit signage. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

11.B. Available Storage – Amended Site Plan

Planning Manager Mike Hadley presented the item. The site plan for Available Storage was approved by the City Council on October 15, 2019. The applicant is requesting that the office/apartment be allowed to be built with Phase 2. The applicant's proposal is to install underground utilities and construct footings and the concrete slab in Phase 1 for the office building. All landscaping surrounding the office and improvements along Pony Express Parkway will be completed in Phase 1, with the actual building to be built in Phase 2.

Councilmember Curtis stated that during the site plan approval, the applicant representative indicated Phase 2 would likely be completed three years after the completion of Phase 1. He expressed concern in allowing a three-year delay for the construction of the building.

Councilmember Love asked if Phase 1 included the installation of storage unit buildings A and B along Pony Express Parkway to provide screening of the property; if Phase 2 included the installation of storage unit buildings J and C; and if truck rentals were included in Phase 1. She expressed concern that without the office building and onsite staff, returned rental trucks would not be moved to a screened location as Municipal Code requires.

Councilmember Gray said the office building should be required in Phase 1, as other developers are required to install amenities before generating revenue.

Councilmember Curtis stated he would not have approved the site plan without an office building. Councilmember Clark concurred with concerns regarding a three-year delay before the construction of the office building and expressed concern regarding proper business management without the office building.

Councilmember Burnham expressed concerns with how the business would be managed and asked for clarification from the applicant.

Applicant Dustin Aldridge, owner of Available Storage, confirmed the three-year timeframe for the construction of Phase 2 and stated it may be completed sooner. He explained that storage facility rentals and access would be automated and conducted remotely. He stated the bank lender for the project recommended expediting revenue-generating sources and delaying expenses on the project. After reevaluating the project, the applicants determined the business demands and revenue would not merit an onsite manager until Phase 2 of the project.

Mr. Aldridge stated employees will be onsite daily and available to relocate returned rental trucks.

Ms. Kofoed explained Municipal Code does not require onsite business management.

Applicant representative Ken Menlove with Menlove Construction said he has built several kiosk-operated storage facilities throughout Utah and explained the automated features offered for the management of storage units and rental trucks. He informed the Council that has constructed approximately thirty fully automated systems in Utah without onsite office facilities.

Councilmember Clark inquired if Mr. Menlove had anticipated offsite, remote management when he had previously presented his application to the Planning Commission and City Council.

Mr. Menlove explained Mr. Aldridge had intended and desired to construct the building in Phase 1 of the project. He reiterated the bank lender recommended moving the office building construction to Phase 2 of the project, as it does not generate revenue.

Councilmember Gray expressed his opinion that the site requires an office building to properly manage the rental and return of moving trucks.

Councilmember Love referenced Municipal Code 17.40.090(F) Moving and Storage Facilities that states a maximum of three moving vehicles are allowed outside of a six-foot privacy wall or fence. She stated whereas the storage units were permitted in lieu of a fence for property screening purposes, the office building site would leave a gap in the exterior perimeter and expressed concern with the rental trucks being moved in a timely matter, as well as aesthetic and safety concerns regarding the office building site.

Mr. Menlove confirmed delayed construction would leave a gap in the exterior perimeter storage unit buildings and a concrete slab would be installed at the office building site. He said Phase 1 included a black, wrought iron fence, an automatic lift gate, the parking lot, sidewalks, and landscaping installation. He said most of the rental trucks will be returned to and parked in the back of the property, where proper screening exists. He explained the kiosk can distribute keys for moving truck rentals, locks, and gate codes for the storage units.

Mr. Aldridge stated his wife will manage the facility; they would be monitoring the site daily.

Mayor Westmoreland expressed hesitation in discouraging businesses due to Council concerns regarding automation.

Mr. Hadley stated the property is zoned as Industrial and is surrounded by agricultural land.

Community Development Director Steve Mumford explained the Sweetwater Industrial Overlay Zone was created with the intention to allow reduced architecture and site improvement standards for projects within the Industrial Zone.

Councilmember Love suggested approving the amended site plan if the applicant installed fencing along the future office building site.

Discussion ensued regarding fencing requirements and other concerns with the amended site plan and potential conditions.

MOTION: ***Councilmember Burnham moved to approve the Available Storage amended site plan with the following condition: the applicant shall install a six-foot decorative, block wall along the office building site, and no other buildings shall be constructed after Phase 1 until the office building is constructed.***

Councilmember Love seconded the motion. Those voting aye: Donna Burnham and Carolyn Love. Those voting nay: Colby Curtis, Melissa Clark, and Jared Gray. The motion failed with a vote of 2:3.

12.B. Resolution of Eagle Mountain City, Utah, Authorizing the Extension of the Mayor's March 16, 2020 Proclamation Declaring a Local State of Emergency for Eagle Mountain City

City Administrator Ifo Pili presented the item and stated Mayor Tom Westmoreland declared a local state of emergency on March 16, 2020, due to the infectious disease COVID-19. State statue prohibits a local emergency continuing or renewing for a period in excess of 30 days, except by or with the consent of the governing body of the municipality. With the City Council's approval, the proposed resolution will extend the local state of emergency until June 30, 2020.

Mr. Pili acknowledged resident concerns regarding the item and stated he had considered removing the item from the agenda but determined an open discussion would be the best way to address concerns and qualm accusations. He explained the process and purpose of the City declaring a local state of emergency including qualifying for State or Federal government assistance, that State and Federal declarations supersede local directives, and the formalities involved in extending the declaration.

To explain the powers granted to the mayor through the declaration, Mr. Pili read from Utah Code Title 53-2a-205:

> "(2) When a state of emergency or local emergency is declared, the authority of the chief executive officer includes: (a) utilizing all available resources of the political subdivision as reasonably necessary to manage a state of emergency or local emergency; (b) employing measures and giving direction to local officers and agencies which are reasonable and necessary for the purpose of securing compliance with the provisions of this part and with orders, rules, and regulations made under this part; (c) if necessary for the preservation of life, issuing an order for the evacuation of all or part of the population from any stricken or threatened area within the political subdivision; (d) recommending routes, modes of transportation, and destinations in relation to an evacuation; (e) suspending or limiting the sale, dispensing, or transportation of alcoholic beverages, explosives, and combustibles in relation to an evacuation, except that the chief executive officer may not restrict the lawful bearing of arms; (f) controlling ingress and egress to and from a disaster area, controlling the movement of persons within a disaster area, and ordering the occupancy or evacuation of premises in a disaster area; (g) clearing or removing debris or wreckage that may threaten public health, public safety, or private property from publicly or privately owned land or waters, except that where there is no immediate threat to public health or safety, the chief executive officer shall not exercise this authority in relation to privately owned land or waters unless: (i) the owner authorizes the employees of designated local agencies to enter upon the private land or waters to perform any tasks necessary for the removal or clearance; and (ii) the owner provides an unconditional authorization for removal of the debris or wreckage and agrees to indemnify the local and state government against any claim arising from the removal; and (h) invoking the provisions of any mutual aid agreement entered into by the political subdivision."

Councilmember Curtis thanked Mr. Pili for his explanation. He cited Utah Code Title 53-2a-208(2)(c) "activates the response and recovery aspects of any and all applicable local disaster emergency plans," and asked for clarification regarding powers granted in relation to the local disaster emergency plan. Mr. Pili explained that section defines an emergency, not powers granted.

City Attorney Jeremy Cook suggested including a condition of approval to address Council and citizen concerns. Mr. Pili expressed concern that removing the activation of the City emergency plan would nullify declaring a local state of emergency; he stated the Council should not approve the resolution if they have concerns. He explained the main intent of extending the declaration is to qualify for funding assistance, which the City would most likely still qualify for without the declaration.

Discussion ensued regarding the legalities, limitations, and concerns regarding granting emergency powers in accordance with the City's emergency plan, Utah Code interpretation, citizen concerns, and qualifications for receiving government relief funds.

Mayor Westmoreland clarified that he had not requested the extension, and the City Council determines if an extension is merited. He explained he had determined in March that it was prudent to declare a local state of emergency. He stated a desire to proceed cautiously amidst uncertainty and expressed appreciation for staff efforts to maintain City function and legal propriety during an unprecedented pandemic.

Ms. Kofoed stated the Recorder's Office, the Mayor, and Councilmembers received resident communications regarding the resolution requesting inclusion on the record; these emails are attached. She explained, due to the evolving nature and uncertainty of the pandemic, the inclusions in the proclamation were intended to cover all potential City emergency requirements, and she had selected June 30, 2020 with the intent to prevent the possibility of a second extension resolution next month. She stated if the City Council approved the resolution, it could later be revoked via a motion in a regular, special, or emergency session.

Councilmember Love suggested the addition of a condition allowing for the City Council to revoke the resolution at any time.

Councilmember Curtis stated the declaration was unnecessary, because the City Council would have adequate time to participate in a regular, special, or emergency session to address any City needs that arise.

Discussion ensued debating the merits and potential consequences of an extension or revocation of the local state of emergency declaration.

Councilmember Love suggested an alteration to item two, "the City Council authorizes the continued use of emergency powers in Eagle Mountain City to respond to the COVID-19 pandemic," to include the City Council and the mayor in the continued use of emergency powers. Mr. Cook explained the Councilmember are prohibited from jointly discussing City policies outside of a public forum and an alteration including the City Council in the continued use of emergency powers could result in logistical difficulties or legal ramifications.

Councilmember Clark suggested removing item four, "all ordinances, resolutions and policies in conflict herewith are hereby repealed," to address concerns of activating Eagle Mountain's emergency plan and the resulting emergency power granted to Mayor Westmoreland. Discussion ensued regarding the suggestion to require emergency Council meetings to address pandemic concerns.

MOTION: ***Councilmember Love moved to approve a resolution of Eagle Mountain City, Utah, authorizing the extension of Mayor Westmoreland's March 16, 2020 proclamation declaring a local State of Emergency for Eagle Mountain City through May 19, 2020, removing item four, "All ordinances, resolutions, and policies in conflict herewith are hereby repealed." Councilmember Burnham seconded the motion. Those voting aye: Donna Burnham, Melissa Clark, Jared Gray, and Carolyn Love. Those voting nay: Colby Curtis. The motion carried with a vote of 4:1.***

13. ORDINANCES – PUBLIC HEARINGS

13.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Section 15.80.050 Retaining Walls in PUEs

Mr. Mumford presented the item and stated the amendment to Chapter 15.80.050 adds that retaining walls shall not be allowed in public utility easements (PUEs) unless the City Engineer determines the retaining wall will not unreasonably interfere with the PUEs and approves the retaining wall in writing, due to the difficulty for property owners to lose five feet of property in order to place a retaining wall outside of a PUE. The City does not often use PUEs for more than the occasional drainage system. The City Attorney recommended staff amend the Code to allow the City Engineer the ability to approve retaining walls within PUEs when it is determined that it will not unreasonably interfere with the easement.

Mr. Mumford explained the amendment was not the result of an application but was drafted to resolve issues on existing properties with inadvertent Code violations.

Councilmember Curtis expressed concern that the amendment would create an opening for developer abuse. He stated developers will install retaining walls on easements in order to build small lots.

Mr. Mumford explained the purpose of the amendment is to allow residents with small lots to retain property in areas where a utility easement will not be utilized by the City.

Councilmember Love suggested the inclusion of a condition stipulating that the City Engineer will only approve exemptions in cases where an undue burden is placed upon the homeowner in order to prevent developer exploitation.

Discussion ensued regarding exploitation concerns.

Mr. Cook explained the exemptions could not be used to obtain more property, as retaining walls may only be installed on the owners' or developers' land. He stated that the City rarely has need for a utility easement across the rear border of properties, and that he did not perceive any situation that would enable policy manipulation or abuse.

Mr. Mumford explained existing policies concerning drainage swells or fencing that address developer PUE abuse concerns. City Engineer Chris Trusty explained the PUEs are used for drainage more frequently than for utilities.

Councilmember Gray expressed concern that the amended language would place undue burden on Mr. Trusty. Mr. Trusty stated the location of existing or future utilities or drainage requirements would determine the approval or denial of the exemption, allowing him to remain objective.

Mayor Westmoreland opened the public hearing 10:02 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Burnham moved to approve an ordinance of the Eagle Mountain Municipal Code amending Section 15.80.050 Retaining Walls in PUEs. Councilmember Gray seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

13.B. An Ordinance of Eagle Mountain City, Utah, Rezoning Carson Crossing West/LCS from Town Core Residential (a former zoning district) to Community Commercial

Mr. Hadley presented the proposed Carson Crossing project, which is located on 6.38 acres on the southwest corner of Pony Express Parkway and Porters Crossing Parkway. The applicant is proposing to rezone the property from Town Core Residential (a former zoning district) to Community Commercial. This item was tabled at the September 4, 2018 City Council meeting to allow time for negotiations on land located in the Pony Express Parkway right-of-way.

Councilmember Gray expressed concern that the rezone application had not returned to the Planning Commission for an approval recommendation due to the excessive duration from the initial application. Mr. Cook explained the application was not required to return to the Planning Commission.

Applicant representative Dan Ford said he presented Mr. Mumford's suggestion to rezone to the Commercial Community zone instead of the Commercial zone to the owner, of which the owner approved.

Mayor Westmoreland opened the public hearing 10:15 p.m. No comments were submitted to the City Recorder's Office and no public was in attendance to make comment. As there were no comments, Mayor Westmoreland closed the hearing.

MOTION: ***Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, rezoning Carson Crossing West/LCS from Town Core Residential to Community Commercial. Councilmember Clark seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

14. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis
Councilmember Curtis expressed appreciation to the Mayor and fellow Councilmembers. He stated the need for feedback on the small business needs assessment survey in order to determine ways for the City and residents to provide patronage and assistance due to the economic impact of the pandemic.

Councilmember Clark
Councilmember Clark also expressed gratitude to the Mayor and fellow Councilmembers.

Councilmember Love
Councilmember Love stated her appreciation for the Council's robust and thorough discussions.

Councilmember Gray
Councilmember Gray also conveyed his appreciation to the elected officials.

Mayor Westmoreland
Mayor Westmoreland encouraged residents to complete the open spaces and small business needs assessment surveys.

15. CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Clark
Councilmember Clark reported the Cemetery Advisory Board is working on alternate Memorial Day observations.

Councilmember Love
Councilmember Love reported the Planning Commission is holding virtual meetings.

Councilmember Gray
Councilmember Gray reported the Parks and Recreation Advisory Board will be sending out an open spaces survey with the intent to develop a comprehensive parks and recreation plan unique to Eagle Mountain City that incorporates the trail system and encouraged residents to complete the survey. He recognized the difficulty for the seniors as they are unable to meet socially due to the pandemic.

Councilmember Burnham
Burnham verified the Military and Veterans Advisory Board will not be meeting this week.

16. COMMUNICATION ITEMS

16.A. Financial Report

17. ADJOURNMENT

MOTION: ***Councilmember Gray moved to adjourn the meeting at 10:27 p.m. Councilmember Curtis seconded the motion. Those voting aye: Donna Burnham, Colby Curtis, Melissa Clark, Jared Gray, and Carolyn Love. The motion passed with a unanimous vote.***

The meeting was adjourned at 10:27 p.m.

Approved by the City Council on May 5, 2020.

____

Fionnuala B. Kofoed, MMC
City Recorder

Resident Communication

From: Jeff Ruth
Sent: Thursday, April 16, 2020 7:44 PM
To: council@emcity.org
Subject: covid 19

Mike Kieffer put something up about the city council and mayor using emergency powers to continue this shut down. Please dont its time to get back to common sense. We know the new rules, wash your hands wear a mask, stay 6 feet away. It is time to move forward, yes there are risk but we cant continue like this. America cant continue like this, let EM lead the way forward. The Media seems to have hypted this so much and have so many scared I will likely be in the minority. As you can guess I am in that at risk group and my wife is REALLY in that at risk group. It is a risk, our daughter works at Smiths and we have our granddaughters in the house most days, its a risk. We take the risk and go to eat from someplace at least once a week, its a risk Teri's sister and her husband wont do they are more scared than us. I and/or Teri go shopping its a risk. we take the risk seriously try to take the precautions we can. Its time we say enough and everyone needs to take the precautions they can, but they can and we can move the city, the state and the country forward. Take what the President put out today and say we cant continue to live in fear and we can move forward living with precautions, common sense safety measures.There is one citizen that will likely email you, I see often on the some of the citizen pages and all he does is spread fear and doesnt want anyone moving beyond a full lockdown and I believe he would welcome martial law. I am sure there will be others but we must get past the fear, we must stop living in fear, we have to go to take steps to be free again with the precautions we have learned.

Jeff Ruth

From: Bryan Free
Sent: Thursday, April 16, 2020 10:41 PM
To: Mayor@Emcity.org; dburnham@Emcity.org; MClark@Emcity.org; CCurtis@Emcity.org; jgray@emcity.org; clove@emcity.org
Subject: EM City State of Emergency COVID-19

I saw the Mayor made a declaration for a state of emergency in Eagle Mountain regarding COVID-19 to go through June 30th. What does this mean exactly. I believe everyone should be smart and social distance. I also feel as it makes sense we should work to begin reopening or economy and start the process of getting things going again. Just want to make sure we are being smart on both fronts no economy has its own problems. From no jobs for people to mental health issues and more. Let me know. I believe you guys are trying to beat smart, let's make sure we don't over react and look at health issues and economic issues too.

Thanks,
Bryan Free

From: Dale Jakins
Sent: Sunday, April 19, 2020 1:19 PM
To: dburnham@Emcity.org; MClark@Emcity.org; CCurtis@Emcity.org; jgray@emcity.org; clove@emcity.org
Subject: Re: My Expectation of You in a Crisis

Dear City Council -

Question: Not one of you responded to this email. Thanks.

Secondly, is there really a motion to extend Stay Home Stay Safe through June 30 in Eagle Mountain? If so, why? Based on what? Are you aware of the small businesses suffering?

Dale Jakins

> On Thu, Apr 2, 2020 at 10:14 AM Dale Jakins wrote:
>
> Dear Eagle Mountain City Council.
>
> The Latin root of the word Pan (found in Panic, Pandemic, Pandemonium, etc.) means to spread. So much as a virus spreads (Pandemic) why is it that we panic, i.e. spread fear, anxiety and irrational thinking? I will do my best, if you do your best, to spread hope, spread cheer, spread optimism & spread American Exceptionalism.
>
> One of the things that I believe is irrational thinking is how we are all collectively crashing our economic prosperity. Surely there HAS to be a better way that we can fight a virus outbreak and preserve economic prosperity without committing community and national suicide.
>
> Here is some food for thought:
>
> - Follow the South Korean Model
> - Hydroxy-Choloroquine is a Game Changer
> - Total Cost of Shutdown and Lockdowns is estimated at $34 Trillion
>
> Please do your part as I am doing mine. I don't want to see everything I've worked so hard for all my life slip away.
>
> Sincerely,
>
> Dale Jakins
>
> Cc: HOA,
> Mayor,
> State Rep,
> State Senate Rep,
> Governor,

Congressional Rep,
State Senators,
Speaker of the House,
Senate Majority Leader,
President of the United States.

From: Tim Heise
Sent: Friday, April 17, 2020 3:31 PM
To: mayor@emcity.org; dburnham@Emcity.org; MClark@Emcity.org; CCurtis@Emcity.org; jgray@emcity.org; clove@emcity.org
Subject: No to an extension of the Emergency Order.

I am against 12.B.

Why June 31st? I am not in favor of an extension of this emergency order for anything past 15 May 2020.

Tim J.S. Heise, JD

From: Devin McClellan
Sent: Sunday, April 19, 2020 1:28 PM
To: council@emcity.org
Subject: Resolution

Can someone explain this resolution to me? What exactly is the emergency and why June 30th?

https://legistarweb-production.s3.amazonaws.com/uploads/attachment/pdf/573022/RES--Extension_of_Time_for_Local_State_of_Emergency.pdf

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City Council Members,

I am addressing you with much concern about the proposed declaration by our Mayor.

This looks like an attempt to gain more power and control without any checks and balances. It's taking advantage of the fear and uncertainty that many residents are feeling right now. I see no need to bypass our current way of governing our city. What relief can this give our citizens that the federal and state government is not already doing?

I also don't understand why the discontinuation of public comment was made. If we're still running the city, citizens are still entitled to be heard. Council and Mayor don't respond to public comment generally at the time so having public comment read in to the meeting shouldn't be a problem.

I am hopeful that me writing this is not even necessary, as you council members already see this is totally unwarranted.

I cc'd this to Finn and ask it be read in to the record.

Sincerely,
Jody Hooley

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** MAY 5, 2020		
TITLE:	ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Parks and Recreation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:

Staff recommends that the City Council consider the options for revised Parks and Recreation Impact Fees and adopts a new fee.

BACKGROUND:

State law requires that impact fee are only assessed for projects intended to be built within 6 years. Because of that and the high growth rate of the City, Impact Fee Facilities Plans are updated every 2-3 years to try to stay ahead of growth. When updating the IFFP, the city considers the existing level of service for that particular type of facility. It is important with impact fee laws that the City does not charge new development disproportionately to existing residents.

Attachments:

ORD--2020 Parks and Recreation Impact Fee Enactment (00487637xB00C1)
Parks and Recreation Impact Fee Facilities Plan 2020
Parks and Recreation Impact Fee Analysis 2020

ORDINANCE NO. O___-2020

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A PARKS AND RECREATION IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose parks and recreation impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq*. (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has caused to be prepared an Impact Fee Facility Plan, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared a *Parks and Recreation Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit B, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

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

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for parks and recreation facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Parks and Recreation Impact Fee in the maximum amounts set forth in Table 7.3, Scenario 1 of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting*. At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures*. The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure*. Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time*. The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact

review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing*. An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision*. After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, this ________ day of __________________________, 2020.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of May, 2020.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

____

Fionnuala B. Kofoed, MMC
City Recorder

Posted to City bulletin boards on ______________by_________________ .

PARKS and RECREATION

Impact Fee Facilities Plan

January 2020

EAGLE
MOUNTAIN

HORROCKS
ENGINEERS

Impact Fee Facilities Plan Certification Page

I certify 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;

    d. existing deficiencies documented as such and not meant for inclusion in impact analysis.

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

____

Drew W. Geiger, P.E.

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Introduction
Eagle Mountain City is a growing city. As a result, it will need to construct more recreational facilities to accommodate future growth. This plan will outline the City's recreation infrastructure needs to accommodate future growth and prepare an Impact Fee Facilities Plan in accordance with Title 11, Chapter 36a of the Utah Code. It should be updated regularly

Demographics
Demographics form the basis of the projections in this study. Demographic data and projections were obtained from the City. Eagle Mountain City is a city of approximately 39,127 residents. It is expected to grow to approximately 193,143 in the future.

Existing Facilities
Current population estimates were used to determine the Level of Service (LOS). Eagle Mountain City currently provides $457,696 of recreational facilities per 1,000 residents. These facilities cover 489.78 acres of which 155.39 is active recreational space. The City documents 50 facilities that it currently owns, valued at $17,908,268. Some of these facilities were financed with SID bonds and be developers that require reimbursement.

Future Facilities
As Eagle Mountain approaches build-out, it will need to have constructed $88,453,506 of additional recreational facilities to maintain its current level of service. The City has already master planned some of those facilities in the Wride Memorial Park Master Plan. It has begun construction on another named Wren's Roost Park. Other trails and parks have been included conceptually in the Capital Facilities Plan.

Impact Fee Facilities Plan
The City has identified four parks that will need to be constructed in the next six years to maintain the current level of service for new development. The projects total approximately $14,617,152.

Eagle Mountain City is a growing community located on the west side of Utah County and lying between the Oquirrh and Lake Mountains. The nearest communities to the west are Cedar Fort and Fairfield. To the east lies Saratoga Springs. Currently, Eagle Mountain has approximately 39,127 residents. As growth continues in the region, Eagle Mountain is projected to grow to as many as 193,143 residents. However, future population growth will depend largely upon densities of new developments that are approved by the City.

In an effort to properly plan and prepare for increased growth, Eagle Mountain officials are seeking to update their Parks and Recreation impact fees so that they can provide the needed infrastructure improvements to accommodate new development. This plan analyzes the City's future growth patterns and its projected Parks and Recreation infrastructure needs. The existing master plan will be used to create an Impact Fee Facilities Plan (IFFP) based upon development driven infrastructure projects anticipated in the next six years, including a prioritized schedule for construction and cost estimates in planning-year dollars required for future projects.

Since the basis for this plan is demographic projections, it is recommended that it be updated every three to five years. Zoning maps should be updated, along with population projections and land use plans. Facilities plans should be updated to delete projects that have been completed or re-prioritized, add new projects that were not previously identified, and adjust the costs of any projects that may have changed in scope or nature.

Proportionate Share

This document attempts to assign only a proportionate share of costs for future improvements due to anticipated future development. In accordance with the Utah Impact Fees Act, Title 11, Chapter 36a, every effort has been made to include accurate values of parks and recreation infrastructure installed in the past. Likewise, the IFFP only includes projects that are attributable to future growth within the next six years. As such, a current Level of Service (LOS) has been defined for maintaining the existing standards.

The first step in updating an Impact Fee Facilities Plan (IFFP) is to identify and verify the City's current demographics and future population projections. Demographics for this IFFP were calculated using data taken from the 2014 Impact Fees Facilities Plan and the City building permits from 2014 to current. They have been approved for use in this update. Therefore, this section will outline and reference population estimates, growth trends, and projected population at key milestones from the City's approved demographic data.

2.1 Existing Conditions

Current Population

In the approved demographics, Eagle Mountain's 2019 population was projected to be 39,092. Upon review this number appears to be relatively close to the actual population and does not warrant a lengthy demographic study and update using census data and building permits. Therefore, for purposed of this study, 39,127 will be used as the current population of Eagle Mountain.

Average Residents per Household

Using previous demographics data, the current average household density has been estimated at 4.06 residents per household, which compares favorably to the 2010 Census numbers.

2.2 Build-out Population

Total build-out for a city is reached when all vacant land within city boundaries has been developed to the current zoning and land use plans. Build-out population has been estimated at approximately 193,143 for Eagle Mountain City as illustrated below in Table 2-1.

Table 2-1: Eagle Mountain Build-out Projection

Land Use Classification	Area (acre)	Total Units	Residents per Unit*	Residents
Civic Institutional	94	0	0.00	0
Commercial/Residential	1,530	4,465	4.06	18,127
Mixed Use Residential	16,000	39,500	3.48	137,460
Mixed Use Commercial	2,375	1050	3.48	3,654
Rural Residential	5,826	8350	4.06	33,901
Airport	1,890	0	0.00	0
Agricultural	2,475	0	0.00	0
Industrial	649	0	0.00	0
			Projected Build-Out Population	**193,148**

*Varying densities used are based on dwelling unit types, as discussed in Section 2.3

2.3 Current & Future Growth

Current Growth Trends

The City's future needs were recently forecasted using multiple sources including:

- Building Permits Issued
- 2010 Census Information
- Governor's Office Projections
- Regional Population Patterns
- Forecasted Build-out Population
- Current Developments Seeking Approval

This report uses the accepted densities previously assigned by City staff to evaluate future infrastructure needs. The number of residents per single family dwelling has been calculated to be 4.06 by Eagle Mountain City staff, while mixed use zones are considered as half single family dwellings and half multifamily dwellings. Thus, the mixed use zones have been considered as 3.48 residents per unit (average of 4.06/single family and 2.90/multifamily).

Future Growth Trends

The approved demographics projects build-out to be realized by approximately 2060. Table 2-1 shows total growth over that time period. It provides both Eagle Mountain demographics and Governor's Office projections for comparison purposes. It also illustrates the number of single residential units represented by the population and number of new units generated by projected growth.

Table 2-2: Eagle Mountain Growth Projections

Year	GOPB Population Projections	Eagle Mountain Building Permits	Population Projections based on building permits	Eagle Mountain Population Projections	Total Park ERU's	New Park ERU's
2015		490	26,186			
2016		673	28,918			
2017		920	32,653			
2018		671	35,377	35,377	8,713	
2019				39,092	9,628	915
2020	34,152			43,196	10,639	1,011
2021				47,732	11,757	1,117
2022				52,744	12,991	1,234
2023				58,282	14,355	1,364
2024				64,401	15,862	1,507
2025				71,163	17,528	1,666
2026				78,636	19,368	1,840
2027				86,892	21,402	2,034
2028				96,016	23,649	2,247
2030	54,095			106,098	26,132	

2035				117,238	28,876	
2040	76,469			129,548	31,908	
2045				143,151	35,259	
2050	114,400			158,181	38,961	
2055				174,790	43,052	
2060	152,500			193,148	47,572	

*** Assuming all ERU's are single family homes**

Eagle Mountain City provides high quality of life and health to the community through its parks and recreation facilities. This chapter outlines the level of service currently provided by the City.

3.1 Level of Service (LOS)

As Eagle Mountain City has grown, it has become apparent that the City will need to provide its citizens with recreation facilities that are not all measurable by acreage. Therefore, Eagle Mountain will define its level of service in terms of value of recreational facilities per 1,000 residents.

Eagle Mountain's current LOS is based on its historic expenditures on recreation facilities. As defined in Table 3-1, Existing Parks Inventory, the value of the existing parks and recreation facilities, is documented as $17,908,268.36. Since the current population is estimated at 39,127 residents, the LOS is calculated to be:

$17,908,268.36 / 39,127 residents = ***$457,696/1,000 residents***

3.2 Existing Facilities

Currently, the City provides approximately 490 acres of open space throughout the city. Of that acreage, the City has developed 155 acres of active recreational space including 45 city parks, 9 regional parks, a rodeo facility, a baseball complex and 2 splash pads. Therefore, Eagle Mountain provides a total of:

$^{489.78 \text{ acres}}/_{39{,}127 \text{ residents}}$ = *12.51 acres of per 1,000 residents*

Active open space is provided at a rate of:

$^{155.39}/_{39{,}127 \text{ residents}}$ = *3.97 acres of per 1,000 residents*

At each update of this document, the acreage per 1,000 residents that is currently available will depend on how recently a park was constructed, at times calculating to greater than or less than the current amount of acreage provided per resident.

Table 3-1 summarizes the current inventory of parks within the city as illustrated in Figure 3-1. Cost estimates include land, infrastructure and amenities, but no operation, personnel or maintenance costs. More detailed estimates on infrastructure are provided in the Appendix in Figure B.1.

Table 3-1: Existing Parks Inventory

Recreation Facility	Size (acres)	Estimated Value (2019)
Autumn Ridge	9.26	$347,761.76
Eagle Park	26.78	$483,703.73
Eagle Point Park A (Entrance)	28.56	$403,326.67
Eagle Point Park B	6.56	$315,367.15
Eagle Point Park C	5.02	$241,337.92
Meadow Ranch	29.78	$602,107.00
Overland Park	5.54	$266,290.93
Sage Valley Park	12.26	$516,660.01
Westview Heights Park	4.62	$175,699.61
White Hills Park	2.22	$106,527.85
Pioneer Addition 5 pocket park	1.43	$68,903.56
Pioneer Addition 6 pocket park	1.34	$64,353.91
Pioneer Addition 7 pocket park	1.27	$60,957.39
Lone Tree park	3.35	$110,555.00
Ruby Valley park	2.16	$103,653.28
Liberty Farms park	3.03	$145,496.18
Saddle Back park	3.01	$144,554.91
Porters Crossing park	5.63	$270,651.89
Rush Valley park	2.5	$120,214.32
Kiowa (Ute Dr) park	1.84	$88,670.22
Silverlake PUE park	2.07	$99,301.15
Silverlake 8 park	0.69	$33,104.43
Southmoor park	2.54	$71,726.10
Northmoor park	1.04	$49,983.28
Mt. Airey Village park	0.8	$38,621.84
Stonebridge park	3.41	$164,103.07
Chimney Rock park	0.3	$14,546.09
Kiowa Valley pond park	4.16	$199,897.79
Kennekuk park	0.11	$5,241.53
Eagles Gate entrance park	3.29	$158,056.00
Eagles Gate east park	3.39	$162,872.69
Heatherwood park	0.41	$19,874.80
Walden Park	12.6	$540,961.65

Smith Ranch Regional Park	23.53	$548,601.71
Bike park	72.99	$912,699.07
Nolan Park	37.4	$1,797,594.84
Nolan East	10.25	$492,817.93
Pioneer Park	23.34	$720,573.92
North Ranch	5.94	$194,791.76
Cory Wride Memorial Park	51.54	$2,054,775.15
Pony Express Regional Park	36.27	$1,637,307.87
Silverlake Amphitheater	16.09	$658,349.62
Sweetwater Park	9.11	$275,870.25
Pioneer Addition (Open Space)	2.63	$221,936.51
Eagle Gate West	0.93	$164,529.02
Ash Point Park	0.67	$103,871.77
Fremont Springs	0.49	$88,833.53
Skate Park	0.4	$441,392.40
Friday Station	0.15	$17,990.05
Willow Springs	0.68	$110,143.96
Sunset Ridge	1.05	$496,566.45
Spring Run	3.7	$551,740.50
Lake View Estates	1.65	$222,798.33
Total	489.78	$17,908,268.36

Many of these existing parks and recreation facilities were funded by Special Improvement Districts (SID) bonds or reimbursement agreements. Table 3-2 and 3-3 identify the necessary reimbursements required to satisfy the SID's and the reimbursement agreements.

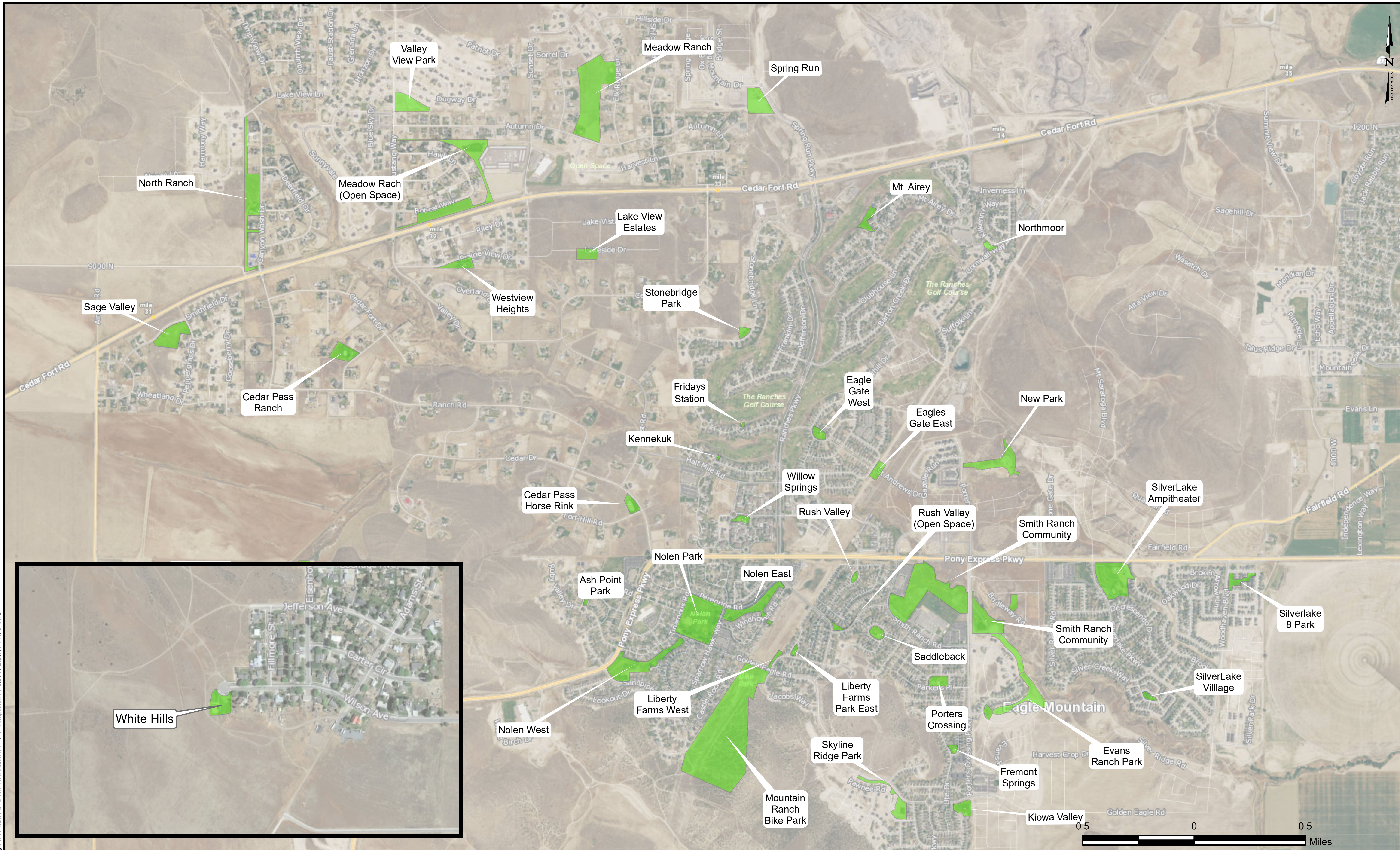
Table 3-2: Parks and Recreation SID Bonds

Construction Year	Project Name	Cost (Construction Year)	Original Estimated Capacity	Existing Used Capacity	Current Remaining Capacity
1998	Landscaping	$196,793	6,000	200	5,800
2000	Ranches and PE Landscape	$1,378,801	7,000	2,325	4,675
2000	Paul Evans Trailways	$311,249	6,300	2,325	3,975
2000	Grant Smith Trail	$159,291	6,300	2,325	3,975
2000	Red Hawk Ranch Park	$338,554	2,000	2,325	0
2000	Meadow Ranch Trails	$154,633	6,300	2,325	3,975
2000	Ranches Entrance Monument	$160,000	6,300	2,325	3,975

2000	Eagle Mountain Entrance Sign	$58,500	6,300	2,325	3,975

Table 3-3: Recreation Reimbursement Agreements

Construction Year	Project Name	Cost (Construction Year)	Original Estimated Capacity	Existing Used Capacity	Current Remaining Capacity
2002	Mid- Valley Reginal Park	$1,100,000	10,000	6,936	3,064



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HORROCKS 50 ANNIVERSARY 1968-2018

2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

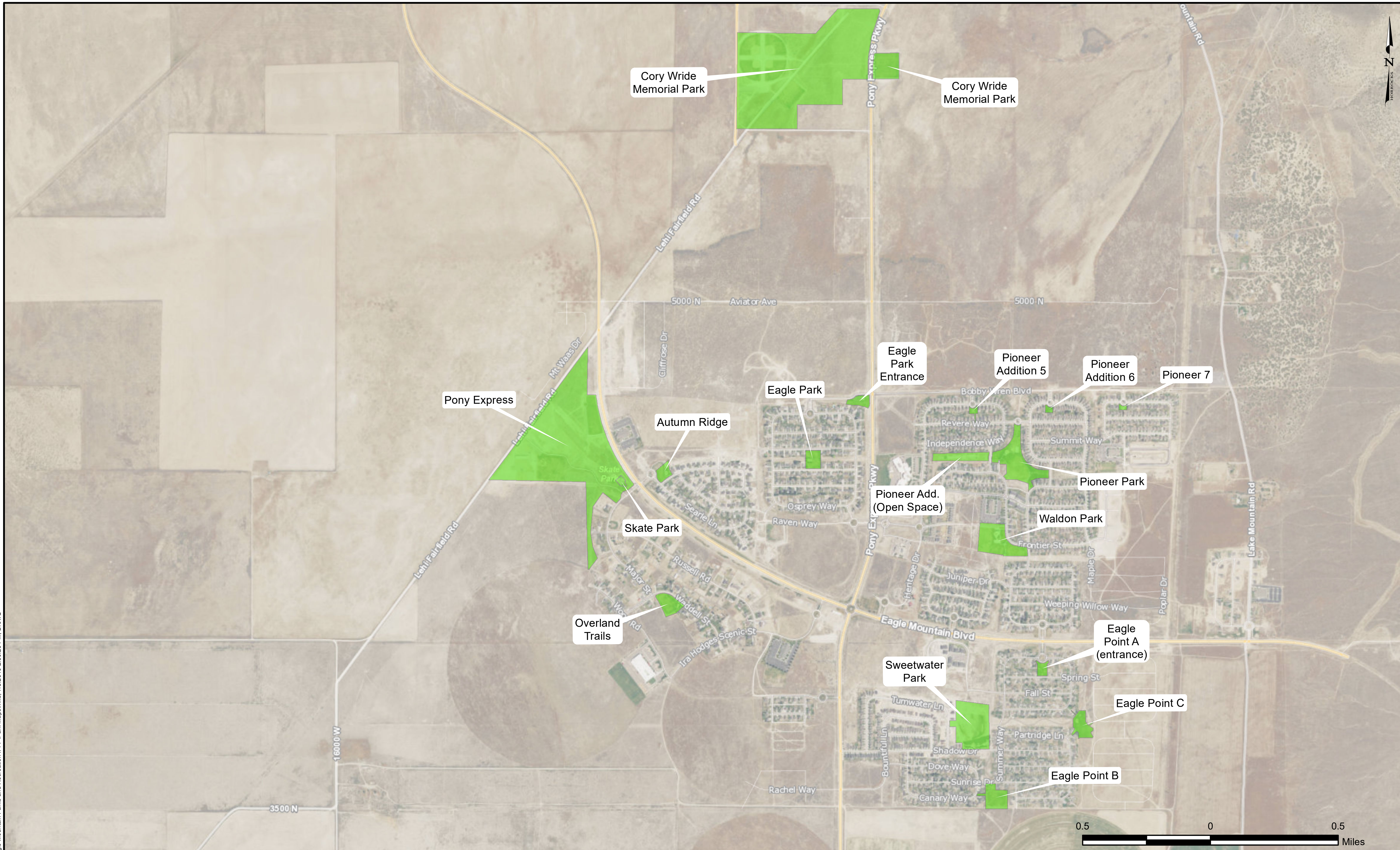
EAGLE MOUNTAIN PARKS AND RECREATION IMPACT FEE

NORTH EAGLE MOUNTAIN

DATE 7/8/2019

DRAWN

Figure 3.1



HORROCKS
ANNIVERSARY 1968-2018
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

EAGLE MOUNTAIN PARKS AND RECREATION IMPACT FEE

SOUTH EAGLE MOUNTAIN

DATE 7/8/2019

DRAWN

Figure 3.2

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In order to maintain its current quality of life, Eagle Mountain City must continue to provide new parks and recreation facilities as the population grows.

4.1 Future Facilities

This chapter analyzes the growth period of 2019 to 2060 (Build-out) when the projected population will be approximately 193,143. In order to maintain the existing LOS, Eagle Mountain will need to continue to provide recreational facilities valuing approximately $457,696 per 1,000 residents. In other words, to provide the necessary facilities, Eagle Mountain will need to construct facilities valuing approximately $88,453,506 (i.e.193,143 x $457,696/1,000) to provide for the future population.

4.2 Capital Facilities Plan

The city already has plans to develop additional parks and trails to help maintain its unique position as a leader in recreational properties and activities. As Eagle Mountain grows, it will need additional facilities like these to help meet the needs of a growing population. Table 4-1 outlines a conceptual plan for developing the required future parks to maintain its current LOS.

The Wride Memorial Park Master Plan that includes a 60 acre plot of land that has been set aside for the development of a regional park. The maps for the Wride Memorial park phases can be found in Appendix B, Figure B.3. The recreational trails are conceptual and no land has been set aside at this time for their planning or construction.

Table 4-1: Conceptual Parks and Recreation Capital Facilities Plan

Project	Construction Year	Estimated Cost (2019)
Smith Ranch Regional Park Phase 1	202	$ 3,000,000
Silverlake Community Park	2020	$ 500,000
Recreational Trail	2021	$ 1,340,807
Wride Memorial Park Phase 2	2023	$ 4,376,345
Pony Express Regional Park	2025	$ 2,400,000
Wride Memorial Park Phase 3	2026	$ 3,055,672
Recreational Trail	2026	$ 1,340,807
Smith Ranch Regional Park Phase 2	2027	$ 2,500,000
Pony Express Regional Park Phase 2	2028	$ 2,400,000
Silverlake Community Park Phase 2	2029	$ 500,000
Recreational Trail	2029	$ 1,340,807
Wride Memorial Park Phase 4	2030	$ 2,189,420
Wride Memorial Park Phase 5	2031	$ 3,304,296
Recreational Trail	2031	$ 1,340,807
Wride Memorial Park Phase 6	2032	$ 3,040,838
Smith Ranch Regional Park Phase 3	2033	$ 2,500,000
Wride Memorial Park Phase 7	2034	$ 2,827,987
Various Future Facilities	2035+	$ 50,495,720
Total		**$ 88,453,506**

Impact fees provide communities with a legal means to obtain funds from new developments to finance the construction of infrlastructure improvements that are needed to serve new growth. State law requires that impact fees be used only for projects made necessary by new growth and not for existing deficiencies. Throughout this study, existing conditions have been analyzed as well as future needs due to development and growth. This section defines the financial impact that new development will have on Eagle Mountin City in the next six years and recommends impact fees for park and recreation element analyzed in this study. These fees will be needed to maintain the existing level of service throughout the City. It does not include existing deficiencies.

5.1 Parks and Recreation IFFP

The Parks and Recreation Capital Facilities Plan illustrates proposed improvements that future development will require. Table 4-1 outlines the proposed projects and their costs in 2019 dollars. Projects that are projected to be constructed within the next six years and are eligible to be funded by impact fees total $8,867,152 are detailed below and summarized in Table 5-1. These projects and costs were taken from the Eagle Mountain City Wride Memorial Park Master Plan prepared by MGB+A from May 2015 and the Eagle Mountain City master plan 2009

Eligible Projects

Smith Ranch Regional Park Phase 1 – This is the second phase of Smith Ranch Regional park. It will include new sports fields, asphalt trails,rain gardens as well as parking elements. This park would also include another large amenity in regards to play equipment. This would also include an area secured along the tickville wash as a trail network. The need of this park is driven by the development of housing around the Wren's Roost area.

Silverlake Community Park Phase1 – The first phase of the Silverlake Community park will include Amenity area including play area, pavilion, parking, field space and other aesthetics.
Recreational Trail – The new recreational trail will include buying and devolping new property. It will include benchs and a paved path along with landscaping. Since this trail is conceptual it will be development driven and could be placed anywhere in the city as needed. The trail is needed to help Eagle Mountain City maintain its current LOS

Wride Memorial Park Phase 2 –This is the second phase of the master plan for Wride Memorial Park. It provides pedestrian amenities, parking elements, as well as revitalization of the existing fields. This will be a development driven park. Since it is a regional park it can service any new development in Eagle Mountain.

Pony Express Regional Park – This is the first phase for Pony Express Regional Park. It provides pedestrian amenities, parking elements, as well as revitalization of the existing fields and additional recreational field space. This will be a development driven park. Since it is a regional park it can service any new development in Eagle Mountain.

Table 5-1: Parks and Recreation Impact Fee Facilities Estimates

Future Facility	2019 Estimate (Millions)	Construction Year	Funding Source
Smith Ranch Regional Park Phase 1	$ 3,00,000	2020	Impact Fees
Silverlake Community Park Phase 1	$ 500,000	2020	Impact Fees
Recreational Trail	$1,340,807	2021	Impact Fees
Wride Memorial Park Phase 2	$ 4,376,345	2023	Impact Fees
Pony Express Regional Park	$ 2,400,000	2025	Impact Fees
Property Acquistion	$3,000,000	2025	Impact Fees
Total	**$ 14,617,152**		

Appendix "A"

Demographics

Municipal Population Projections
2010-2060
2012 Baseline Projections-Utah Governors Office of Management and Budget

Geography	Census 2010	2020	2030	Projections 2040	2050	2060
State of Utah	**2,774,283**	**3,309,234**	**3,914,984**	**4,570,433**	**5,257,239**	**5,965,658**
Beaver County	**6,629**	**7,766**	**9,225**	**10,522**	**11,837**	**13,502**
Beaver city	3,112	3,646	4,331	4,940	5,557	6,339
Milford city	1,409	1,651	1,961	2,236	2,516	2,870
Minersville town	907	1,063	1,262	1,440	1,620	1,847
Balance of Beaver County	1,201	1,407	1,671	1,906	2,145	2,446
Box Elder County	**49,975**	**54,571**	**59,437**	**64,704**	**70,501**	**77,030**
Bear River City city	853	871	951	971	1,058	1,155
Brigham City city	17,899	19,100	21,397	22,970	25,028	27,346
Corinne city	685	764	892	1,035	1,058	1,232
Deweyville town	332	355	398	434	494	578
Elwood town	1,034	1,252	1,486	1,682	1,974	2,157
Fielding town	455	491	505	582	635	770
Garland city	2,400	2,783	3,066	3,452	3,525	3,852
Honeyville city	1,441	1,419	1,647	1,754	2,039	2,278
Howell town	245	273	297	324	353	385
Mantua town	687	709	773	841	987	1,001
Perry city	4,512	5,566	6,538	7,764	8,531	10,168
Plymouth town	414	478	553	635	561	557
Portage town	245	218	238	259	282	308
Snowville town	167	164	178	162	141	154
Tremonton city	7,647	8,731	9,510	10,353	11,985	13,480
Willard city	1,772	1,945	2,036	2,182	2,545	2,773
Balance of Box Elder County	9,187	9,452	8,971	9,305	9,308	8,835
Cache County	**112,656**	**139,228**	**168,136**	**196,559**	**232,468**	**273,817**
Amalga town	488	540	587	603	930	1,095
Clarkston town	666	696	841	983	1,162	1,369
Cornish town	288	332	362	384	465	548
Hyde Park city	3,833	4,930	6,214	7,552	7,673	8,454
Hyrum city	7,609	9,328	11,079	12,794	15,851	19,012
Lewiston city	1,766	1,777	2,186	2,555	3,487	3,833
Logan city	48,174	57,057	63,943	76,658	92,987	111,717
Mendon city	1,282	1,689	2,239	2,555	2,790	3,286
Millville city	1,829	2,196	2,593	2,951	3,834	4,673
Newton town	789	835	841	983	1,162	1,369
Nibley city	5,438	8,796	14,136	15,725	18,597	21,905
North Logan city	8,269	11,641	14,964	16,708	18,597	21,905
Paradise town	904	1,123	1,334	1,552	1,879	2,236
Providence city	7,075	9,050	11,770	13,759	16,273	19,167
Richmond city	2,470	2,785	3,026	3,342	4,184	5,203
River Heights city	1,734	2,088	2,152	2,258	2,557	3,012
Smithfield city	9,495	12,051	15,171	18,307	19,069	21,245
Trenton town	464	557	673	786	930	1,095
Wellsville city	3,432	4,160	5,036	5,831	7,098	8,444
Balance of Cache County	6,651	7,597	8,991	10,274	12,941	14,247
Carbon County	**21,403**	**21,602**	**22,092**	**22,860**	**23,582**	**24,384**
East Carbon city	1,301	1,313	1,343	1,390	1,433	1,482
Helper city	2,201	2,221	2,272	2,351	2,425	2,508
Price city	8,715	8,796	8,996	9,308	9,602	9,929
Scofield town	24	24	25	26	26	27
Sunnyside city	377	381	389	403	415	430
Wellington city	1,676	1,692	1,730	1,790	1,847	1,909
Balance of Carbon County	7,109	7,175	7,338	7,593	7,833	8,099

Geography	Census 2010	Projections 2020	2030	2040	2050	2060
Daggett County	**1,059**	**1,444**	**1,377**	**1,407**	**1,519**	**1,678**
Manila town	310	423	403	412	445	491
Balance of Daggett County	749	1,021	974	995	1,074	1,187
Davis County	**306,479**	**356,968**	**391,933**	**426,392**	**465,664**	**503,985**
Bountiful city	42,552	45,993	47,737	48,323	48,993	49,808
Centerville city	15,335	18,484	21,000	25,323	26,496	27,395
Clearfield city	30,112	31,684	32,502	33,056	33,995	34,866
Clinton city	20,426	24,205	26,008	27,126	29,100	30,871
Farmington city	18,275	22,292	26,277	31,893	37,052	42,417
Fruit Heights city	4,987	5,816	5,907	6,663	6,750	6,725
Kaysville city	27,300	32,500	35,465	37,261	40,623	43,809
Layton city	67,311	79,594	84,894	84,953	90,327	94,942
North Salt Lake city	16,322	19,313	20,646	21,373	22,799	24,047
South Weber city	6,051	7,656	10,001	14,578	17,819	21,292
Sunset city	5,122	5,417	5,485	5,509	5,599	5,678
Syracuse city	24,331	29,678	34,975	39,855	46,479	53,389
West Bountiful city	5,265	6,395	7,443	9,200	10,573	11,987
West Point city	9,511	12,162	16,326	24,541	30,326	36,554
Woods Cross city	9,761	11,689	13,003	12,331	13,734	15,125
Balance of Davis County	3,818	4,088	4,266	4,407	4,999	5,080
Duchesne County	**18,607**	**22,797**	**24,836**	**25,721**	**27,123**	**29,275**
Altamont town	225	276	300	311	328	354
Duchesne city	1,690	2,071	2,256	2,336	2,463	2,659
Myton city	569	697	759	787	829	895
Roosevelt city	6,046	7,407	8,070	8,358	8,813	9,512
Tabiona town	171	210	228	236	249	269
Balance of Duchesne County	9,906	12,137	13,222	13,693	14,440	15,585
Emery County	**10,976**	**11,230**	**11,930**	**12,207**	**12,016**	**12,141**
Castle Dale city	1,630	1,668	1,772	1,813	1,784	1,803
Clawson town	163	167	177	181	178	180
Cleveland town	464	475	504	516	508	513
Elmo town	418	428	454	465	458	462
Emery town	288	295	313	320	315	319
Ferron city	1,626	1,664	1,767	1,808	1,780	1,799
Green River city	952	974	1,035	1,059	1,042	1,053
Huntington city	2,129	2,178	2,314	2,368	2,331	2,355
Orangeville city	1,470	1,504	1,598	1,635	1,609	1,626
Balance of Emery County	1,836	1,878	1,996	2,042	2,010	2,031
Garfield County	**5,172**	**6,063**	**6,821**	**7,357**	**7,902**	**8,963**
Antimony town	122	143	161	174	186	211
Boulder town	226	265	298	321	345	392
Bryce Canyon City	198	232	261	282	303	343
Cannonville town	167	196	220	238	255	289
Escalante city	797	934	1,051	1,134	1,218	1,381
Hatch town	133	156	175	189	203	230
Henrieville town	230	270	303	327	351	399
Panguitch city	1,520	1,782	2,005	2,162	2,322	2,634
Tropic town	530	621	699	754	810	918
Balance of Garfield County	1,249	1,464	1,647	1,777	1,908	2,164
Grand County	**9,225**	**10,300**	**11,300**	**12,147**	**13,098**	**14,301**
Castle Valley town	319	356	391	420	453	495
Moab city	5,046	5,634	6,181	6,644	7,164	7,823
Balance of Grand County	3,860	4,310	4,728	5,083	5,481	5,984

Geography	Census 2010	Projections 2020	2030	2040	2050	2060
Iron County	**46,163**	**57,055**	**71,687**	**87,102**	**105,797**	**127,795**
Brian Head town	83	103	129	157	190	230
Cedar City city	28,857	35,666	44,812	54,448	66,135	79,886
Enoch city	5,803	7,172	9,012	10,949	13,299	16,065
Kanarraville town	355	439	551	670	814	983
Paragonah town	488	603	758	921	1,118	1,351
Parowan city	2,790	3,448	4,333	5,264	6,394	7,724
Balance of Iron County	7,787	9,624	12,093	14,693	17,846	21,557
Juab County	**10,246**	**13,750**	**17,203**	**20,049**	**23,382**	**27,502**
Eureka city	669	898	1,123	1,309	1,527	1,796
Levan town	841	1,129	1,412	1,646	1,919	2,257
Mona city	1,547	2,076	2,597	3,027	3,530	4,152
Nephi city	5,389	7,232	9,048	10,545	12,298	14,465
Rocky Ridge town	733	984	1,231	1,434	1,673	1,967
Santaquin city (pt.)	0	0	0	0	0	0
Balance of Juab County	1,067	1,432	1,791	2,088	2,435	2,864
Kane County	**7,125**	**8,357**	**10,259**	**12,601**	**15,314**	**18,583**
Alton town	119	140	171	210	256	310
Big Water town	475	557	684	840	1,021	1,239
Glendale town	381	447	549	674	819	994
Kanab city	4,312	5,058	6,209	7,626	9,268	11,246
Orderville town	577	677	831	1,020	1,240	1,505
Balance of Kane County	1,261	1,479	1,816	2,230	2,710	3,289
Millard County	**12,503**	**12,787**	**13,384**	**13,804**	**14,422**	**16,311**
Delta city	3,436	3,514	3,678	3,794	3,963	4,482
Fillmore city	2,435	2,490	2,607	2,688	2,809	3,177
Hinckley town	696	712	745	768	803	908
Holden town	378	387	405	417	436	493
Kanosh town	474	485	507	523	547	618
Leamington town	226	231	242	250	261	295
Lynndyl town	106	108	113	117	122	138
Meadow town	310	317	332	342	358	404
Oak City town	578	591	619	638	667	754
Scipio town	327	334	350	361	377	427
Balance of Millard County	3,537	3,617	3,786	3,905	4,080	4,614
Morgan County	**9,469**	**11,945**	**15,013**	**17,926**	**20,654**	**24,234**
Morgan city	3,687	4,887	6,439	8,043	9,675	11,830
Balance of Morgan County	5,782	7,058	8,574	9,883	10,979	12,404
Piute County	**1,556**	**1,635**	**1,902**	**2,091**	**2,207**	**2,436**
Circleville town	547	575	669	735	776	856
Junction town	191	201	233	257	271	299
Kingston town	173	182	211	232	245	271
Marysvale town	408	429	499	548	579	639
Balance of Piute County	237	249	290	318	336	371
Rich County	**2,264**	**2,532**	**2,843**	**3,153**	**3,495**	**3,908**
Garden City town	562	630	796	883	979	1,094
Laketown town	248	266	313	347	419	508
Randolph city	464	519	512	568	629	703
Woodruff town	180	215	227	252	280	313
Balance of Rich County	810	901	995	1,104	1,188	1,290

Geography	Census 2010	Projections 2020	2030	2040	2050	2060
Salt Lake County	**1,029,655**	**1,180,859**	**1,340,665**	**1,507,997**	**1,659,566**	**1,812,891**
Alta town	383	400	441	480	502	523
Bluffdale city	7,598	10,099	16,777	19,499	22,098	25,125
Cottonwood Heights city	33,433	37,336	38,738	39,321	38,726	37,144
Draper city (pt.)	40,532	46,420	52,680	56,742	62,421	67,893
Herriman city	21,785	27,003	38,458	50,114	64,896	81,310
Holladay city	26,472	29,641	31,062	31,998	33,147	34,170
Midvale city	27,964	33,010	41,207	50,464	60,206	70,635
Murray city	46,746	53,748	61,798	67,668	75,445	83,161
Riverton city	38,753	44,339	50,150	56,512	61,974	67,192
Salt Lake City city	186,440	210,592	227,824	229,985	233,031	234,704
Sandy city	87,461	97,826	102,107	104,993	106,471	105,929
South Jordan city	50,418	59,509	74,258	92,403	110,083	128,992
South Salt Lake city	23,617	26,845	29,693	31,287	33,454	35,327
Taylorsville city	58,652	65,637	66,282	66,546	66,795	66,330
West Jordan city	103,712	118,872	135,254	149,637	165,075	180,050
West Valley City city	129,480	145,400	150,641	150,990	152,675	153,765
Balance of Salt Lake County	146,209	174,183	223,295	309,359	372,568	440,640
San Juan County	**14,746**	**15,644**	**15,486**	**15,191**	**15,640**	**17,100**
Blanding city	3,375	3,581	3,544	3,477	3,580	3,914
Monticello city	1,972	2,092	2,071	2,032	2,092	2,287
Balance of San Juan County	9,399	9,971	9,871	9,683	9,969	10,899
Sanpete County	**27,822**	**31,637**	**35,279**	**37,879**	**40,689**	**45,494**
Centerfield town	1,367	1,554	1,733	1,861	1,999	2,235
Ephraim city	6,135	6,976	7,779	8,353	8,972	10,032
Fairview city	1,247	1,418	1,581	1,698	1,824	2,039
Fayette town	242	275	307	329	354	396
Fountain Green city	1,071	1,218	1,358	1,458	1,566	1,751
Gunnison city	3,285	3,735	4,165	4,472	4,804	5,372
Manti city	3,276	3,725	4,154	4,460	4,791	5,357
Mayfield town	496	564	629	675	725	811
Moroni city	1,423	1,618	1,804	1,937	2,081	2,327
Mount Pleasant city	3,260	3,707	4,134	4,438	4,768	5,331
Spring City city	988	1,123	1,253	1,345	1,445	1,616
Sterling town	262	298	332	357	383	428
Wales town	302	343	383	411	442	494
Balance of Sanpete County	4,468	5,081	5,666	6,083	6,534	7,306
Sevier County	**20,802**	**22,380**	**24,329**	**26,142**	**28,241**	**31,349**
Annabella town	795	855	930	999	1,079	1,198
Aurora city	1,016	1,093	1,188	1,277	1,379	1,531
Central Valley town	528	568	618	664	717	796
Elsinore town	847	911	991	1,064	1,150	1,276
Glenwood town	464	499	543	583	630	699
Joseph town	344	370	402	432	467	518
Koosharem town	327	352	382	411	444	493
Monroe city	2,256	2,427	2,639	2,835	3,063	3,400
Redmond town	730	785	854	917	991	1,100
Richfield city	7,551	8,124	8,831	9,489	10,251	11,379
Salina city	2,489	2,678	2,911	3,128	3,379	3,751
Sigurd town	429	462	502	539	582	647
Balance of Sevier County	3,026	3,256	3,539	3,803	4,108	4,560
Summit County	**36,324**	**45,491**	**56,890**	**71,433**	**88,334**	**107,671**
Coalville city	1,363	1,457	1,859	2,729	3,931	5,481
Francis town	1,077	1,624	2,415	3,546	5,925	8,260
Henefer town	766	950	1,212	1,779	2,972	4,144
Kamas city	1,811	2,246	2,864	4,205	6,058	8,447
Oakley city	1,470	2,217	3,297	4,840	8,087	11,276
Park City city (pt.)	7,547	9,358	11,444	13,744	15,521	17,722
Balance of Summit County	22,290	27,639	33,799	40,591	45,839	52,340

	Census			Projections		
Geography	2010	2020	2030	2040	2050	2060
Tooele County	**58,218**	**74,877**	**99,664**	**128,348**	**157,821**	**189,156**
Grantsville city	8,893	11,789	15,940	20,806	25,910	31,421
Ophir town	38	41	45	51	56	61
Rush Valley town	447	458	480	506	517	559
Stockton town	616	768	978	1,201	1,407	1,606
Tooele city	31,605	39,833	51,246	63,683	75,545	87,316
Vernon town	243	255	254	322	389	458
Wendover city	1,400	774	978	1,238	1,497	1,763
Balance of Tooele County	14,976	20,959	29,742	40,541	52,500	65,971
Uintah County	**32,588**	**38,982**	**41,099**	**42,690**	**46,291**	**50,174**
Ballard town	801	958	1,010	1,049	1,138	1,233
Naples city	1,755	2,099	2,213	2,299	2,493	2,702
Vernal city	9,089	10,872	11,463	11,907	12,911	13,994
Balance of Uintah County	20,943	25,052	26,413	27,435	29,749	32,245
Utah County	**516,564**	**668,564**	**833,101**	**1,019,828**	**1,216,695**	**1,398,074**
Alpine city	9,555	10,670	11,667	12,851	13,400	13,700
American Fork city	26,263	32,566	39,635	47,678	54,000	58,900
Cedar Fort town	368	961	2,757	4,503	6,900	9,000
Cedar Hills city	9,796	10,733	10,884	11,689	11,800	11,900
Draper city (pt.)	1,742	2,520	3,303	3,977	5,100	6,200
Eagle Mountain city	21,415	34,152	54,095	76,469	114,400	152,500
Elk Ridge city	2,436	3,898	4,696	5,888	7,100	8,500
Fairfield town	119	599	955	2,148	3,900	5,300
Genola town	1,370	3,789	4,370	6,499	8,600	10,800
Goshen town	921	1,146	1,220	1,419	1,700	1,800
Highland city	15,523	17,792	20,712	24,073	27,100	29,500
Lehi city	47,407	62,154	82,589	103,610	120,000	133,800
Lindon city	10,070	11,753	12,459	13,721	14,600	15,900
Mapleton city	7,979	10,762	13,752	16,901	19,500	21,300
Orem city	88,328	99,227	103,321	112,288	118,900	123,600
Payson city	18,294	22,832	41,144	49,496	58,500	67,200
Pleasant Grove city	33,509	40,034	42,062	47,053	51,200	54,500
Provo city	112,488	126,377	131,068	151,877	170,600	189,400
Salem city	6,423	11,363	27,102	33,649	40,100	45,200
Santaquin city (pt.)	9,128	17,594	32,075	39,774	46,700	52,900
Saratoga Springs city	17,781	33,514	58,496	78,987	107,900	134,000
Spanish Fork city	34,691	44,623	54,143	64,607	72,300	78,300
Springville city	29,466	37,094	45,078	51,971	57,500	61,600
Vineyard town	139	2,065	8,415	15,938	20,000	20,900
Woodland Hills city	1,344	1,943	3,001	3,764	4,700	5,300
Balance of Utah County	10,009	28,404	24,101	38,998	60,195	86,074
Wasatch County	**23,530**	**32,741**	**44,549**	**59,159**	**76,389**	**96,696**
Charleston town	415	533	941	1,611	2,953	5,592
Daniel town	938	1,058	1,600	2,626	4,152	6,430
Heber city	11,362	15,387	19,243	22,683	23,747	25,675
Hideout town	656	1,253	1,818	2,983	4,474	6,083
Independence town	164	174	306	611	1,168	2,307
Midway city	3,845	6,039	8,759	11,759	14,571	18,481
Park City city (pt.)	11	15	18	20	20	20
Wallsburg town	250	321	315	517	775	992
Balance of Wasatch County	5,889	7,960	11,549	16,349	24,528	31,116

Geography	Census 2010	Projections 2020	2030	2040	2050	2060
Washington County	**138,115**	**196,762**	**280,558**	**371,743**	**472,567**	**581,731**
Apple Valley town	701	999	1,424	1,887	2,399	2,953
Enterprise city	1,711	2,438	3,476	4,605	5,854	7,207
Hildale city	2,726	3,884	5,537	7,337	9,327	11,482
Hurricane city	13,748	19,586	27,927	37,003	47,039	57,906
Ivins city	6,753	9,620	13,718	18,176	23,106	28,443
La Verkin city	4,060	5,784	8,247	10,928	13,891	17,100
Leeds town	820	1,168	1,666	2,207	2,806	3,454
New Harmony town	207	295	420	557	708	872
Rockville town	245	349	498	659	838	1,032
St. George city	72,897	103,851	148,078	196,206	249,421	307,037
Santa Clara city	6,003	8,552	12,194	16,157	20,540	25,284
Springdale town	529	754	1,075	1,424	1,810	2,228
Toquerville town	1,370	1,952	2,783	3,687	4,688	5,770
Virgin town	596	849	1,211	1,604	2,039	2,510
Washington city	18,761	26,727	38,110	50,496	64,192	79,020
Balance of Washington County	6,988	9,955	14,195	18,809	23,910	29,433
Wayne County	**2,778**	**2,845**	**3,508**	**4,412**	**5,326**	**6,424**
Bicknell town	327	335	413	519	627	756
Hanksville town	219	224	277	348	420	506
Loa town	572	586	722	908	1,097	1,323
Lyman town	258	264	326	410	495	597
Torrey town	182	186	230	289	349	421
Balance of Wayne County	1,220	1,249	1,541	1,938	2,339	2,821
Weber County	**231,236**	**258,423**	**300,477**	**349,009**	**398,699**	**449,053**
Farr West city	5,928	6,835	7,238	8,163	9,479	11,593
Harrisville city	5,567	6,314	7,741	7,146	8,428	9,782
Hooper city	7,218	8,967	13,989	21,640	28,691	36,586
Huntsville town	608	666	727	688	698	692
Marriott-Slaterville city	1,701	2,003	2,741	4,826	5,895	7,054
North Ogden city	17,357	19,927	25,351	36,923	43,802	51,103
Ogden city	82,825	90,971	100,123	102,059	105,457	106,934
Plain City city	5,476	6,431	8,727	10,694	13,492	16,572
Pleasant View city	7,979	9,204	11,876	15,626	18,860	22,337
Riverdale city	8,426	9,093	9,365	9,694	9,544	9,409
Roy city	36,884	39,979	41,890	43,876	44,739	44,618
South Ogden city	16,532	17,941	18,885	19,387	19,387	19,399
Uintah town	1,322	1,502	1,851	1,749	2,072	2,415
Washington Terrace city	9,067	9,857	10,446	13,456	13,567	13,358
West Haven city	10,272	13,121	21,731	32,674	44,760	58,405
Balance of Weber County	14,074	15,613	17,796	20,408	29,826	38,798

Notes:

1. All populations are date July 1, except for the April 1, 2010 figures produced by the U.S. Census Bureau.
2. Initial projections of subcounty populations maintained a constant share based on the distribution of the most recent Census Bureau estimates.
3. Projections are approved by the respective Associations of Government

EAGLE MOUNTAIN CITY PERMIT TOTALS

YEAR	RES/NEW	BSMT	OTHER	COMM	TOTAL	INSPEC
1998	309					
1999	311					
2000	618					
2001	430	1	4	5	440	
2002	419	37	22	4	482	
2003	388	31	36	1	456	
2004	432	33	25	6	496	
2005	659	46	22	4	731	
2006	904	103	43	5	1055	
2007	596	114	51	4	765	
2008	110	85	66	7	268	
2009	218	76	60	7	361	
2010	206	27	28	3	264	3050
2011	106	91	72	10	279	1659
2012	210	87	45	3	345	2345
2013	367	111	63	7	548	3680
2014	364	118	96	13	591	4262
2015	490	149	175	11	825	5533
2016	673	192	431	21	1317	7280
2017	920	220	386	10	1536	9294

Appendix “B”

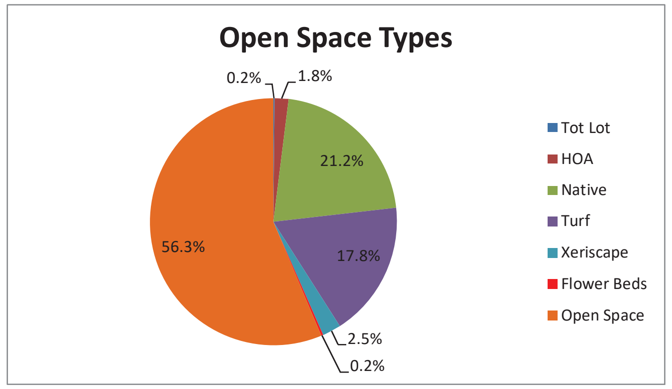
Parks and Recreation

Figure B.1

																															Facility Value & Size			
Area	Large Pavilion	Medium Pavilion	Small Pavilion	Restrooms (Perm.)	Restrooms (Temp.)	Skatepark	Splash Pad	Tot Lots/Playgrounds	Drinking Fountains	Bike Racks	Picnic Tables	Garbage Cans	Benches	1/2 Court Basketball	Full Court Basketball	Soccer Fields	Baseball Diamonds	Swimming Pool	Volleyball Pit	Teatherball	Bleachers	Swing Set	Parking Lot	Barbeque's	Horseshoe Pits	Tennis Court	Rodeo Grounds	Irrigated Open Space	Unimproved Open Spa	2018 Value (Estimated by current CCI)	2015 Value	Improved Acres	Unimproved Acres	Total Acres
Autumn Ridge			1					1			2	2	2	1														104845	88285	$ 347,761.76	$ 315,150	2.03	7.23	9.26
Eagle Park Commons			1					1			1	1	1							1		1		1				68091	728090	$ 483,703.73	$ 438,344	16.71	10.06	26.78
Eagle Point Park A																												29036	878377	$ 403,326.67	$ 365,504	20.16	8.39	28.56
Eagle Point Park B								1				1	6															124374		$ 315,367.15	$ 285,793	0.00	6.56	6.56
Eagle Point Park C		1						1			4	2	8											2				72538		$ 241,337.92	$ 218,706	0.00	5.02	5.02
Meadow Ranch Autumn								1		1		1	1															26570	363800	$ 234,837.31	$ 212,815	8.35	4.89	13.24
Meadow Ranch Hidden	1									2	6	3											1					44242	387716	$ 325,890.60	$ 295,330	8.90	6.78	15.68
Overland Park			1					1			4	1	2											2	1			94742		$ 266,290.93	$ 241,319	0.00	5.54	5.54
Sage Valley Park			1					1			4	1				1			1					1				182927	65915	$ 516,660.01	$ 468,209	1.51	10.75	12.26
Westview Heights Park								1		2	10		5															48300	41923	$ 175,699.61	$ 159,223	0.96	3.66	4.62
White Hills Park			1					1					3									1						25019		$ 106,527.85	$ 96,538	0.00	2.22	2.22
Pioneer Addition 5 pocket park								1					2															15221		$ 68,903.56	$ 62,442	0.00	1.43	1.43
Pioneer Addition 6 pocket park								1				1	3															12137		$ 64,353.91	$ 58,319	0.00	1.34	1.34
Pioneer Addition 7 pocket park								1				1	3															10598		$ 60,957.39	$ 55,241	0.00	1.27	1.27
Lone Tree park								1		1	3	2	2										1	1				20418	45590	$ 110,555.00	$ 100,188	1.05	2.30	3.35
Ruby Valley park								1		1	2	1	2															29059		$ 103,653.28	$ 93,933	0.00	2.16	2.16
Liberty Farms park			1					1			5	3	6															36771		$ 145,496.18	$ 131,852	0.00	3.03	3.03
Saddle Back park								1			4	1	1											1				46857		$ 144,554.91	$ 130,999	0.00	3.01	3.01
Porters Crossing park			1					1		1	6	3	3		1									1				61563		$ 270,651.89	$ 245,271	0.00	5.63	5.63
Rush Valley park								1				1	2															37948		$ 120,214.32	$ 108,941	0.00	2.50	2.50
Kiowa (Ute Dr) park								1		1	2	1	4															21270		$ 88,670.22	$ 80,355	0.00	1.84	1.84
Silverlake PUE park			1					1			1		1															22377		$ 99,301.15	$ 89,989	0.00	2.07	2.07
Silverlake 8 park								1																						$ 33,104.43	$ 30,000	0.00	0.69	0.69
Southmoor park																												24546	45451	$ 71,726.10	$ 65,000	1.04	1.49	2.54
Northmoor park																												22648		$ 49,983.28	$ 45,296	0.00	1.04	1.04
Plum Creek park																														$ -	$ -	0.00	0.00	0.00
Highland @ the Ranches park																												13709		$ 30,255.24	$ 27,418	0.00	0.63	0.63
Highland on the Green park																												17596		$ 38,833.70	$ 35,192	0.00	0.81	0.81
Mt. Airey Village park								1															1							$ 38,621.84	$ 35,000	0.00	0.80	0.80
Meadow Ranch 5 park								1					2									1	1							$ 41,380.54	$ 37,500	0.00	0.86	0.86
Cedar Pass park			1					1			3		2		1								1	2				81184	27826	$ 321,567.72	$ 291,412	0.64	6.69	7.33
Stonebridge park										1	2		9	2								1				1		30722		$ 164,103.07	$ 148,714	0.00	3.41	3.41
Chimney Rock park													1															6091		$ 14,546.09	$ 13,182	0.00	0.30	0.30
Kiowa Valley pond park								1		1	3	1	2										1	1				69401		$ 199,897.79	$ 181,152	0.00	4.16	4.16
Evans Ranch park			1										2																	$ 16,552.22	$ 15,000	0.00	0.34	0.34
Kennekuk park											3	1																		$ 5,241.53	$ 4,750	0.00	0.11	0.11
Eagles Gate entrance park			1					1		1	6	2	3											1				43567		$ 158,056.00	$ 143,234	0.00	3.29	3.29
Eagles Gate east park								1		1	2	1	2						1									48392		$ 162,872.69	$ 147,599	0.00	3.39	3.39
Heatherwood park										1	2	1												1				6948		$ 19,874.80	$ 18,011	0.00	0.41	0.41
Totals	1	1	11	0	0	0	0	27	0	14	75	32	80	3	2	1	0	0	2	1	0	4	6	14	1	1	0	1499707	2672973	$ 6,061,332.39	$ 5,492,920	61.36	126.10	187.46
REGIONAL AND COMMUNITY PARKS																															2015 Value	Improved Acres	Unimproved Acres	Total Acres
Walden Park	1				2			1			5	3	4	1		1							1					162682	58737	$ 540,961.65	$ 490,232	1.35	11.25	12.60
Smith Ranch Regional Park								1				1	1									1	1					137424	527893	$ 548,601.71	$ 497,156	12.12	11.41	23.53
Bike park					1						1	2																	2352240	$ 912,699.07	$ 827,109	54.00	18.99	72.99
Nolan Park				1			1	1	1		3	9	4			1	2				4							455956		$ 1,797,594.84	$ 1,629,022	0.00	37.40	37.40
Nolan Park Pavilion	1									1	18	3												2				182669		$ 492,817.93	$ 446,603	0.00	10.25	10.25
Pioneer Park			1		2			2	1	1	2	3	3		1	1						1						180625	363845	$ 720,573.92	$ 653,001	8.35	14.99	23.34
North Ranch		1						1		1	5	3	2										1					36543	82368	$ 194,791.76	$ 176,525	1.89	4.05	5.94
Midvalley Regional Baseball/Soccer					2							4				1	4				8		1					387000	382825	$ 1,700,650.44	$ 1,541,169	8.79	35.38	44.17
Midvalley Regional Soccer					2											1												152458		$ 354,124.71	$ 320,916	0.00	7.37	7.37
Pony Express Regional Park			1		2	1			1		4	6					1				4		1	2			1	182137	96235	$ 1,637,307.87	$ 1,483,766	2.21	34.06	36.27
Silverlake Amphitheater			1	1				1	2		3	3												3				178666	104399	$ 658,349.62	$ 596,612	2.40	13.70	16.09
Totals	2	1	3	2	11	1	1	7	5	3	41	37	14	1	1	5	7	0	0	0	16	2	5	7	0	0	1	2056160	3968542	$ 9,558,473.53	$ 8,662,110	91.11	198.85	289.96
	Large Pavilion	Medium Pavilion	Small Pavilion	Restrooms (Perm.)	Restrooms (Temp.)	Skatepark	Splash Pad	Tot Lots/Playgrounds	Drinking Fountains	Bike Racks	Picnic Tables	Garbage Cans	Benches	1/2 Court Basketball	Full Court Basketball	Soccer Fields	Baseball Diamonds	Swimming Pool	Volleyball Pit	Teatherball	Bleachers	Swing Set	Parking Lot	Barbeque's	Horseshoe Pits	Tennis Court	Rodeo Grounds	Irrigated Open Space	Unimproved Open Space					
																														Totals	$ 14,155,029	152.47	324.95	477.42

PARK_NAME	ADDRESS	OWNER	ACREAGE	FEATURES
Waldon Park	4337 N Frontier St	EAGLE MOUNTAIN CITY	5.95	1-TOT LOT 4BENCHES 3TRASH CANS 9-PICNIC TABLES 1-PAVILLION 1-BBALL COURT 1BBALL STANDARD 1-BIKE RACK
Pony Express	4447 North Major Street	EAGLE MOUNTAIN CITY	54.76	1-BASEBALL FIELD 2-BLEACHERS 2-DUGOUT BENCHES
Cory Wride Memorial Park	5806 North Pony Express Pkwy	EAGLE MOUNTAIN CITY	69.37	1-SPLASH PAD 1-TOT LOT 1-SWINGSET 1-ZIP LINE 1-LARGE PAVILION 1-SMALL PAVILION 33-PICNIC TABLES 4-BBQ 2-RESTROOMS 4-TENNIS COURTS 4-BASKETBALL COURTS 6-PICKLEBALL COURTS 25 BENCHES, BASEBALL COMPLEX, CONCESSION BUILDING, SHADE STRUCTUR
Eagle Park	1396 E Harrier St	EAGLE MOUNTAIN CITY	1.58	1-TOT LOT 1-BENCH 1-TRASH CAN 1-BBQ 1-PICNIC TABLE 1-PAVILION 1-SWING SET 1-TEATHERBALL 1-VOLLEYBALL
Sweetwater Park	1887 E Shadow Drive	EAGLE MOUNTAIN CITY	9.11	1-TOT LOT 4-BENCHES 1-SWING SET 1-PAVILION 2-GRILL 2-TRASH CANS 2-PICNIC TABLES
Eagle Point B	1938 E Sunrise Drive	EAGLE MOUNTAIN CITY	2.86	1-TOT LOT 6-BENCHES WOOD
Eagle Point C	3742 N Partridge Lane	EAGLE MOUNTAIN CITY	2.21	1-TOT LOT 7-BENCHES METAL 2-TRASH CANS 2-BBq 6-PICNIC TABLES 1-PAVILLION
Pioneer Add. (Open Space)	4558 Silver Spur	EAGLE MOUNTAIN CITY	2.63	NONE
Pioneer Park	4558 N Silver Spur Way	EAGLE MOUNTAIN CITY	7.44	1-TOT LOT 2-BENCHES 2-TRASH CANS 2-PICNIC TABLES 1-PAVILLION 1-BBALL CRT 1-VOLLEYBALL PIT 1-BIKE RACK
Eagle Point A (entrance)	2080 E Summer Way	EAGLE MOUNTAIN CITY	0.81	NONE
North Ranch	9242 N Canyon Wash Dr	EAGLE MOUNTAIN CITY	7.69	1-TOT LOT 2-BENCHES METAL 2-TRASH CANS 1-BBQ 3-PICNIC TABLES 1-DUMPSTER 1-FLAG POLE 1-DRINKING FOUNTAIN
Sage Valley	1448 E Smithfield Rd	EAGLE MOUNTAIN CITY	4.07	1-TOT LOT 1-TRASH CAN 1-BBQ 4-PICNIC TABLES 1-PAVILION 1-VOLLEYBALL PIT
Westview Heights	2412 E Prairie View Dr	EAGLE MOUNTAIN CITY	1.72	1-TOT LOT 5-BENCHES 9-PICNIC TABLES 2-BIKE RACKS, SWINGS
Meadow Rach (Open Space)	9387 N Sunset Dr.	EAGLE MOUNTAIN CITY	9.92	1-TOT LOT 1-TRASH CAN 2-PICNIC TABLES 1-PAVILION 2-BIKE RACK
Meadow Ranch	2863 E Autumn Lane	EAGLE MOUNTAIN CITY	15.38	1-TOT LOT 1-BENCH METAL 1-TRASH CAN 1-BIKE RACK
Nolen Park	7862 N Tinamous Rd	EAGLE MOUNTAIN CITY	11.18	1-TOT LOT 4-BENCHES 3-PICNIC TABLES 7-TRASH CANS 1-RESTROOM/DRINKING FOUNTAIN 4-BLEACHERS 4-DUGOUT BENCHES 2-BASEBALL DIAMONDS
SilverLake Ampitheater	7862 N SilverLake Parkway	EAGLE MOUNTAIN CITY	7.93	1-TOT LOT 3-BENCHES 3- PICNIC TABLES 1-TRASH CAN 1-PAVILION 1-SWING SET 1-RESTROOM/DRINKING FOUNTAIN 2-BBQ
Smith Ranch Community	3885 E. Smith Ranch Road	EAGLE MOUNTAIN CITY	20.95	1-TOT LOT 1-BENCH 1-TRASH CAN 3-SOCCER FIELDS 1-RESTROOM/DRINKING FOUNTAIN
Eagle Gate West	8398 N Scotscraig Dr	EAGLE MOUNTAIN CITY	0.93	1-TOT LOT 4-BENCHES 6-PICNIC TABLES 2-TRASH CANS 1-BBQ 1-BIKE RACK 1-BASKETBALL COURT
Eagles Gate East	8308 Prestwich Lane	EAGLE MOUNTAIN CITY	1.11	1-TOT LOT 2-BENCHES 2-PICNIC TABLES 1-BBQ 1-TRASH CAN 1-BIKE RACK 1-VOLLEYBALL PIT
Mountain Ranch Bike	3432 E Golden Eagle Rd	EAGLE MOUNTAIN CITY	38.51	2-PAVILION 3-KIOSKS
Kiowa Valley	4146 E Golden Eagle Rd	EAGLE MOUNTAIN CITY	1.59	1-TOT LOT 3-BENCHES 3-PICNIC TABLES 1-TRASH CAN 1-BIKE RACK 1-BBQ
Liberty Farms Park East	7682 N Rose St	EAGLE MOUNTAIN CITY	0.36	1-TOT LOT 3-BENCHES 3-PICNIC TABLES 2-TRASH CANS 1-BIKE RACK
Saddleback	3835 E Chilton Circle	EAGLE MOUNTAIN CITY	1.07	1-TOT LOT 1-BENCH 4-PICNIC TABLES 1-TRASH CAN 1-BBQ
Porters Crossing	4046 E Cattle Dr	EAGLE MOUNTAIN CITY	1.41	1-BASKETBALL COURT WITH 2 BASKETBALL STANDARDS 3-BENCHES 1-PAVILION 4-PICNICK TABLES 1-SWING SET 1-TRASH CAN 1-TOT LOT 1-BIKE RACK
Overland Trails	1016 E Waddell Rd.		2.17	1-TOT LOT 2-BENCHES 4-PICNIC TABLES 1 GARBAGE CAN 1-SWINGSET 1-BIKE RACK 3-BBQ 1-TEATHERBALL 1-HORSE SHOE PIT
Nolen East		EAGLE MOUNTAIN CITY	4.19	1-BENCH 20-PICNIC TABLES 5-TRASH CANS 3- BBQ 1-PAVILION
Rush Valley (Open Space)	7764 N Ranches Parkway	EAGLE MOUNTAIN CITY	0.50	NONE
Rush Valley	7946 N Geronimo Dr.	EAGLE MOUNTAIN CITY	0.37	1-TOT LOT
Mt. Airey	4122 E Oakland Hills Dr.	EAGLE MOUNTAIN CITY	1.46	1-TOT LOT
SilverLake Villlage	4776 E Levi Lane	COMMON AREA	0.51	2-BENCHES 1-PAVILIOIN 1-PICNIC TABLE 1-SWING SET 1-TRASH CAN 1-TOT LOT
Autumn Ridge	4492 N Hunter Lane	EAGLE MOUNTAIN CITY	1.15	1-TOT LOT 2-BENCHES 3-PICNIC TABLES 2-GARBAGE CANS 1-PAVILION 1-BASKETBALL COURT WITH 1 BASKETBALL STANDARD
Ash Point Park	7870 N Ash Point Dr	EAGLE MOUNTAIN CITY	0.67	1-TOT LOT 2-BENCHES 2-PICNIC TABLES 1-TRASH CAN 1-BIKE RACK
Fremont Springs	7348 N Ute Dr.	EAGLE MOUNTAIN CITY	0.49	1-TOT LOT 4-BENCHES 2-PICNIC TABLES 1-BIKE RACK 1-TRASH CAN
Stonebridge Park	8747 N Stonebridge Lane	EAGLE MOUNTAIN CITY	0.71	8-BENCHES 4-PICNIC TABLES 1-BIKE RACK 2-TRASH CANS 1-SPORT COURT W/ 2 BASKETBALL & TENNIS 1-SWING SET
Northmoor	9098 N Kilkenny Way	NORTHMOOR HOA	0.52	1-TOT LOT 6-PICNIC TABLES 1-TRASH CAN 2-BBQ 1-PAVILION, POOL
Skate	4447 N Major Street		0.40	4-PICNIC TABLES 3-GARBAGE CANS 1-PAVILLION 2-BBQ
Pioneer 7	2329 E Ox Yoke Dr	EAGLE MOUNTAIN CITY	0.24	1-TOT LOT 2-BENCHES METAL
Lone Tree	2117 E Lone Tree Parkway	EAGLE MOUNTAIN CITY	1.52	1-TOT LOT 2-BENCHES 3-PICNIC TABLES 2-TRASH CANS 1-BBQ 1-BIKE RACK
Chimney Rock-Paul Evan**	7838 N Sparrow Hawk Way	EAGLE MOUNTAIN CITY	0.14	1-BENCH
Liberty Farms West	7625 N James St	EAGLE MOUNTAIN CITY	0.48	3-BENCHES 2-PICNIC TABLES 2-TRASH CANS 1-BBQ 1-PAVILION
Kennekuk	3449 E Kennekuk Circle	EAGLE MOUNTAIN CITY	0.10	3-PICNIC TABLES 1-TRASH CAN
Fridays Station	3391 East Appaloosa Way	EAGLE MOUNTAIN CITY	0.15	1-PICNIC TABLE 2-BENCHES
Willow Springs	3372 East Ridge Route Road		0.68	1-TOT LOT 2-BENCHES 4-PICNIC TABLES 3-TRASH CANS 1-SWING SET
Pioneer Addition 6	2102 E West Jordan Way	EAGLE MOUNTAIN CITY	0.28	1-TOT LOT 3-BENCHES 1-TRASH CAN
Pioneer Addition 5	1894 E Church Way	EAGLE MOUNTAIN CITY	0.35	1-TOT LOT 3-BENCHES 1-TRASH CAN
Nolen West		EAGLE MOUNTAIN CITY	6.83	1-BENCH 1-TRASH CAN
White Hills	End of Wilson Avenue (No Address)	EAGLE MOUNTAIN CITY	0.51	2-BENCHES 1-PAVILION 1-TOT LOT 1-SWING SET
Sunset Ridge	7962 Secretariat Road	EAGLE MOUNTAIN CITY	1.05	1-TOT LOT 1-SWING SET 2-BASKETBALL COURTS 2-PAVILIONS, PARKING LOT
Spring Run	3434 E Spring Mountain Drive	EAGLE MOUNTAIN CITY	3.70	1-TOT LOT 1-SWING SET, RESTROOMS, PARKING LOT 1-PAVILION 8-PICNIC TABLES
Lake View Estates	2854 E Lakeside Drive	EAGLE MOUNTAIN CITY	1.65	1-TOT LOT 8-PICNIC TABLES 1-PAVILION 1-TRASH CAN
Eagle Park Entrance			1.18	1-DRINKING FOUNDTAIN, EXERCISE EQUIPMENT, PARKING LOT
		TOTAL		
			312.56	

TYPE	AREA SQ FT	ACREAGE	AREA PERCENT
Tot Lot	64905.95313	1.49	0.2%
HOA	650512.4375	14.93	1.8%
Native	7836011	179.89	21.2%
Turf	6575225	150.95	17.8%
Xeriscape	904873.375	20.77	2.5%
Flower Beds	87083.89844	2.00	0.2%
Open Space	20802086	477.55	56.3%
	TOTAL		
		847.59	100.0%



Appendix “C”

Applicable State Codes

Chapter 36a
Impact Fees Act

Part 1
General Provisions

11-36a-101 Title.

This chapter is known as the "Impact Fees Act."

Enacted by Chapter 47, 2011 General Session

11-36a-102 Definitions.

As used in this chapter:

(1)

(a) "Affected entity" means each county, municipality, local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, special service district under Title 17D, Chapter 1, Special Service District Act, school district, interlocal cooperation entity established under Chapter 13, Interlocal Cooperation Act, and specified public utility:

(i) whose services or facilities are likely to require expansion or significant modification because of the facilities proposed in the proposed impact fee facilities plan; or

(ii) that has filed with the local political subdivision or private entity a copy of the general or long-range plan of the county, municipality, local district, special service district, school district, interlocal cooperation entity, or specified public utility.

(b) "Affected entity" does not include the local political subdivision or private entity that is required under Section 11-36a-501 to provide notice.

(2) "Charter school" includes:

(a) an operating charter school;

(b) an applicant for a charter school whose application has been approved by a charter school authorizer as provided in Title 53A, Chapter 1a, Part 5, The Utah Charter Schools Act; and

(c) an entity that is working on behalf of a charter school or approved charter applicant to develop or construct a charter school building.

(3) "Development activity" means any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any changes in the use of land that creates additional demand and need for public facilities.

(4) "Development approval" means:

(a) except as provided in Subsection (4)(b), any written authorization from a local political subdivision that authorizes the commencement of development activity;

(b) development activity, for a public entity that may develop without written authorization from a local political subdivision;

(c) a written authorization from a public water supplier, as defined in Section 73-1-4, or a private water company:

(i) to reserve or provide:

(A) a water right;

(B) a system capacity; or

(C) a distribution facility; or

(ii) to deliver for a development activity:

(A) culinary water; or

(B) irrigation water; or
(d) a written authorization from a sanitary sewer authority, as defined in Section 10-9a-103:
(i) to reserve or provide:
(A) sewer collection capacity; or
(B) treatment capacity; or
(ii) to provide sewer service for a development activity.
(5) "Enactment" means:
(a) a municipal ordinance, for a municipality;
(b) a county ordinance, for a county; and
(c) a governing board resolution, for a local district, special service district, or private entity.
(6) "Encumber" means:
(a) a pledge to retire a debt; or
(b) an allocation to a current purchase order or contract.
(7) "Hookup fee" means a fee for the installation and inspection of any pipe, line, meter, or appurtenance to connect to a gas, water, sewer, storm water, power, or other utility system of a municipality, county, local district, special service district, or private entity.
(8)
(a) "Impact fee" means a payment of money imposed upon new development activity as a condition of development approval to mitigate the impact of the new development on public infrastructure.
(b) "Impact fee" does not mean a tax, a special assessment, a building permit fee, a hookup fee, a fee for project improvements, or other reasonable permit or application fee.
(9) "Impact fee analysis" means the written analysis of each impact fee required by Section 11-36a-303.
(10) "Impact fee facilities plan" means the plan required by Section 11-36a-301.
(11) "Level of service" means the defined performance standard or unit of demand for each capital component of a public facility within a service area.
(12)
(a) "Local political subdivision" means a county, a municipality, a local district under Title 17B, Limited Purpose Local Government Entities - Local Districts, or a special service district under Title 17D, Chapter 1, Special Service District Act.
(b) "Local political subdivision" does not mean a school district, whose impact fee activity is governed by Section 53A-20-100.5.
(13) "Private entity" means an entity in private ownership with at least 100 individual shareholders, customers, or connections, that is located in a first, second, third, or fourth class county and provides water to an applicant for development approval who is required to obtain water from the private entity either as a:
(a) specific condition of development approval by a local political subdivision acting pursuant to a prior agreement, whether written or unwritten, with the private entity; or
(b) functional condition of development approval because the private entity:
(i) has no reasonably equivalent competition in the immediate market; and
(ii) is the only realistic source of water for the applicant's development.
(14)
(a) "Project improvements" means site improvements and facilities that are:
(i) planned and designed to provide service for development resulting from a development activity;
(ii) necessary for the use and convenience of the occupants or users of development resulting from a development activity; and 68

(iii) not identified or reimbursed as a system improvement.
(b) "Project improvements" does not mean system improvements.
(15) "Proportionate share" means the cost of public facility improvements that are roughly proportionate and reasonably related to the service demands and needs of any development activity.
(16) "Public facilities" means only the following impact fee facilities that have a life expectancy of 10 or more years and are owned or operated by or on behalf of a local political subdivision or private entity:
(a) water rights and water supply, treatment, storage, and distribution facilities;
(b) wastewater collection and treatment facilities;
(c) storm water, drainage, and flood control facilities;
(d) municipal power facilities;
(e) roadway facilities;
(f) parks, recreation facilities, open space, and trails;
(g) public safety facilities; or
(h) environmental mitigation as provided in Section 11-36a-205.
(17)
(a) "Public safety facility" means:
(i) a building constructed or leased to house police, fire, or other public safety entities; or
(ii) a fire suppression vehicle costing in excess of $500,000.
(b) "Public safety facility" does not mean a jail, prison, or other place of involuntary incarceration.
(18)
(a) "Roadway facilities" means a street or road that has been designated on an officially adopted subdivision plat, roadway plan, or general plan of a political subdivision, together with all necessary appurtenances.
(b) "Roadway facilities" includes associated improvements to a federal or state roadway only when the associated improvements:
(i) are necessitated by the new development; and
(ii) are not funded by the state or federal government.
(c) "Roadway facilities" does not mean federal or state roadways.
(19)
(a) "Service area" means a geographic area designated by an entity that imposes an impact fee on the basis of sound planning or engineering principles in which a public facility, or a defined set of public facilities, provides service within the area.
(b) "Service area" may include the entire local political subdivision or an entire area served by a private entity.
(20) "Specified public agency" means:
(a) the state;
(b) a school district; or
(c) a charter school.
(21)
(a) "System improvements" means:
(i) existing public facilities that are:
(A) identified in the impact fee analysis under Section 11-36a-304; and
(B) designed to provide services to service areas within the community at large; and
(ii) future public facilities identified in the impact fee analysis under Section 11-36a-304 that are intended to provide services to service areas within the community at large.
(b) "System improvements" does not mean project improvements.

Amended by Chapter 363, 2014 General Session

Part 2
Impact Fees

11-36a-201 Impact fees.

(1) A local political subdivision or private entity shall ensure that any imposed impact fees comply with the requirements of this chapter.
(2) A local political subdivision and private entity may establish impact fees only for those public facilities defined in Section 11-36a-102.
(3) Nothing in this chapter may be construed to repeal or otherwise eliminate an impact fee in effect on the effective date of this chapter that is pledged as a source of revenues to pay bonded indebtedness that was incurred before the effective date of this chapter.

Enacted by Chapter 47, 2011 General Session

11-36a-202 Prohibitions on impact fees.

(1) A local political subdivision or private entity may not:
  (a) impose an impact fee to:
    (i) cure deficiencies in a public facility serving existing development;
    (ii) raise the established level of service of a public facility serving existing development;
    (iii) recoup more than the local political subdivision's or private entity's costs actually incurred for excess capacity in an existing system improvement; or
    (iv) include an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with:
      (A) generally accepted cost accounting practices; and
      (B) the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement;
  (b) delay the construction of a school or charter school because of a dispute with the school or charter school over impact fees; or
  (c) impose or charge any other fees as a condition of development approval unless those fees are a reasonable charge for the service provided.
(2)
  (a) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee:
    (i) on residential components of development to pay for a public safety facility that is a fire suppression vehicle;
    (ii) on a school district or charter school for a park, recreation facility, open space, or trail;
    (iii) on a school district or charter school unless:
      (A) the development resulting from the school district's or charter school's development activity directly results in a need for additional system improvements for which the impact fee is imposed; and
      (B) the impact fee is calculated to cover only the school district's or charter school's proportionate share of the cost of those additional system improvements;

(iv) to the extent that the impact fee includes a component for a law enforcement facility, on development activity for:

(A) the Utah National Guard;

(B) the Utah Highway Patrol; or

(C) a state institution of higher education that has its own police force; or

(v) on development activity on the state fair park, as defined in Section 63H-6-102.

(b)

(i) Notwithstanding any other provision of this chapter, a political subdivision or private entity may not impose an impact fee on development activity that consists of the construction of a school, whether by a school district or a charter school, if:

(A) the school is intended to replace another school, whether on the same or a different parcel;

(B) the new school creates no greater demand or need for public facilities than the school or school facilities, including any portable or modular classrooms that are on the site of the replaced school at the time that the new school is proposed; and

(C) the new school and the school being replaced are both within the boundary of the local political subdivision or the jurisdiction of the private entity.

(ii) If the imposition of an impact fee on a new school is not prohibited under Subsection (2)(b)(i) because the new school creates a greater demand or need for public facilities than the school being replaced, the impact fee shall be based only on the demand or need that the new school creates for public facilities that exceeds the demand or need that the school being replaced creates for those public facilities.

(c) Notwithstanding any other provision of this chapter, a political subdivision or private entity may impose an impact fee for a road facility on the state only if and to the extent that:

(i) the state's development causes an impact on the road facility; and

(ii) the portion of the road facility related to an impact fee is not funded by the state or by the federal government.

(3) Notwithstanding any other provision of this chapter, a local political subdivision may impose and collect impact fees on behalf of a school district if authorized by Section 53A-20-100.5.

Amended by Chapter 2, 2016 Special Session 3

11-36a-203 Private entity assessment of impact fees -- Charges for water rights, physical infrastructure -- Notice -- Audit.

(1) A private entity:

(a) shall comply with the requirements of this chapter before imposing an impact fee; and

(b) except as otherwise specified in this chapter, is subject to the same requirements of this chapter as a local political subdivision.

(2) A private entity may only impose a charge for water rights or physical infrastructure necessary to provide water or sewer facilities by imposing an impact fee.

(3) Where notice and hearing requirements are specified, a private entity shall comply with the notice and hearing requirements for local districts.

(4) A private entity that assesses an impact fee under this chapter is subject to the audit requirements of Title 51, Chapter 2a, Accounting Reports from Political Subdivisions, Interlocal Organizations, and Other Local Entities Act.

Enacted by Chapter 47, 2011 General Session

11-36a-204 Other names for impact fees.

(1) A fee that meets the definition of impact fee under Section 11-36a-102 is an impact fee subject to this chapter, regardless of what term the local political subdivision or private entity uses to refer to the fee.

(2) A local political subdivision or private entity may not avoid application of this chapter to a fee that meets the definition of an impact fee under Section 11-36a-102 by referring to the fee by another name.

Enacted by Chapter 47, 2011 General Session

11-36a-205 Environmental mitigation impact fees.

Notwithstanding the requirements and prohibitions of this chapter, a local political subdivision may impose and assess an impact fee for environmental mitigation when:

(1) the local political subdivision has formally agreed to fund a Habitat Conservation Plan to resolve conflicts with the Endangered Species Act of 1973, 16 U.S.C. Sec. 1531, et seq. or other state or federal environmental law or regulation;

(2) the impact fee bears a reasonable relationship to the environmental mitigation required by the Habitat Conservation Plan; and

(3) the legislative body of the local political subdivision adopts an ordinance or resolution:

(a) declaring that an impact fee is required to finance the Habitat Conservation Plan;

(b) establishing periodic sunset dates for the impact fee; and

(c) requiring the legislative body to:

(i) review the impact fee on those sunset dates;

(ii) determine whether or not the impact fee is still required to finance the Habitat Conservation Plan; and

(iii) affirmatively reauthorize the impact fee if the legislative body finds that the impact fee must remain in effect.

Enacted by Chapter 47, 2011 General Session

11-36a-206 Prohibition of school impact fees.

(1) As used in this section, "school impact fee" means a charge on new development in order to generate revenue for funding or recouping the costs of capital improvements for schools or school facility expansions necessitated by and attributable to the new development.

(2) Beginning March 21, 1995, there is a moratorium prohibiting a county, city, town, local school board, or any other political subdivision from imposing or collecting a school impact fee unless hereafter authorized by the Legislature by statute.

(3) Collection of any fees authorized before March 21, 1995, by any ordinance, resolution or rule of any county, city, town, local school board, or other political subdivision shall terminate on May 1, 1996, unless hereafter authorized by the Legislature by statute.

Part 3
Establishing an Impact Fee

11-36a-301 Impact fee facilities plan.

(1) Before imposing an impact fee, each local political subdivision or private entity shall, except as provided in Subsection (3), prepare an impact fee facilities plan to determine the public facilities required to serve development resulting from new development activity.
(2) A municipality or county need not prepare a separate impact fee facilities plan if the general plan required by Section 10-9a-401 or 17-27a-401, respectively, contains the elements required by Section 11-36a-302.
(3) A local political subdivision or a private entity with a population, or serving a population, of less than 5,000 as of the last federal census that charges impact fees of less than $250,000 annually need not comply with the impact fee facilities plan requirements of this part, but shall ensure that:
(a) the impact fees that the local political subdivision or private entity imposes are based upon a reasonable plan that otherwise complies with the common law and this chapter; and
(b) each applicable notice required by this chapter is given.

Amended by Chapter 200, 2013 General Session

11-36a-302 Impact fee facilities plan requirements -- Limitations -- School district or charter school.

(1)
(a) An impact fee facilities plan shall:
(i) identify the existing level of service;
(ii) subject to Subsection (1)(c), establish a proposed level of service;
(iii) identify any excess capacity to accommodate future growth at the proposed level of service;
(iv) identify demands placed upon existing public facilities by new development activity at the proposed level of service; and
(v) identify the means by which the political subdivision or private entity will meet those growth demands.
(b) A proposed level of service may diminish or equal the existing level of service.
(c) A proposed level of service may:
(i) exceed the existing level of service if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service; or
(ii) establish a new public facility if, independent of the use of impact fees, the political subdivision or private entity provides, implements, and maintains the means to increase the existing level of service for existing demand within six years of the date on which new growth is charged for the proposed level of service.
(2) In preparing an impact fee facilities plan, each local political subdivision shall generally consider all revenue sources to finance the impacts on system improvements, including:
(a) grants;
(b) bonds;
(c) interfund loans;
(d) impact fees; and
(e) anticipated or accepted dedications of system improvements.
(3) A local political subdivision or private entity may only impose impact fees on development activities when the local political subdivision's or private entity's plan for financing system improvements establishes that impact fees are necessary to maintain a proposed level of service that complies with Subsection (1)(b) or (c).

(4)
(a) Subject to Subsection (4)(c), the impact fee facilities plan shall include a public facility for which an impact fee may be charged or required for a school district or charter school if the local political subdivision is aware of the planned location of the school district facility or charter school:
(i) through the planning process; or
(ii) after receiving a written request from a school district or charter school that the public facility be included in the impact fee facilities plan.
(b) If necessary, a local political subdivision or private entity shall amend the impact fee facilities plan to reflect a public facility described in Subsection (4)(a).
(c)
(i) In accordance with Subsections 10-9a-305(3) and 17-27a-305(3), a local political subdivision may not require a school district or charter school to participate in the cost of any roadway or sidewalk.
(ii) Notwithstanding Subsection (4)(c)(i), if a school district or charter school agrees to build a roadway or sidewalk, the roadway or sidewalk shall be included in the impact fee facilities plan if the local jurisdiction has an impact fee facilities plan for roads and sidewalks.

Amended by Chapter 200, 2013 General Session

11-36a-303 Impact fee analysis.
(1) Subject to the notice requirements of Section 11-36a-504, each local political subdivision or private entity intending to impose an impact fee shall prepare a written analysis of each impact fee.
(2) Each local political subdivision or private entity that prepares an impact fee analysis under Subsection (1) shall also prepare a summary of the impact fee analysis designed to be understood by a lay person.

Enacted by Chapter 47, 2011 General Session

11-36a-304 Impact fee analysis requirements.
(1) An impact fee analysis shall:
(a) identify the anticipated impact on or consumption of any existing capacity of a public facility by the anticipated development activity;
(b) identify the anticipated impact on system improvements required by the anticipated development activity to maintain the established level of service for each public facility;
(c) subject to Subsection (2), demonstrate how the anticipated impacts described in Subsections (1)(a) and (b) are reasonably related to the anticipated development activity;
(d) estimate the proportionate share of:
(i) the costs for existing capacity that will be recouped; and
(ii) the costs of impacts on system improvements that are reasonably related to the new development activity; and
(e) based on the requirements of this chapter, identify how the impact fee was calculated.
(2) In analyzing whether or not the proportionate share of the costs of public facilities are reasonably related to the new development activity, the local political subdivision or private entity, as the case may be, shall identify, if applicable:
(a) the cost of each existing public facility that has excess capacity to serve the anticipated development resulting from the new development activity;

(b) the cost of system improvements for each public facility;
(c) other than impact fees, the manner of financing for each public facility, such as user charges, special assessments, bonded indebtedness, general taxes, or federal grants;
(d) the relative extent to which development activity will contribute to financing the excess capacity of and system improvements for each existing public facility, by such means as user charges, special assessments, or payment from the proceeds of general taxes;
(e) the relative extent to which development activity will contribute to the cost of existing public facilities and system improvements in the future;
(f) the extent to which the development activity is entitled to a credit against impact fees because the development activity will dedicate system improvements or public facilities that will offset the demand for system improvements, inside or outside the proposed development;
(g) extraordinary costs, if any, in servicing the newly developed properties; and
(h) the time-price differential inherent in fair comparisons of amounts paid at different times.

Enacted by Chapter 47, 2011 General Session

11-36a-305 Calculating impact fees.
(1) In calculating an impact fee, a local political subdivision or private entity may include:
(a) the construction contract price;
(b) the cost of acquiring land, improvements, materials, and fixtures;
(c) the cost for planning, surveying, and engineering fees for services provided for and directly related to the construction of the system improvements; and
(d) for a political subdivision, debt service charges, if the political subdivision might use impact fees as a revenue stream to pay the principal and interest on bonds, notes, or other obligations issued to finance the costs of the system improvements.
(2) In calculating an impact fee, each local political subdivision or private entity shall base amounts calculated under Subsection (1) on realistic estimates, and the assumptions underlying those estimates shall be disclosed in the impact fee analysis.

Enacted by Chapter 47, 2011 General Session

11-36a-306 Certification of impact fee analysis.
(1) An impact fee facilities plan shall include a written certification from the person or entity that prepares the impact fee facilities plan that states the following:"I certify 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; or
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."

(2) An impact fee analysis shall include a written certification from the person or entity that prepares the impact fee analysis which states as follows:"I certify 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; or
   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."

Amended by Chapter 278, 2013 General Session

Part 4
Enactment of Impact Fees

11-36a-401 Impact fee enactment.

(1)
(a) A local political subdivision or private entity wishing to impose impact fees shall pass an impact fee enactment in accordance with Section 11-36a-402.
(b) An impact fee imposed by an impact fee enactment may not exceed the highest fee justified by the impact fee analysis.

(2) An impact fee enactment may not take effect until 90 days after the day on which the impact fee enactment is approved.

Enacted by Chapter 47, 2011 General Session

11-36a-402 Required provisions of impact fee enactment.

(1) A local political subdivision or private entity shall ensure, in addition to the requirements described in Subsections (2) and (3), that an impact fee enactment contains:
(a) a provision establishing one or more service areas within which the local political subdivision or private entity calculates and imposes impact fees for various land use categories;
(b)
(i) a schedule of impact fees for each type of development activity that specifies the amount of the impact fee to be imposed for each type of system improvement; or
(ii) the formula that the local political subdivision or private entity, as the case may be, will use to calculate each impact fee;

(c) a provision authorizing the local political subdivision or private entity, as the case may be, to adjust the standard impact fee at the time the fee is charged to:
(i) respond to:
(A) unusual circumstances in specific cases; or
(B) a request for a prompt and individualized impact fee review for the development activity of the state, a school district, or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected; and
(ii) ensure that the impact fees are imposed fairly; and
(d) a provision governing calculation of the amount of the impact fee to be imposed on a particular development that permits adjustment of the amount of the impact fee based upon studies and data submitted by the developer.
(2) A local political subdivision or private entity shall ensure that an impact fee enactment allows a developer, including a school district or a charter school, to receive a credit against or proportionate reimbursement of an impact fee if the developer:
(a) dedicates land for a system improvement;
(b) builds and dedicates some or all of a system improvement; or
(c) dedicates a public facility that the local political subdivision or private entity and the developer agree will reduce the need for a system improvement.
(3) A local political subdivision or private entity shall include a provision in an impact fee enactment that requires a credit against impact fees for any dedication of land for, improvement to, or new construction of, any system improvements provided by the developer if the facilities:
(a) are system improvements; or
(b)
(i) are dedicated to the public; and
(ii) offset the need for an identified system improvement.

Enacted by Chapter 47, 2011 General Session

11-36a-403 Other provisions of impact fee enactment.
(1) A local political subdivision or private entity may include a provision in an impact fee enactment that:
(a) provides an impact fee exemption for:
(i) development activity attributable to:
(A) low income housing;
(B) the state;
(C) subject to Subsection (2), a school district; or
(D) subject to Subsection (2), a charter school; or
(ii) other development activity with a broad public purpose; and
(b) except for an exemption under Subsection (1)(a)(i)(A), establishes one or more sources of funds other than impact fees to pay for that development activity.
(2) An impact fee enactment that provides an impact fee exemption for development activity attributable to a school district or charter school shall allow either a school district or a charter school to qualify for the exemption on the same basis.
(3) An impact fee enactment that repeals or suspends the collection of impact fees is exempt from the notice requirements of Section 11-36a-504.

Enacted by Chapter 47, 2011 General Session

Part 5
Notice

11-36a-501 Notice of intent to prepare an impact fee facilities plan.

(1) Before preparing or amending an impact fee facilities plan, a local political subdivision or private entity shall provide written notice of its intent to prepare or amend an impact fee facilities plan.

(2) A notice required under Subsection (1) shall:

(a) indicate that the local political subdivision or private entity intends to prepare or amend an impact fee facilities plan;

(b) describe or provide a map of the geographic area where the proposed impact fee facilities will be located; and

(c) subject to Subsection (3), be posted on the Utah Public Notice Website created under Section 63F-1-701.

(3) For a private entity required to post notice on the Utah Public Notice Website under Subsection (2)(c):

(a) the private entity shall give notice to the general purpose local government in which the private entity's private business office is located; and

(b) the general purpose local government described in Subsection (3)(a) shall post the notice on the Utah Public Notice Website.

Enacted by Chapter 47, 2011 General Session

11-36a-502 Notice to adopt or amend an impact fee facilities plan.

(1) If a local political subdivision chooses to prepare an independent impact fee facilities plan rather than include an impact fee facilities element in the general plan in accordance with Section 11-36a-301, the local political subdivision shall, before adopting or amending the impact fee facilities plan:

(a) give public notice, in accordance with Subsection (2), of the plan or amendment at least 10 days before the day on which the public hearing described in Subsection (1)(d) is scheduled;

(b) make a copy of the plan or amendment, together with a summary designed to be understood by a lay person, available to the public;

(c) place a copy of the plan or amendment and summary in each public library within the local political subdivision; and

(d) hold a public hearing to hear public comment on the plan or amendment.

(2) With respect to the public notice required under Subsection (1)(a):

(a) each municipality shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 10-9a-205 and 10-9a-801 and Subsection 10-9a-502(2);

(b) each county shall comply with the notice and hearing requirements of, and, except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Sections 17-27a-205 and 17-27a-801 and Subsection 17-27a-502(2); and

(c) each local district, special service district, and private entity shall comply with the notice and hearing requirements of, and receive the protections of, Section 17B-1-111.

(3) Nothing contained in this section or Section 11-36a-503 may be construed to require involvement by a planning commission in the impact fee facilities planning process.

Enacted by Chapter 47, 2011 General Session

11-36a-503 Notice of preparation of an impact fee analysis.

(1) Before preparing or contracting to prepare an impact fee analysis, each local political subdivision or, subject to Subsection (2), private entity shall post a public notice on the Utah Public Notice Website created under Section 63F-1-701.

(2) For a private entity required to post notice on the Utah Public Notice Website under Subsection (1):

(a) the private entity shall give notice to the general purpose local government in which the private entity's primary business is located; and

(b) the general purpose local government described in Subsection (2)(a) shall post the notice on the Utah Public Notice Website.

Enacted by Chapter 47, 2011 General Session

11-36a-504 Notice of intent to adopt impact fee enactment -- Hearing -- Protections.

(1) Before adopting an impact fee enactment:

(a) a municipality legislative body shall:

(i) comply with the notice requirements of Section 10-9a-205 as if the impact fee enactment were a land use regulation;

(ii) hold a hearing in accordance with Section 10-9a-502 as if the impact fee enactment were a land use regulation; and

(iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 10-9a-801 as if the impact fee were a land use regulation;

(b) a county legislative body shall:

(i) comply with the notice requirements of Section 17-27a-205 as if the impact fee enactment were a land use regulation;

(ii) hold a hearing in accordance with Section 17-27a-502 as if the impact fee enactment were a land use regulation; and

(iii) except as provided in Subsection 11-36a-701(3)(b)(ii), receive the protections of Section 17-27a-801 as if the impact fee were a land use regulation;

(c) a local district or special service district shall:

(i) comply with the notice and hearing requirements of Section 17B-1-111; and

(ii) receive the protections of Section 17B-1-111;

(d) a local political subdivision shall at least 10 days before the day on which a public hearing is scheduled in accordance with this section:

(i) make a copy of the impact fee enactment available to the public; and

(ii) post notice of the local political subdivision's intent to enact or modify the impact fee, specifying the type of impact fee being enacted or modified, on the Utah Public Notice Website created under Section 63F-1-701; and

(e) a local political subdivision shall submit a copy of the impact fee analysis and a copy of the summary of the impact fee analysis prepared in accordance with Section 11-36a-303 on its website or to each public library within the local political subdivision.

(2) Subsection (1)(a) or (b) may not be construed to require involvement by a planning commission in the impact fee enactment process.

Amended by Chapter 84, 2017 General Session

Part 6
Impact Fee Proceeds

11-36a-601 Accounting of impact fees.

A local political subdivision that collects an impact fee shall:

(1) establish a separate interest bearing ledger account for each type of public facility for which an impact fee is collected;

(2) deposit a receipt for an impact fee in the appropriate ledger account established under Subsection (1);

(3) retain the interest earned on each fund or ledger account in the fund or ledger account;

(4) at the end of each fiscal year, prepare a report that:

(a) for each fund or ledger account, shows:

(i) the source and amount of all money collected, earned, and received by the fund or ledger account during the fiscal year; and

(ii) each expenditure from the fund or ledger account;

(b) accounts for all impact fee funds that the local political subdivision has on hand at the end of the fiscal year;

(c) identifies the impact fee funds described in Subsection (4)(b) by:

(i) the year in which the impact fee funds were received;

(ii) the project from which the impact fee funds were collected;

(iii) the project for which the impact fee funds are budgeted; and

(iv) the projected schedule for expenditure; and

(d) is:

(i) in a format developed by the state auditor;

(ii) certified by the local political subdivision's chief financial officer; and

(iii) transmitted to the state auditor within 180 days after the day on which the fiscal year ends.

Amended by Chapter 394, 2017 General Session

11-36a-602 Expenditure of impact fees.

(1) A local political subdivision may expend impact fees only for a system improvement:

(a) identified in the impact fee facilities plan; and

(b) for the specific public facility type for which the fee was collected.

(2)

(a) Except as provided in Subsection (2)(b), a local political subdivision shall expend or encumber an impact fee collected with respect to a lot:

(i) for a permissible use; and

(ii) within six years after the impact fee with respect to that lot is collected.

(b) A local political subdivision may hold the fees for longer than six years if it identifies, in writing:

(i) an extraordinary and compelling reason why the fees should be held longer than six years; and

(ii) an absolute date by which the fees will be expended.

Amended by Chapter 190, 2017 General Session

11-36a-603 Refunds.

(1) A local political subdivision shall refund any impact fee paid by a developer, plus interest earned, when:
(a) the developer does not proceed with the development activity and has filed a written request for a refund;
(b) the fee has not been spent or encumbered; and
(c) no impact has resulted.
(2)
(a) As used in this Subsection (2):
(i) "Affected lot" means the lot or parcel with respect to which a local political subdivision collected an impact fee that is subject to a refund under this Subsection (2).
(ii) "Claimant" means:
(A) the original owner; or
(B) another person who, under Subsection (2)(d), submits a timely notice of the person's valid legal claim to an impact fee refund.
(iii) "Original owner" means the record owner of an affected lot at the time the local political subdivision collected the impact fee.
(iv) "Unclaimed refund" means an impact fee that:
(A) is subject to refund under this Subsection (2); and
(B) the local political subdivision has not refunded after application of Subsections (2)(b) and (c).
(b) If an impact fee is not spent or encumbered within the time specified in Subsection 11-36a-602(2), the local political subdivision shall, subject to Subsection (2)(c):
(i) refund the impact fee to:
(A) the original owner, if the original owner is the sole claimant; or
(B) to the claimants, as the claimants agree, if there are multiple claimants; or
(ii) interplead the impact fee refund to a court of competent jurisdiction for a determination of the entitlement to the refund, if there are multiple claimants who fail to agree on how the refund should be paid to the claimants.
(c) If the original owner's last known address is no longer valid at the time a local political subdivision attempts under Subsection (2)(b) to refund an impact fee to the original owner, the local political subdivision shall:
(i) post a notice on the local political subdivision's website, stating the local political subdivision's intent to refund the impact fee and identifying the original owner;
(ii) maintain the notice on the website for a period of one year; and
(iii) disqualify the original owner as a claimant unless the original owner submits a written request for the refund within one year after the first posting of the notice under Subsection (2)(c)(i).
(d)
(i) In order to be considered as a claimant for an impact fee refund under this Subsection (2), a person, other than the original owner, shall submit a written notice of the person's valid legal claim to the impact fee refund.
(ii) A notice under Subsection (2)(d)(i) shall:
(A) explain the person's valid legal claim to the refund; and
(B) be submitted to the local political subdivision no later than 30 days after expiration of the time specified in Subsection 11-36a-602(2) for the impact fee that is the subject of the refund.
(e) A local political subdivision:
(i) may retain an unclaimed refund; and

(ii) shall expend any unclaimed refund on capital facilities identified in the current capital facilities plan for the type of public facility for which the impact fee was collected.

Amended by Chapter 190, 2017 General Session

Part 7
Challenges

11-36a-701 Impact fee challenge.

(1) A person or an entity residing in or owning property within a service area, or an organization, association, or a corporation representing the interests of persons or entities owning property within a service area, has standing to file a declaratory judgment action challenging the validity of an impact fee.

(2)

(a) A person or an entity required to pay an impact fee who believes the impact fee does not meet the requirements of law may file a written request for information with the local political subdivision who established the impact fee.

(b) Within two weeks after the receipt of the request for information under Subsection (2)(a), the local political subdivision shall provide the person or entity with the impact fee analysis, the impact fee facilities plan, and any other relevant information relating to the impact fee.

(3)

(a) Subject to the time limitations described in Section 11-36a-702 and procedures set forth in Section 11-36a-703, a person or an entity that has paid an impact fee that was imposed by a local political subdivision may challenge:

(i) if the impact fee enactment was adopted on or after July 1, 2000:

(A) subject to Subsection (3)(b)(i) and except as provided in Subsection (3)(b)(ii), whether the local political subdivision complied with the notice requirements of this chapter with respect to the imposition of the impact fee; and

(B) whether the local political subdivision complied with other procedural requirements of this chapter for imposing the impact fee; and

(ii) except as limited by Subsection (3)(c), the impact fee.

(b)

(i) The sole remedy for a challenge under Subsection (3)(a)(i)(A) is the equitable remedy of requiring the local political subdivision to correct the defective notice and repeat the process.

(ii) The protections given to a municipality under Section 10-9a-801 and to a county under Section 17-27a-801 do not apply in a challenge under Subsection (3)(a)(i)(A).

(c) The sole remedy for a challenge under Subsection (3)(a)(ii) is a refund of the difference between what the person or entity paid as an impact fee and the amount the impact fee should have been if it had been correctly calculated.

(4)

(a) Subject to Subsection (4)(d), if an impact fee that is the subject of an advisory opinion under Section 13-43-205 is listed as a cause of action in litigation, and that cause of action is litigated on the same facts and circumstances and is resolved consistent with the advisory opinion:

(i) the substantially prevailing party on that cause of action:

(A) may collect reasonable attorney fees and court costs pertaining to the development of that cause of action from the date of the delivery of the advisory opinion to the date of the court's resolution; and

(B) shall be refunded an impact fee held to be in violation of this chapter, based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee; and

(ii) in accordance with Section 13-43-206, a government entity shall refund an impact fee held to be in violation of this chapter to the person who was in record title of the property on the day on which the impact fee for the property was paid if:

(A) the impact fee was paid on or after the day on which the advisory opinion on the impact fee was issued but before the day on which the final court ruling on the impact fee is issued; and

(B) the person described in Subsection (3)(a)(ii) requests the impact fee refund from the government entity within 30 days after the day on which the court issued the final ruling on the impact fee.

(b) A government entity subject to Subsection (3)(a)(ii) shall refund the impact fee based on the difference between the impact fee paid and what the impact fee should have been if the government entity had correctly calculated the impact fee.

(c) Subsection (4) may not be construed to create a new cause of action under land use law.

(d) Subsection (3)(a) does not apply unless the resolution described in Subsection (3)(a) is final.

Enacted by Chapter 47, 2011 General Session

11-36a-702 Time limitations.

(1) A person or an entity that initiates a challenge under Subsection 11-36a-701(3)(a) may not initiate that challenge unless it is initiated within:

(a) for a challenge under Subsection 11-36a-701(3)(a)(i)(A), 30 days after the day on which the person or entity pays the impact fee;

(b) for a challenge under Subsection 11-36a-701(3)(a)(i)(B), 180 days after the day on which the person or entity pays the impact fee; or

(c) for a challenge under Subsection 11-36a-701(3)(a)(ii), one year after the day on which the person or entity pays the impact fee.

(2) The deadline to file an action in district court is tolled from the date that a challenge is filed using an administrative appeals procedure described in Section 11-36a-703 until 30 days after the day on which a final decision is rendered in the administrative appeals procedure.

Enacted by Chapter 47, 2011 General Session

11-36a-703 Procedures for challenging an impact fee.

(1)

(a) A local political subdivision may establish, by ordinance or resolution, or a private entity may establish by prior written policy, an administrative appeals procedure to consider and decide a challenge to an impact fee.

(b) If the local political subdivision or private entity establishes an administrative appeals procedure, the local political subdivision shall ensure that the procedure includes a requirement that the local political subdivision make its decision no later than 30 days after the day on which the challenge to the impact fee is filed.

(2) A challenge under Subsection 11-36a-701(3)(a) is initiated by filing: 83

(a) if the local political subdivision or private entity has established an administrative appeals procedure under Subsection (1), the necessary document, under the administrative appeals procedure, for initiating the administrative appeal;
(b) a request for arbitration as provided in Section 11-36a-705; or
(c) an action in district court.
(3) The sole remedy for a successful challenge under Subsection 11-36a-701(1), which determines that an impact fee process was invalid, or an impact fee is in excess of the fee allowed under this act, is a declaration that, until the local political subdivision or private entity enacts a new impact fee study, from the date of the decision forward, the entity may charge an impact fee only as the court has determined would have been appropriate if it had been properly enacted.
(4) Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1) may not be construed as requiring a person or an entity to exhaust administrative remedies with the local political subdivision before filing an action in district court under Subsections (2), (3), 11-36a-701(3), and 11-36a-702(1).
(5) The judge may award reasonable attorney fees and costs to the prevailing party in an action brought under this section.
(6) This chapter may not be construed as restricting or limiting any rights to challenge impact fees that were paid before the effective date of this chapter.

Amended by Chapter 200, 2013 General Session

11-36a-704 Mediation.
(1) In addition to the methods of challenging an impact fee under Section 11-36a-701, a specified public agency may require a local political subdivision or private entity to participate in mediation of any applicable impact fee.
(2) To require mediation, the specified public agency shall submit a written request for mediation to the local political subdivision or private entity.
(3) The specified public agency may submit a request for mediation under this section at any time, but no later than 30 days after the day on which an impact fee is paid.
(4) Upon the submission of a request for mediation under this section, the local political subdivision or private entity shall:
(a) cooperate with the specified public agency to select a mediator; and
(b) participate in the mediation process.

Enacted by Chapter 47, 2011 General Session

11-36a-705 Arbitration.
(1) A person or entity intending to challenge an impact fee under Section 11-36a-703 shall file a written request for arbitration with the local political subdivision within the time limitation described in Section 11-36a-702 for the applicable type of challenge.
(2) If a person or an entity files a written request for arbitration under Subsection (1), an arbitrator or arbitration panel shall be selected as follows:
(a) the local political subdivision and the person or entity filing the request may agree on a single arbitrator within 10 days after the day on which the request for arbitration is filed; or
(b) if a single arbitrator is not agreed to in accordance with Subsection (2)(a), an arbitration panel shall be created with the following members:
(i) each party shall select an arbitrator within 20 days after the date the request is filed; and
(ii) the arbitrators selected under Subsection (2)(b)(i) shall select a third arbitrator.

(3) The arbitration panel shall hold a hearing on the challenge no later than 30 days after the day on which:
(a) the single arbitrator is agreed on under Subsection (2)(a); or
(b) the two arbitrators are selected under Subsection (2)(b)(i).
(4) The arbitrator or arbitration panel shall issue a decision in writing no later than 10 days after the day on which the hearing described in Subsection (3) is completed.
(5) Except as provided in this section, each arbitration shall be governed by Title 78B, Chapter 11, Utah Uniform Arbitration Act.
(6) The parties may agree to:
(a) binding arbitration;
(b) formal, nonbinding arbitration; or
(c) informal, nonbinding arbitration.
(7) If the parties agree in writing to binding arbitration:
(a) the arbitration shall be binding;
(b) the decision of the arbitration panel shall be final;
(c) neither party may appeal the decision of the arbitration panel; and
(d) notwithstanding Subsection (10), the person or entity challenging the impact fee may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
(8)
(a) Except as provided in Subsection (8)(b), if the parties agree to formal, nonbinding arbitration, the arbitration shall be governed by the provisions of Title 63G, Chapter 4, Administrative Procedures Act.
(b) For purposes of applying Title 63G, Chapter 4, Administrative Procedures Act, to a formal, nonbinding arbitration under this section, notwithstanding Section 63G-4-502, "agency" means a local political subdivision.
(9)
(a) An appeal from a decision in an informal, nonbinding arbitration may be filed with the district court in which the local political subdivision is located.
(b) An appeal under Subsection (9)(a) shall be filed within 30 days after the day on which the arbitration panel issues a decision under Subsection (4).
(c) The district court shall consider de novo each appeal filed under this Subsection (9).
(d) Notwithstanding Subsection (10), a person or entity that files an appeal under this Subsection (9) may not also challenge the impact fee under Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
(10)
(a) Except as provided in Subsections (7)(d) and (9)(d), this section may not be construed to prohibit a person or entity from challenging an impact fee as provided in Subsection 11-36a-701(1) or Subsection 11-36a-703(2)(a) or (2)(c).
(b) The filing of a written request for arbitration within the required time in accordance with Subsection (1) tolls all time limitations under Section 11-36a-702 until the day on which the arbitration panel issues a decision.
(11) The person or entity filing a request for arbitration and the local political subdivision shall equally share all costs of an arbitration proceeding under this section.

Enacted by Chapter 47, 2011 General Session

EagleMountain UTAH

PARKS AND RECREATION IMPACT FEE ANALYSIS

EAGLE MOUNTAIN, UTAH

PURSUANT TO UTAH CODE 11-36A

APRIL 2020

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

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IMPACT FEE CERTIFICATION

IMPACT FEE ANALYSIS (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;
    d. offsets costs with grants or other alternate sources of payment; and,
3. complies in each and every relevant respect with the Impact Fees Act.

Lewis Young Robertson & Burningham, Inc. 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 substantial portion of the IFFP or IFA are modified or amended by the City, 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 Parks and Recreation Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist Eagle Mountain City (the "City") in financing and constructing necessary capital improvements for future development and growth. The 2020 Impact Fee Facilities Plan ("IFFP") was completed by Horrocks Engineers. The following summarizes the inputs utilized in this analysis.

- **Service Area:** The Service Area for purposes of the City's parks and recreation impact fees includes all areas within the City.
- **Demand Analysis:** The demand unit used in this analysis is **population**. The City's current population is approximately **39,127**. Mountainland Association of Governments provides regional planning information related to population, employment and households. This data suggests the City will reach a population of approximately 65,000 people by 2030, based on an average annual growth rate of five percent. However, the IFFP shows population reaching approximately 117,000 persons by 2030, an average annual growth rate of 10.5 percent. Changes in the economy or building trends may result in higher or lower growth than anticipated. As a result of new growth, the City will need to construct additional parks and recreation facilities to maintain the existing level of service (LOS).
- **Level of Service:** The LOS for this analysis is based on maintaining the existing level of investment in current parks and recreation facilities. The LOS consists of two components – the **land value per capita** and the **improvement value per capita** (or the cost to purchase land and make improvements in today's dollars). The LOS is shown in more detail in **SECTIONS 5**.
- **Excess Capacity:** A buy-in component for Special Improvement District (SID) bonds and reimbursement agreements was considered in this analysis. The total valuation related to these facilities is $3,857,821. This value has been removed from the existing facilities inventory when determining future level of investment.
- **Capital Facilities Analysis:** Based on the expected changes in population over the planning horizon, the City will need to invest in additional facilities related to parks and recreation in order to maintain the existing LOS. The investment toward future facilities can be used for land acquisition or to provide for new improvements on existing and proposed facilities/land. This ensures that the LOS is perpetuated into the future.
- **Funding of Future Facilities:** Impact fees will continue to be a significant source of funding for parks and recreation infrastructure as they are an appropriate and fair mechanism for funding growth-related infrastructure.

PROPOSED PARKS AND RECREATION IMPACT FEE

Three impact fee scenarios are shown below: 1) the impact fee including the land value per capita in the LOS; 2) the impact fee excluding the land value per capita in the LOS; and, 3) the impact fee to achieve the projects identified in the IFFP. A similar analysis was provided in the 2012 and 2016 Park Impact Fee Analysis, with the City choosing to exclude land value in the fee assessment. However, for the purposes of determining the existing LOS, the City may include the land values to calculate current LOS and the maximum allowable fee.

TABLE 1.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	PROPOSED LOS PER 1,000	LAND COST PER ACRE/MILE	IMP. VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Scenario 1: Regional and Community Parks Including Land Value (Maximum Allowable)	7.98	$141,109	$54,949	$196,058	$1,564,544	$1,565
Scenario 2: Regional and Community Parks Excluding Land Value	7.98	$0	$54,949	$54,949	$438,496	$439
Scenario 3: Investment Needed to Achieve IFFP Target						$675

The City's parks classification system includes pocket, neighborhood, community, and regional parks, as well as trail ways. Only system improvements are included in the impact fee analysis. System improvements include park facilities classified as community and regional parks. Trailways, pocket parks and neighborhood parks are excluded from this analysis since these are funded by developers or generally through grants.

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Based on the per capita fee, the proposed impact fee per household is summarized in **TABLE 1.2.**

TABLE 1.2: PARK IMPACT FEE SCHEDULE BY SCENARIO

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH	2016 CALCULATED FEE	% CHANGE
Scenario 1: Maximum Allowable Including Land Value				
Single Family	4.41	**$6,903**	$6,333	9%
Multi Family	3.09	**$4,842**	$4,524	7%
Scenario 2: Excluding Land Value				
Single Family	4.41	**$1,936**	$1,158	67%
Multi Family	3.09	**$1,358**	$827	64%
Scenario 3: Investment Needed to Achieve IFFP Target				
Single Family	4.41	**$2,978**	$1,158	157%
Multi Family	3.09	**$2,089**	$827	153%

The Impact fee including the applicable buy-in component is found below.

TABLE 1.3: IMPACT FEE WITH APPLICABLE BUY-IN COMPONENT

	BUY-IN		SCENARIO 1		SCENARIO 2		SCENARIO 3	
IMPACT FEE PER HH	SID BUY-IN	MID-VALLEY REGIONAL BUY-IN	FEE PER HH	TOTAL	FEE PER HH	TOTAL	FEE PER HH	TOTAL
Single Family								
North Service Area	$364	$110	$6,903	**$7,377**	$1,936	**$2,410**	$2,978	**$3,452**
South Service Area	-	$110	$6,903	**$7,013**	$1,936	**$2,046**	$2,978	**$3,088**
West Service Area	-	$110	$6,903	**$7,013**	$1,936	**$2,046**	$2,978	**$3,088**
Multi Family								
North Service Area	$364	$110	$4,842	**$5,316**	$1,358	**$1,832**	$2,089	**$2,563**
South Service Area	-	$110	$4,842	**$4,952**	$1,358	**$1,468**	$2,089	**$2,199**
West Service Area	-	$110	$4,842	**$4,952**	$1,358	**$1,468**	$2,089	**$2,199**

Scenario 1 represents the maximum allowable impact fee the City may assess. Scenario 2 illustrates the impact fee assuming all land is removed from the LOS. Scenario 3 illustrates the needed investment to achieve the objectives of the IFFP. In order to fund the proposed projects in the IFFP, the City would need to adopt a LOS of $675 per capita, which is still lower than the existing LOS of $1,565 (including land valuation). As shown in **Section 6,** removing the land value in the LOS calculation will reduce the available impact fee revenues from $39M to $11M which is below the estimated expenditures shown in the IFFP. Thus, Scenario 2 may not be feasible if the City desires to fund the projects identified in the IFFP.

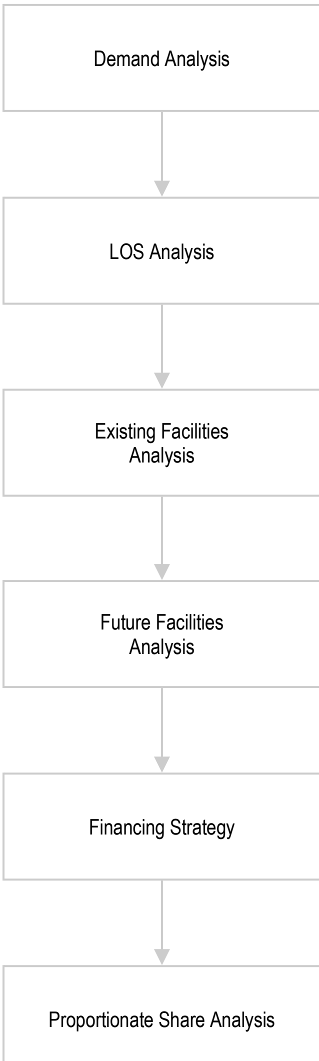
NON-STANDARD PARK IMPACT FEES

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 lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

[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 IFA[2]. 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. The IFFP is also intended to outline the improvements which are intended to be funded by impact fees. The IFA is designed 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. Each component must consider the historic level of service ("LOS") provided to existing development and ensure that impact fees are not used to raise that LOS. The following elements are important considerations when completing an IFFP and IFA:

DEMAND ANALYSIS

The demand analysis serves as the foundation for the IFFP. 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 public 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 population 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 IFFP provides an inventory of the City's existing system improvements. The inventory does not include project improvements. 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 future 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 LOS. Any demand generated from new development that overburdens the existing system beyond the existing capacity justifies the construction of new facilities.

FINANCING STRATEGY – CONSIDERATION OF ALL REVENUE SOURCES

This analysis must also include a consideration of all revenue sources, including impact fees, debt issuance, alternative funding sources, and the dedication (aka donations) 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

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[2] UC 11-36a-301,302,303,304
[3] 11-36a-302(2)
[4] 11-36a-302(3)

development activities when its plan for financing system improvements establishes that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future (UCA 11-36a-302).

System vs. Project Improvements

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.[5] 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.[6] References to facilities, amenities, projects, etc. within this analysis are referring to System Improvements unless otherwise stated.

[5] 11-36a-102(20)
[6] 11-36a102(13)

SECTION 3: SERVICE AREA AND DEMAND ANALYSIS

The purpose of this document is to establish a LOS based on the facilities and amenities funded by the City within the Service Area. The current LOS for parks and Recreation is based on the City's residential population. The LOS consists of two components – the **land value per capita** and the **improvement value per capita** (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation.

SERVICE AREA

Utah Code requires the impact fee enactment to establish one or more service areas ("Service Area") within which impact fees will be imposed.[7] This Service Area includes all areas within the City.

DEMAND UNITS

The demand unit used in this analysis is **population**. The City's 2019 population is estimated at 39,127. Determining growth within a community can be challenging. Mountainland Association of Governments provides regional planning information related to population, employment and households. This data suggests the City will reach a population of approximately 65,000 people by 2030, based on an average annual growth rate of five percent. However, the IFFP shows population reaching approximately 117,000 persons by 2030, an average annual growth rate of 10.5 percent. Changes in the economy or building trends may result in higher or lower growth than anticipated. For the purposes of this analysis, the growth within the next 10 years is based on an average annual growth rate of five percent, similar to regional projections, resulting in an additional 24,607 new residents within the service area.

TABLE 3.1: POPULATION PROJECTIONS

YEAR	CITY PROJECTIONS BASED ON 10.5% GROWTH (AS SHOWN IN IFFP)	MOUNTAINLAND ASSOCIATION OF GOVERNMENTS PROJECTIONS	PROJECTIONS BASED ON 5% GROWTH
2019	39,127		39,127
2020	43,235	39,959	41,083
2021	47,775	41,964	43,138
2022	52,791	44,070	45,294
2023	58,335	46,282	47,559
2024	64,460	48,605	49,937
2025	71,228	51,044	52,434
2026	78,707	53,606	55,056
2027	86,971	56,296	57,808
2028	96,103	59,121	60,699
2029	106,194	62,088	63,734
2030	117,344	65,204	66,920
10-Year Demand	**67,067**	**25,245**	**24,607**

The future population in the City is used to determine the additional parks and recreation needs. The LOS standards for each of these types of improvements has been calculated, and a blended LOS determined for the future population, giving the City flexibility to provide future residents the types of improvements that are desired. If growth projections and land use planning changes significantly in the future, the City will need to update the parks and recreation projections, the IFFP, and the impact fees.

Based on 2018 American Community Survey (ACS) Five-Year Estimates, the average persons per household can be found below.

TABLE 3.2: RESIDENTS PER HOUSEHOLD

	PERSONS PER HOUSEHOLD
Single-Family	4.06
Multi-Family	2.90

[7] 11-36a-402(a)

SECTION 4: EXISTING FACILITIES INVENTORY

The City's parks classification system includes pocket, neighborhood, community, and regional parks, as well as trail ways. The City's existing parks are shown in **Appendix A**. The City has a total of 519 acres of park, recreation and trail ways. A portion of these facilities are related to detention as well as gifted acres. The Impact Fee Act allows for the inclusion of system improvements when determining the proportionate impact fee applicable to new development. The City has defined system improvements as facilities classified as community and regional parks. Trailways, pocket parks and neighborhood parks are excluded from this analysis since these are funded by developers or generally through grants.

The tables below illustrate the existing acreage and amenities for the parks and recreation system. The improvement value for parks is based on the existing improvements to each type of facility and are calculated on a per acre basis. The City-owned acreage and estimated improvement value illustrated below will be the basis for the LOS analysis discussed in **SECTION 5.** The valuation estimates for the existing system exclude the SID and Reimbursement original costs. Existing parks include a variety of services including basketball courts, playgrounds, restrooms and other amenities as shown in **Appendix A**.

TABLE 4.1: ACREAGE OF EXISTING PARKS AND RECREATION FACILITIES

Area	Total Acres	Less Detention	Less Gifted	Final Acres	Impact Fee Eligible	Land Value	Current Value
Total Parks	**519.18**	**17.35**	**7.23**	**494.60**	**494.60**	**$74,190,135**	**$18,241,022**
Regional and Community	**317.50**	**5.22**	**0.00**	**312.28**	**312.28**	**$46,842,574**	**$18,241,022**
Less Buy-In Value						**$44,065,987**	**$17,159,788**

BUY-IN COMPONENT

As stated in the IFFP, many of the existing parks and recreation areas were constructed by developers and by using SID Bonds. The tables below illustrate the applicable buy-in costs from existing SIDs and reimbursement agreements.

TABLE 4.2: OUTSTANDING SID AND REIMBURSEMENTS

CONSTRUCTION YEAR	PROJECT	ORIGINAL COST	ORIGINAL CAPACITY	USED CAPACITY	REMAINING CAPACITY	COST PER ERU
Parks and Recreation SID Bonds						
1998	Landscaping	$196,793	6,000	200	5,800	$33
2000	Ranches and PE Landscape	$1,378,801	7,000	2,325	4,675	$197
2000	Paul Evans Trailways	$311,249	6,300	2,325	3,975	$49
2000	Grant Smith Trail	$159,291	6,300	2,325	3,975	$25
2000	Red Hawk Ranch Park	$338,554	2,000	2,325	0	$0
2000	Meadow Ranch Trails	$154,633	6,300	2,325	3,975	$25
2000	Ranches Entrance Monument	$160,000	6,300	2,325	3,975	$25
2000	Eagle Mountain Entrance Sign	$58,500	6,300	2,325	3,975	$9
Subtotal		**$2,757,821**				**$364**
Recreation Reimbursement Agreements						
2002	**Midvalley Regional Park (Cory Wride)**	**$1,100,000**	**10,000**	**6,936**	**3,064**	**$110**
Combined Original Cost		**$3,857,821**				

LAND VALUE

It is noted that current costs are used strictly to determine the actual cost, in today's dollars, of duplicating the current LOS for future development in the City and does not reflect the value of the existing improvements within the City. The City estimates that the value for residential land is approximately $150,000 per acre. This is based off of current market prices for land within the City.

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing parks and Recreation infrastructure has been funded through a combination of general fund revenues, donations, and impact fees. Most of the City's parks have been donated by developers. However, since the developers have received density credits in return for their donation, these parks have been included in the LOS calculation. All other park land and improvements funded through donations have been excluded in the impact fee calculations.

SECTION 5: LEVEL OF SERVICE ANALYSIS

LEVEL OF SERVICE STANDARDS

The level of service (LOS) for this analysis is based on maintaining the existing level of investment in current parks and recreation facilities. The LOS consists of two components – the land value per capita and the improvement value per capita funded by the City (or the cost to purchase the land and make improvements in today's dollars), resulting in a total value per capita for parks and recreation.

Using the estimated land values and improvement values per type of park shown in **Table 4.1** and the existing population for 2019, the value per capita (or LOS) is calculated. This approach uses current construction costs to determine the current value. It is assumed that the City will maintain, at a minimum, the current set LOS standard.

TABLE 5.1: EXISTING LOS PER CAPITA

LOS PER CAPITA	IMPACT FEE ELIGIBLE ACREAGE	PER 1,000 CAPITA	EST. LAND VALUE	PER CAPITA	EST. IMPROV. VALUE	PER CAPITA	TOTAL VALUE PER CAPITA
Regional and Community Parks	312.28	7.98	$44,065,987	$1,126	$17,159,788	$439	$1,565

TABLE 5.2: EXISTING LOS PER ACRE

LOS PER ACRE	IMPACT FEE ELIGIBLE ACREAGE	EST. LAND VALUE	LAND VALUE PER ACRE	EST. IMPROV. VALUE	IMP. VALUE PER ACRE	TOTAL VALUE PER ACRE
Regional and Community Parks	312.28	$44,065,987	$141,109	$17,159,788	$54,949	$196,058

The calculation of impact fees relies upon the information contained in this analysis. The timing of construction for development-related park facilities will depend on the rate of development and the availability of funding. For purposes of this analysis, a specific construction schedule is not required. The construction of park facilities can lag behind development without impeding continued development activity. This analysis assumes that construction of needed park facilities will proceed on a pay-as-you-go basis, and assumes a standard annual dollar amount the City should anticipate collecting and plan to expend on park improvements.

SECTION 6: CAPITAL FACILITY ANALYSIS

Future planning for park land is an ongoing process based on the changes in population and community preference. The City will purchase and improve parks and recreation facilities to maintain the LOS defined in this document. A summary of the City's desired improvements is found in the 2020 IFFP in Table 5-1. Actual future improvements will be determined as development occurs, and the opportunity to acquire and improve park land arises. Impact fees will only be assessed the proportionate fee to maintain the existing LOS.

Three impact fee scenarios are shown below: 1) the impact fee per capita including the land value per capita in the LOS; 2) the impact fee per capita excluding the land value per capita in the LOS; and, 3) the impact fee per capita to achieve the projects identified in the IFFP. A similar analysis was provided in the 2012 and 2016 Park Impact Fee Analysis, with the City choosing to exclude land value in the fee assessment. However, for the purposes of determining the existing LOS, the City may include the land values to calculate current LOS and the maximum allowable fee.

Based on the expected changes in population over the planning horizon, the City will need to invest approximately $39 million in parks and recreation facilities. This assumes the City will grow by slightly over 24,000 persons through 2029.

TABLE 6.1: ILLUSTRATION OF PARKS AND RECREATION INVESTMENT BY SCENARIO

Type of Improvement	Population Increase IFFP Horizon	Level of Investment	Estimated Future Investment
Scenario 1: Including Land Value	24,607	$1,565	$38,509,579
Scenario 2: Excluding Land Value	24,607	$439	$10,802,368
Scenario 3: Investment Needed to Achieve IFFP Target	24,607	$675	$16,614,341

Table 6.1 illustrates the estimated population growth in the Service Area and the estimated future investment, excluding buy-in to existing facilities. Future investment will be used to acquire additional parks and recreation land and fund new park improvements and amenities or make improvements to existing park facilities to add capacity to the system. The following types of improvements may be considered:

- Land Acquisition
- Sod and Irrigation Improvements
- Pavilions
- Restrooms and other Parks and Recreation Buildings
- Picnic Tables
- Playgrounds
- Trailways/Walkways
- Volleyball Courts
- Tennis Courts
- Basketball Courts
- Other Recreational Courts and Facilities
- Baseball/Softball Field Facilities
- Multi-Purpose Fields
- Field Lighting
- Concession/ Buildings
- Parking
- Skate Parks
- Other Park and Recreation Amenities

Additionally, the City has identified the following improvements as potential impact fee eligible projects:

TABLE 6.2: POTENTIAL IMPACT FEE ELIGIBLE IMPROVEMENTS

FUTURE FACILITY	2019 ESTIMATE (MILLIONS)	CONSTRUCTION YEAR	CONSTRUCTION YEAR COSTS	FUNDING SOURCE
Smith Ranch Regional Park Phase 1	$3,000,000	2020	$3,100,104	Impact Fees
Silverlake Community Park Phase 1	$500,000	2020	$516,684	Impact Fees
Recreational Trail	$1,340,807	2021	$1,431,780	Impact Fees
Wride Memorial Park Phase 2	$4,376,345	2023	$4,990,354	Impact Fees
Pony Express Regional Park	$2,400,000	2025	$2,922,409	Impact Fees
Property Acquisition	$3,000,000	2025	$3,653,011	Impact Fees
Total	**$14,617,152**		**$16,614,341**	
Construction Cost assumes an inflation rate of 3.34 percent as used in the IFFP.				

While this is a list of known projects, the City may need to acquire additional parks and recreation land, fund new park improvements and amenities, or make improvements to existing park facilities to add capacity to the system not identified above. As shown in

Table 6.1, removing the land value in the LOS calculation will reduce the available impact fee revenues from $39M to $11M which is below the estimated expenditures shown in the IFFP. Thus, Scenario 2 may not be feasible if the City desires to fund the projects identified in the IFFP.

System vs. Project Improvements

System improvements are defined as existing and future public facilities designed and intended to provide services to service areas within the community at large.[8] 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.[9] The Impact Fee Analysis may only include the costs of impacts on system improvements related to new growth within the proportionate share analysis.

Only park facilities that serve the entire community are included in the LOS. Only community and regional parks are considered system improvements in Eagle Mountain City.

Funding of Future Facilities

The IFFP must also include a consideration of all revenue sources, including impact fees and developer dedications of system improvements, which may be used to finance system improvements.[10] 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.[11]

Property Tax Revenues

Property tax revenues are not specifically identified in this analysis as a funding source for capital projects, but inter-fund loans can be made from the general fund which will ultimately include some property tax revenues. Inter-fund loans may be repaid once sufficient impact fee revenues have been collected.

Grants and Donations

The City does not anticipate any donations from new development for future system-wide capital improvements related to park facilities. A donor will be entitled to a reimbursement for the negotiated value of system improvements funded through impact fees if donations are made by new development.

The City may receive grant monies to assist with park construction and improvements. This analysis has removed all funding that has come from federal grants and donations to ensure that none of those infrastructure items are included in the LOS. Therefore, the City's existing LOS standards have been funded by the City's existing residents. Funding the future improvements through impact fees places a similar burden upon future users as that which has been placed upon existing users through impact fees, property taxes, user fees, and other revenue sources.

Impact Fee Revenues

Impact fees are an ideal mechanism for funding growth-related infrastructure. Impact fees are currently 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 to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular user upon the City infrastructure and to prevent existing users from subsidizing new growth.

Debt Financing

In the event the City has not amassed sufficient impact fees in the future 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 (i.e. interest costs). Debt financing has not been considered in the calculation of the parks and recreation impact fee.

[8] 11-36a-102(20)
[9] 11-36a102(13)
[10] 11-36a-302(2)
[11] 11-36a-302(3)

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% of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues, such as general fund revenues, will be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through 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. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

SECTION 7: PARKS & RECREATION IMPACT FEE CALCULATION

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 following paragraphs briefly discuss the methodology for calculating impact fees.

PARKS AND RECREATION IMPACT FEE SCENARIO ANALYSIS

GROWTH-DRIVEN (PERPETUATION OF EXISTING LOS)

The methodology utilized in this analysis is based on the increase, or **growth**, in residential demand. The growth-driven method utilizes the existing LOS and perpetuates that LOS into the future. Impact fees are then calculated to provide sufficient funds for the entity to expand or provide additional facilities, as growth occurs within the community. Under this methodology, impact fees are calculated to ensure new development provides sufficient investment to maintain the current LOS standards in the community. This approach is often used for public facilities that are not governed by specific capacity limitations and do not need to be built before development occurs (i.e. park facilities).

PARKS AND RECREATION IMPACT FEE CALCULATION

Three impact fee scenarios are shown below: 1) the impact fee including the land value per capita in the LOS; 2) the impact fee excluding the land value per capita in the LOS; and, 3) the impact fee to achieve the projects identified in the IFFP. A similar analysis was provided in the 2012 and 2016 Park Impact Fee Analysis, with the City choosing to exclude land value in the fee assessment. However, for the purposes of determining the existing LOS, the City may include the land values to calculate current LOS and the maximum allowable fee.

TABLE 7.1: ESTIMATE OF IMPACT FEE VALUE PER CAPITA

TYPE OF IMPROVEMENT	PROPOSED LOS PER 1,000	LAND COST PER ACRE/MILE	IMP. VALUE PER ACRE	TOTAL COST PER ACRE	PER 1,000 POPULATION	PER CAPITA
Scenario 1: Regional and Community Parks Including Land Value (Maximum Allowable)	7.98	$141,109	$54,949	$196,058	$1,564,544	$1,565
Scenario 2: Regional and Community Parks Excluding Land Value	7.98	$0	$54,949	$54,949	$438,496	$439
Scenario 3: Investment Needed to Achieve IFFP Target						$675

Based on the per capita fee, the proposed impact fee per household is summarized in **TABLE 7.2.**

TABLE 7.2: PARK IMPACT FEE SCHEDULE BY SCENARIO

IMPACT FEE PER HH	PERSONS PER HH	FEE PER HH	2016 CALCULATED FEE	% CHANGE
Scenario 1: Maximum Allowable Including Land Value				
Single Family	4.41	**$6,903**	$6,333	9%
Multi Family	3.09	**$4,842**	$4,524	7%
Scenario 2: Excluding Land Value				
Single Family	4.41	**$1,936**	$1,158	67%
Multi Family	3.09	**$1,358**	$827	64%
Scenario 3: Investment Needed to Achieve IFFP Target				
Single Family	4.41	**$2,978**	$1,158	157%
Multi Family	3.09	**$2,089**	$827	153%

Scenario 1 represents the maximum allowable impact fee the City may assess. Scenario 2 illustrates the impact fee assuming all land is removed from the LOS. Scenario 3 illustrates the needed investment to achieve the objectives of the IFFP. In order to fund the proposed projects in the IFFP, the City would need to adopt a LOS of $675 per capita, which is still lower than the existing LOS of $1,565 (including land valuation). As shown in **Section 6,** removing the land value in the LOS calculation will reduce the available impact fee revenues from $39M to $11M which is below the estimated expenditures shown in the IFFP. Thus, Scenario 2 may not be feasible if the City desires to fund the projects identified in the IFFP. The Impact fee including the applicable buy-in component is found in **Table 7.3**.

TABLE 7.3: IMPACT FEE WITH APPLICABLE BUY-IN COMPONENT

	Buy-In		Scenario 1		Scenario 2		Scenario 3	
Impact Fee Per HH	**SID Buy-In**	**Mid-Valley Regional Buy-In**	**Fee per HH**	**Total**	**Fee per HH**	**Total**	**Fee per HH**	**Total**
Single Family								
North Service Area	$364	$110	$6,903	**$7,377**	$1,936	**$2,410**	$2,978	**$3,452**
South Service Area	-	$110	$6,903	**$7,013**	$1,936	**$2,046**	$2,978	**$3,088**
West Service Area	-	$110	$6,903	**$7,013**	$1,936	**$2,046**	$2,978	**$3,088**
Multi Family								
North Service Area	$364	$110	$4,842	**$5,316**	$1,358	**$1,832**	$2,089	**$2,563**
South Service Area	-	$110	$4,842	**$4,952**	$1,358	**$1,468**	$2,089	**$2,199**
West Service Area	-	$110	$4,842	**$4,952**	$1,358	**$1,468**	$2,089	**$2,199**

NON-STANDARD PARK IMPACT FEES

The proposed fees are based upon population growth. 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 park facilities.[12] This adjustment could result in a lower impact fee if the City determines that a particular user may create a different impact than what is standard for its land use.

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 6** for further discussion regarding the consideration of revenue sources.

EXPENDITURE OF IMPACT FEES

Legislation requires that impact fees should be spent or encumbered with six years after each impact fee is paid. Impact fees collected in the next five to six years should be spent only on impact fee eligible projects to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires that credits be paid back to development for future fees that will pay for growth-driven projects included in the Impact Fee Facilities Plan that would otherwise be paid for through user fees. Credits may also be paid to developers who have constructed and donated facilities to that City that are included in the IFFP in-lieu of impact fees. This situation does not apply to developer exactions or 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.

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

The City does not anticipate any extraordinary costs necessary to provide services to future development.

SUMMARY OF TIME PRICE DIFFERENTIAL

Although 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, an inflation component was not considered in the cost estimates in this study. All costs are represented in today's dollars.

[12] 11-36a-402(1)(c)

APPENDIX A: EXISTING FACILITIES INVENTORY

TABLE A.1: EXISTING REGIONAL AND COMMUNITY PARK INVENTORY

AREA	TOTAL ACRES	LESS DETENTION	LESS GIFTED	FINAL ACRES	IMPACT FEE ELIGIBLE	TOTAL LAND VALUE	LARGE PAVILION	MEDIUM PAVILION	SMALL PAVILION	RESTROOMS (PERM.)	CONCESSION	SKATEPARK	SPLASH PAD	PLAYGROUND	TOT LOTS/PLAYGROUNDS	DRINKING FOUNTAINS	BIKE RACKS
Unit Values							**$225,000**	**$75,000**	**$30,000**	**$180,000**	**$250,000**	**$460,000**	**$1,000,000**	**$500,000**	**$40,000**	**$2,000**	**$1,000**
Walden Park	12.60	0.68	0.00	11.92	**11.92**	**$1,788,389**	1.00								1.00		
Smith Ranch Regional Park	23.53	0.00	0.00	23.53	**23.53**	**$3,529,782**									1.00		
Bike park	72.99	0.00	0.00	72.99	**72.99**	**$10,948,171**											
Nolan Park	37.40	0.00	0.00	37.40	**37.40**	**$5,609,580**				1.00			1.00		1.00	1.00	
Nolan Park Pavilion	10.25	0.00	0.00	10.25	**10.25**	**$1,537,889**	1.00										1.00
Pioneer Park	23.34	0.00	0.00	23.34	**23.34**	**$3,501,535**			1.00						2.00	1.00	1.00
North Ranch	5.94	0.00	0.00	5.94	**5.94**	**$891,504**		1.00							1.00		1.00
Cory Wride Memorial Park	67.52	1.02	0.00	66.50	**66.50**	**$9,975,000**	1.00	1.00		2.00	1.00		1.00	1.00		1.00	1.00
Pony Express Regional Park	36.27	0.00	0.00	36.27	**36.27**	**$5,440,776**			1.00			1.00				1.00	
Silverlake Amphitheater	16.09	0.00	0.00	16.09	**16.09**	**$2,413,949**			1.00	1.00					1.00	2.00	
Silverlake Woodhaven Park	11.56	3.52	0.00	8.04	**8.04**	**$1,206,000**											
Existing Impact Fee Fund Balance (2019) & Professional Expense																	
Totals	**317.50**	**5.22**	**0.00**	**312.28**	**312.28**		**3.00**	**2.00**	**3.00**	**4.00**	**1.00**	**1.00**	**2.00**	**1.00**	**7.00**	**6.00**	**4.00**
Estimated Value						**$46,842,574**	**$675,000**	**$150,000**	**$90,000**	**$720,000**	**$250,000**	**$460,000**	**$2,000,000**	**$500,000**	**$280,000**	**$12,000**	**$4,000**

TABLE A.1: EXISTING REGIONAL AND COMMUNITY PARK INVENTORY (CONT.)

AREA	PICNIC TABLES	GARBAGE CANS	BENCHES	PICKLEBALL	1/2 COURT BASKETBALL	FULL COURT BASKETBALL	SOCCER FIELDS	BASEBALL DIAMONDS	BLEACHERS	SWING SET	PARKING LOT	BARBECUE'S	TENNIS COURT	RODEO GROUNDS	IRRIGATED OPEN SPACE	UNIMPROVED OPEN SPACE	TOTAL IMPROVEMENT VALUE
Unit Values	**$2,000**	**$2,000**	**$2,000**	**$120,000**	**$30,000**	**$80,000**	**$20,000**	**$180,000**	**$2,000**	**$1,000**	**$6,000**	**$1,000**	**$30,000**	**$580,000**	**$3.00**	**$1.00**	
Walden Park	5.00	3.00	4.00		1.00		1.00				1.00				162,682	58,737	$891,783
Smith Ranch Regional Park		1.00	1.00							1.00	1.00				137,424	527,893	$991,165
Bike park	1.00	2.00														2,352,240	$2,358,240
Nolan Park	3.00	9.00	4.00				1.00	2.00	4.00						455,956		$3,009,868
Nolan Park Pavilion	18.00	3.00										2.00			182,669		$818,007
Pioneer Park	2.00	3.00	3.00			1.00	1.00			1.00					180,625	363,845	$1,135,720
North Ranch	5.00	3.00	2.00								1.00				36,543	82,368	$333,997
Cory Wride Memorial Park	15.00	4.00	4.00	4.00		1.00	2.00	4.00	8.00		1.00		2.00		539,458	382,825	$5,862,199
Pony Express Regional Park	4.00	6.00						1.00	4.00		1.00	2.00		1.00	182,137	96,235	$1,930,646
Silverlake Amphitheater	3.00	3.00										3.00			178,666	104,399	$909,397
Silverlake Woodhaven Park																	$0
Existing Impact Fee Fund Balance (2019) & Professional Expense																	$1,510,377
Totals	**56.00**	**37.00**	**18.00**	**4.00**	**1.00**	**2.00**	**5.00**	**7.00**	**16.00**	**2.00**	**5.00**	**7.00**	**2.00**	**1.00**	**2,056,160**	**3,968,542**	**$18,241,022**
Estimated Value	**$112,000**	**$74,000**	**$36,000**	**$480,000**	**$30,000**	**$160,000**	**$100,000**	**$1,260,000**	**$32,000**	**$2,000**	**$30,000**	**$7,000**	**$60,000**	**$580,000**	**$6,168,480**	**$3,968,542**	**$19,751,399**

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** MAY 5, 2020		
TITLE:	ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Storm Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
Staff recommends that the City Council adopt the updated Storm Drain Impact Fee Facilities Plan and Impact Fee Analysis.

BACKGROUND:
State law requires that impact fee are only assessed for projects intended to be built within 6 years. Because of that and the high growth rate of the City, Impact Fee Facilities Plans are updated every 2-3 years to try to stay ahead of growth. When updating the IFFP, the city considers the existing level of service for that particular type of facility. It is important with impact fee laws that the City does not charge new development disproportionately to existing residents.

Attachments:
ORD--2020 Storm Water Impact Fee Enactment (00487640xB00C1)
Storm Water Impact Fee Facilities Plan 2020
Storm Water Impact Fee Analysis 2020

ORDINANCE NO. O___-2020

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A STORM WATER IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose storm water impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq*. (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has caused to be prepared an updated Impact Fee Facility Plan, a copy of which is attached hereto as Exhibit A; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared a *Storm Water Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit B, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

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

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for storm water facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Storm Water Impact Fee in the maximum amounts set forth in Tables 6.1 through 6.3 of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting*. At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures*. The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure*. Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time*. The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact

review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing*. An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision*. After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, this ________ day of ___________________________, 2020.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of May, 2020.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

____

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN CITY

STORM DRAIN IMPACT FEE FACILITIES PLAN 2018 REPORT

WITH 2020 UPDATE

Prepared by:

JWO Engineering

726 South 400 East

Orem, Utah 84097

Contact: Jared Oldroyd, P.E.

801-828-7805

February 2020

EXECUTIVE SUMMARY

The recommended improvements to the storm drain system in the next five years by service area are shown in Table 1. JWO Engineering recommends that Eagle Mountain give priority to completing these projects in the next five years.

Table 1. Five year project cost opinion

Segment	Estimate (Millions)
North Service Area	
Pipe 24	$1.60
Pipe 25	$0.88
Pond 21	$0.65
Subtotal	**$3.13**
South Service Area	
Pipes 4-7	$7.16
Pipe 23	$1.75
Pond 3	$2.08
Pond 4	$2.07
Subtotal	**$13.05**
West Service Area	
Pipes 27-30, 32-41	$18.0
Ponds 16, 17, and 18	$1.09
Swales S1, S2, and S3	$3.65
Subtotal	**$22.74**
Total	**$38.92**

BACKGROUND

Eagle Mountain City is one of the fastest growing cities in the US. Since its incorporation in 1996 it has grown from a population of less than 300 to more than 36,000, and consequently has undergone rapid development. It is projected that the city will continue to grow rapidly, and proper planning of city infrastructure is a crucial component of sustaining this expansion.

Eagle Mountain's storm drain system contains three separate service areas designated as the North Service Area (NSA) the South Service Area (SSA) and the West Service Area (WSA). The NSA feeds into the north drainage basin, which consists of seasonal washes that collect storm drain runoff. The major drainage channel for the north drainage basin is a large wash known as Tickville Gulch or Tickville Wash. Several smaller washes flow into Tickville Wash, which proceeds to carry the runoff to the east of the city, eventually discharging into Utah Lake. The

SSA feeds into the south drainage basin, in which pre-developed storm drain runoff flows into a large sinkhole south of city limits. Runoff from the WSA belongs to the south drainage basin. Developed regions include small collections systems for runoff retention/detention. Drainage basins are displayed in Figure 1.

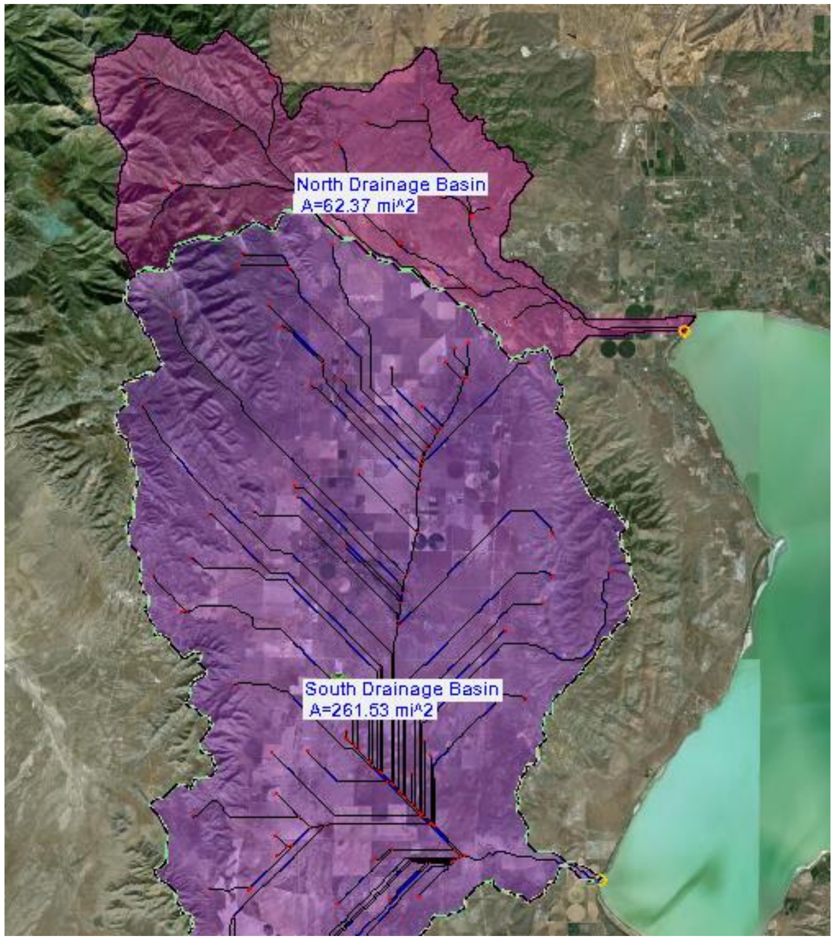

Figure 1. Drainage basins in Eagle Mountain

EXISTING REPORTS

Current available reports addressing Eagle Mountain's storm drain situation include the Eagle Mountain Impact Fee Facilities Plan Report from 2012 (IFFP 2012) and the Tickville Wash conditional letter of map revision from 2015 by LEI Engineers (CLOMR). Some data from the existing reports was used in our assessment of the existing Eagle Mountain storm drain facility conditions.

HYDROLOGY

JWO Engineering obtained precipitation frequency estimates for use of design storm calculations from the National Oceanic and Atmospheric Administration (NOAA) website. PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches/hour) and PDS-based intensity-duration-frequency curves can be found in Figures 2 and 3 respectively. Data was taken from NOAA atlas 14, volume 1, version 5 for location Eagle Mountain, Utah, USA; Latitude: 40.331°, Longitude: -111.975°, Elevation 5295.97 ft.

NOAA Atlas 14, Volume 1, Version 5
Location name: Eagle Mountain, Utah, USA*
Latitude: 40.331°, Longitude: -111.975°
Elevation: 5295.97 ft**
* source: ESRI Maps
** source: USGS

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

PF_tabular | PF_graphical | Maps_&_aerials

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)[1]

Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	**0.114** (0.099-0.135)	**0.145** (0.127-0.171)	**0.202** (0.174-0.239)	**0.253** (0.215-0.300)	**0.333** (0.277-0.397)	**0.407** (0.331-0.488)	**0.493** (0.390-0.595)	**0.593** (0.453-0.727)	**0.752** (0.547-0.938)	**0.893** (0.625-1.13)
10-min	**0.174** (0.151-0.205)	**0.221** (0.193-0.261)	**0.307** (0.265-0.363)	**0.385** (0.327-0.456)	**0.507** (0.423-0.604)	**0.620** (0.504-0.743)	**0.750** (0.592-0.906)	**0.903** (0.689-1.11)	**1.14** (0.833-1.43)	**1.36** (0.951-1.72)
15-min	**0.216** (0.186-0.255)	**0.274** (0.239-0.323)	**0.380** (0.328-0.450)	**0.477** (0.406-0.566)	**0.628** (0.523-0.748)	**0.768** (0.624-0.921)	**0.930** (0.735-1.12)	**1.12** (0.854-1.37)	**1.42** (1.03-1.77)	**1.69** (1.18-2.14)
30-min	**0.290** (0.251-0.343)	**0.369** (0.321-0.435)	**0.512** (0.442-0.606)	**0.642** (0.547-0.762)	**0.846** (0.705-1.01)	**1.03** (0.841-1.24)	**1.25** (0.989-1.51)	**1.51** (1.15-1.85)	**1.91** (1.39-2.38)	**2.27** (1.59-2.88)
60-min	**0.359** (0.311-0.424)	**0.456** (0.398-0.538)	**0.634** (0.547-0.750)	**0.795** (0.676-0.943)	**1.05** (0.872-1.25)	**1.28** (1.04-1.54)	**1.55** (1.22-1.87)	**1.87** (1.42-2.29)	**2.36** (1.72-2.95)	**2.81** (1.97-3.56)
2-hr	**0.441** (0.394-0.508)	**0.555** (0.492-0.638)	**0.729** (0.644-0.838)	**0.892** (0.779-1.03)	**1.15** (0.982-1.33)	**1.39** (1.16-1.61)	**1.66** (1.34-1.95)	**1.98** (1.55-2.37)	**2.49** (1.86-3.04)	**2.95** (2.11-3.67)
3-hr	**0.493** (0.445-0.557)	**0.612** (0.552-0.691)	**0.785** (0.703-0.885)	**0.937** (0.834-1.06)	**1.18** (1.03-1.34)	**1.40** (1.19-1.63)	**1.68** (1.38-1.97)	**2.00** (1.60-2.39)	**2.52** (1.91-3.07)	**2.98** (2.18-3.71)
6-hr	**0.621** (0.571-0.684)	**0.766** (0.701-0.843)	**0.943** (0.860-1.04)	**1.10** (0.999-1.21)	**1.32** (1.19-1.47)	**1.51** (1.33-1.68)	**1.74** (1.51-1.99)	**2.03** (1.72-2.42)	**2.54** (2.06-3.10)	**3.01** (2.35-3.74)
12-hr	**0.756** (0.696-0.827)	**0.926** (0.853-1.02)	**1.13** (1.03-1.23)	**1.29** (1.18-1.42)	**1.52** (1.38-1.68)	**1.71** (1.53-1.89)	**1.90** (1.68-2.13)	**2.15** (1.87-2.44)	**2.56** (2.16-3.13)	**3.04** (2.39-3.78)
24-hr	**0.870** (0.811-0.932)	**1.06** (0.991-1.14)	**1.27** (1.18-1.36)	**1.43** (1.34-1.53)	**1.65** (1.54-1.76)	**1.82** (1.69-1.94)	**1.98** (1.84-2.15)	**2.17** (1.98-2.47)	**2.59** (2.17-3.16)	**3.07** (2.41-3.82)
2-day	**0.987** (0.922-1.06)	**1.20** (1.13-1.29)	**1.42** (1.34-1.52)	**1.60** (1.50-1.71)	**1.84** (1.72-1.95)	**2.01** (1.89-2.14)	**2.19** (2.05-2.33)	**2.36** (2.19-2.51)	**2.62** (2.39-3.19)	**3.10** (2.53-3.86)
3-day	**1.07** (0.991-1.15)	**1.30** (1.21-1.40)	**1.53** (1.43-1.65)	**1.73** (1.62-1.85)	**1.99** (1.86-2.12)	**2.19** (2.04-2.34)	**2.39** (2.22-2.55)	**2.58** (2.39-2.77)	**2.86** (2.61-3.27)	**3.21** (2.78-3.88)

Figure 2. Precipitation frequency estimates for Eagle Mountain

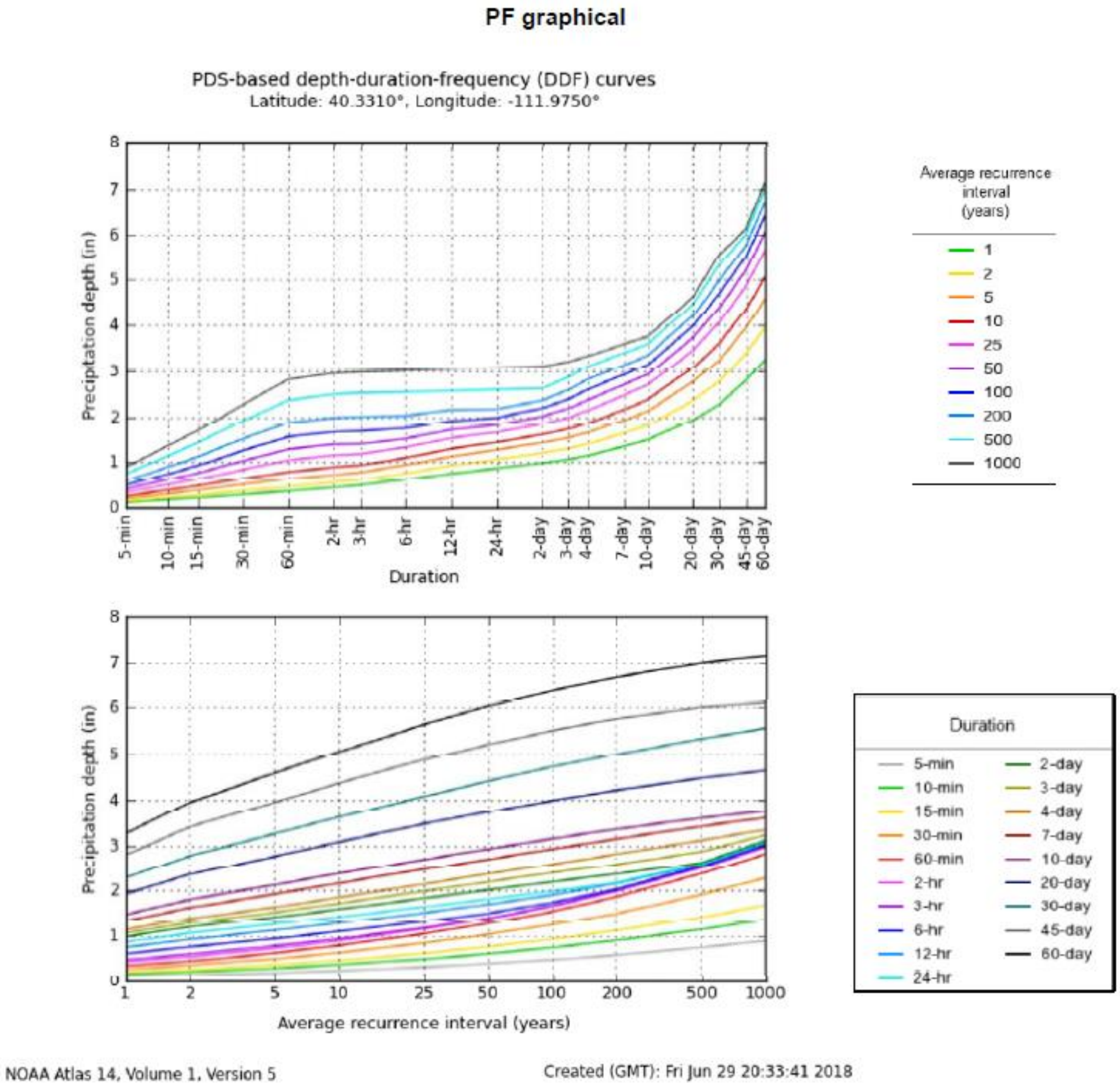

Figure 3. Depth duration frequency curve and average recurrence interval curves for Eagle Mountain

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DWQ MS4 90th PERCENTILE HYDROGRAPH

JWO Engineering was tasked by the City to create a 90th percentile hydrograph in order to comply with the General Permit for Discharges from Small Municipal Separate Storm Sewer Systems (MS4s). The Permit No.UTR090000 was issued in 2016 with a new storm water retention requirement.

Effective March 1, 2020, the state of Utah requires development or redevelopment projects that disturb greater than or equal to one acre, including projects less than one acre that are a part of a larger common plan of development or sale to manage rainfall on-site, and prevent the off-site discharge of the precipitation from all rainfall events less than or equal to the 90th percentile rainfall event.

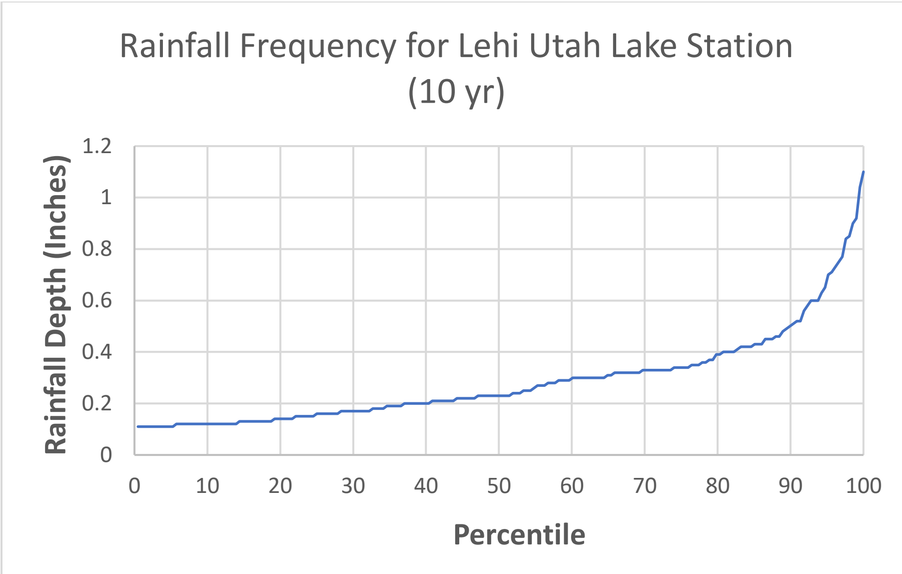
The 90th percentile rainfall depth represents the depth of rainfall which is not exceeded in 90 percent of all runoff producing events within the time period analyzed.

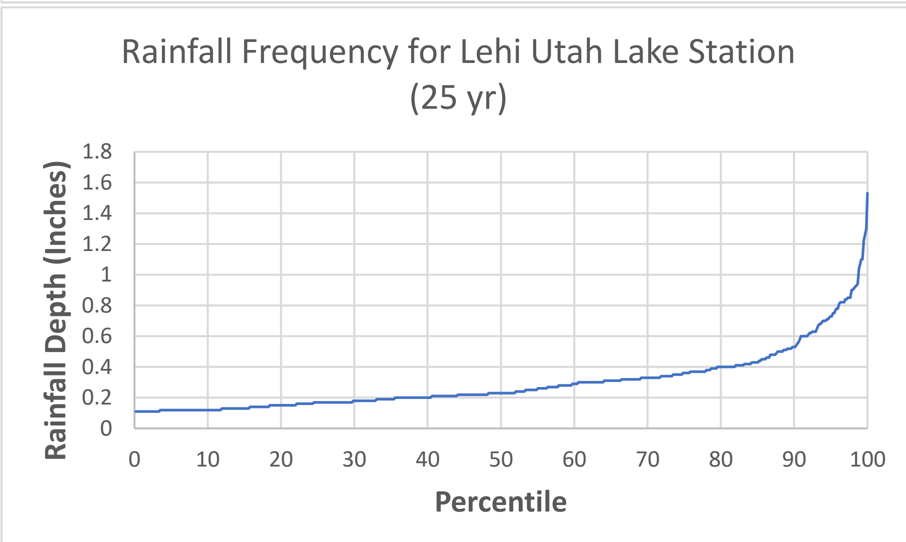
JWO Engineering obtained NOAA NCDC weather station data from the station closest to Eagle Mountain with historical data available. The data used to generate the hydrograph came from the Lehi Utah Lake weather station. 10 year, 25 year, and 100 year data was used to create three separate graphs.

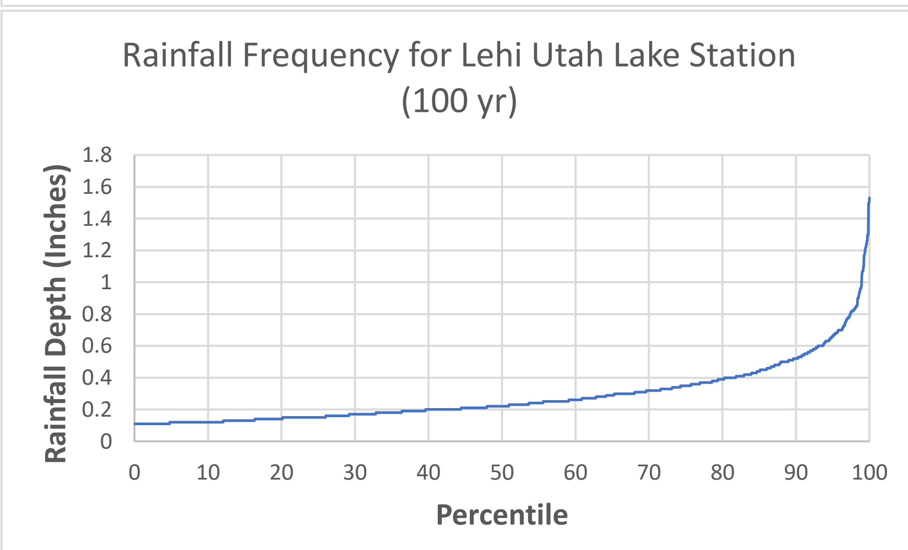
The 90th percentile frequency varied little between the three datasets used. The 90th percentile frequency was 0.52 inches for the 100-year dataset. The Division of Water Quality does not specify a time frame for the data to be used but advises to use “all historical data available.” The Division states that the majority of Utah MS4s have a 90th percentile rainfall depth between 0.6 and 0.7 inches. The 90th percentile rainfall event for Eagle Mountain is slightly lower.

Based on the General Permit for Discharges from the DWQ, Eagle Mountain City should require new developments that will disturb greater than or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale to manage rainfall on-site, and prevent the off-site discharge of all rainfall events less than or equal to 0.52 inches of precipitation.

This permit requirement should be complied with using Low Impact Development and Green Infrastructure practices that are designed to reuse rainwater. The DWQ has a provided A Guide to Low Impact Development within Utah for MS4s to use in their compliance with the permit requirements. This guide can be found on their website.


Rainfall Frequency for Lehi Utah Lake Station
(10 yr)
Rainfall Depth (Inches)
1.2
1
0.8
0.6
0.4
0.2
0
0 10 20 30 40 50 60 70 80 90 100
Percentile


Rainfall Frequency for Lehi Utah Lake Station
(25 yr)
Rainfall Depth (Inches)
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
0 10 20 30 40 50 60 70 80 90 100
Percentile


Rainfall Frequency for Lehi Utah Lake Station
(100 yr)
Rainfall Depth (Inches)
1.8
1.6
1.4
1.2
1
0.8
0.6
0.4
0.2
0
0 10 20 30 40 50 60 70 80 90 100
Percentile

LEVEL OF SERVICE AND EXCESS CAPACITY

Eagle Mountain's current storm drain system design requirements are defined by the current city ordinances and construction standards. The following criteria establish conditions for which storm drainage facilities are designed:

- Size storm drains to keep water from ponding in streets and intersections during a 10-year storm event.
- Minimum pipe size of 15 inches
- Evaluate how storm drains will function during a 100-year storm event to identify areas where major flooding may occur.
- Require detention of all improvements that will limit discharge to calculated pre-developed flows.
- Detention and retention facilities must be designed to handle the volume from a 100-year storm event.

Storm drain facilities that were constructed with subdivisions meet these criteria and are considered to have Level of Service A.

Level of Service	Definition
A	Area has no known flooding problems and infrastructure is in place meeting design standards
B	Area has no known flooding problems and most infrastructure is in place. Additional infrastructure will be constructed with subdivisions
C	Area has no known flooding problems and some or no infrastructure is in place. Additional city and development related infrastructure is needed for buildout.
D	Area has minor flooding problems and needs additional infrastructure.
E	Area has flooding problems and needs additional infrastructure immediately.

The following table gives each subbasin a level of service.

Subbasin	Level of Service
A1	C
B1	C
B2	C
B3	C

B4	E
B5	C
B6	D
B7	B
B8	B
B9	B
B10	B
B11	D
B12	C
B13	C
C1	B
C2	A
C3	B
C4	B
C5	A
C6	A
D1	C
D2	D
D3	C
D4	C
D5	C
D6	C
D7	C
D8	C
D9	C
D10	C
D11	C
E1	C
E2	C
E3	C
E4	C
E5	C
E6	C
E7	C
E8	C
E9	C
E10	E
E11	B
E12	C
E13	A
E14	C
E15	B

E16	C
E17	C
E18	C
E19	C
E20	C
E21	C
E22	C
E23	C
E24	C
E25	C
E26	C
E27	C
E28	C
E29	C
E30	C
E31	C
E32	C
F1	D
F2	C
F3	C
G1	D

EXCESS CAPACITY

All storm drains in Eagle Mountain are currently not designed for excess capacity. All designs or considerations using storm drain data from the City should assume no excess capacity is available to work with.

NORTH SERVICE AREA

The NSA encompasses 602 acres on the north side of Eagle Mountain inside city boundaries. It is part of the north drainage basin, which includes all washes and areas in which runoff flows into Tickville Gulch, comprising an area of approximately 64 square miles (including land outside of city boundaries). The highest elevation in the north drainage basin is Flat Top

Mountain at about 10620 ft, and the lowest is about 4500 ft, with an average basin slope of 0.238 ft/ft.

Much of the land in the NSA is used for domestic purposes, with the most densely populated area known as The Ranches including parcels of land with an average area of between 0.15 and 0.25 acres. Other parts of the NSA have domestic parcels of land over 6 acres. There is a large golf course in the ranches, and large amounts of open space in the north part of the NSA.

BASINS/SUB BASINS

The North Service Area drains into Utah Lake primarily through the Tickville Wash. Multiple ephemeral streams drain into the wash from mountains and fields outside the service area and city limits. A 2015 CLOMR study broke up the drainage basin into multiple sub basins for study. These sub basins are displayed in Figure 4 from the CLOMR study. As Eagle Mountain has grown and developed, the construction of roads and buildings has altered storm runoff quantities and routes. These areas of storm water collection are grouped into sub basins based on the built environment. The sub basins for the NSA are shown in Figure 5 along with proposed pipe and pond improvements.

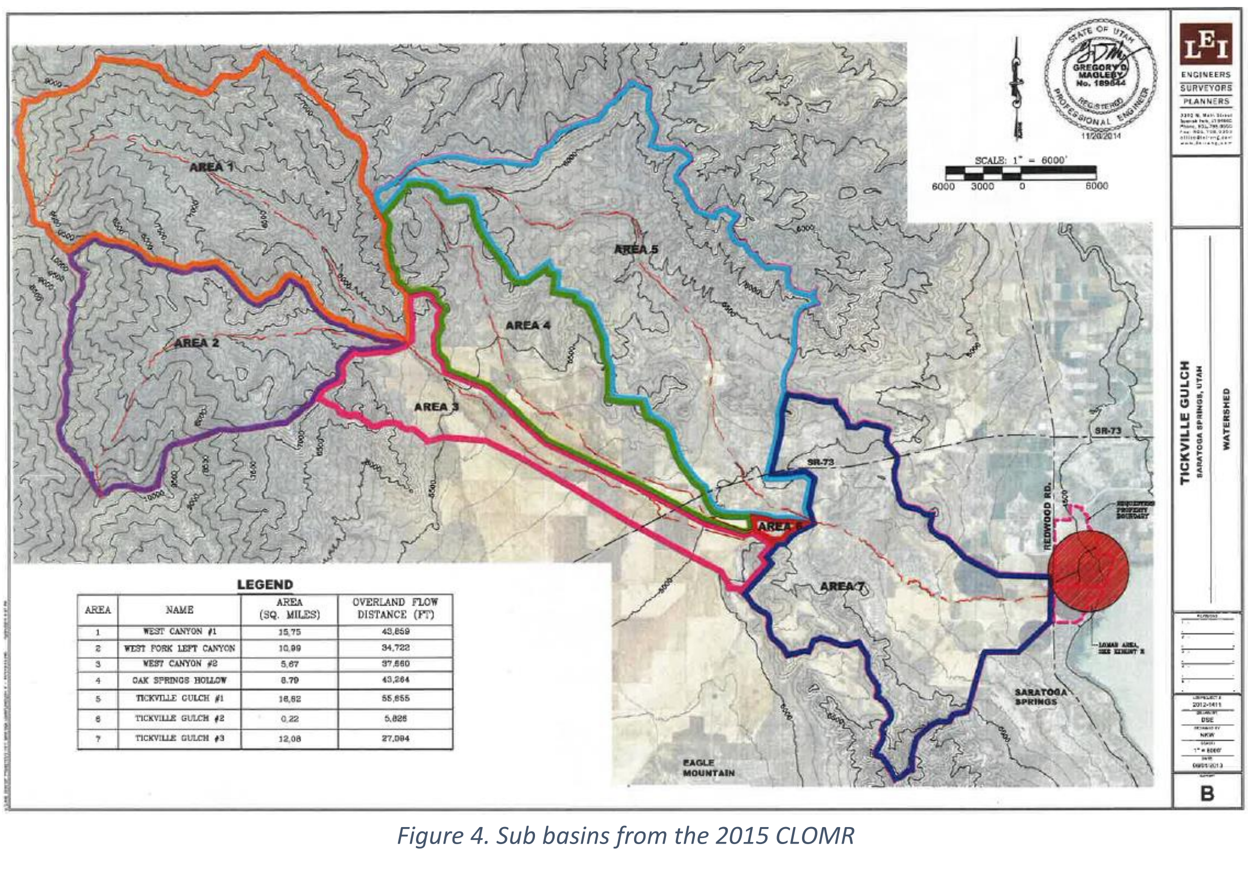


Figure 4. Sub basins from the 2015 CLOMR

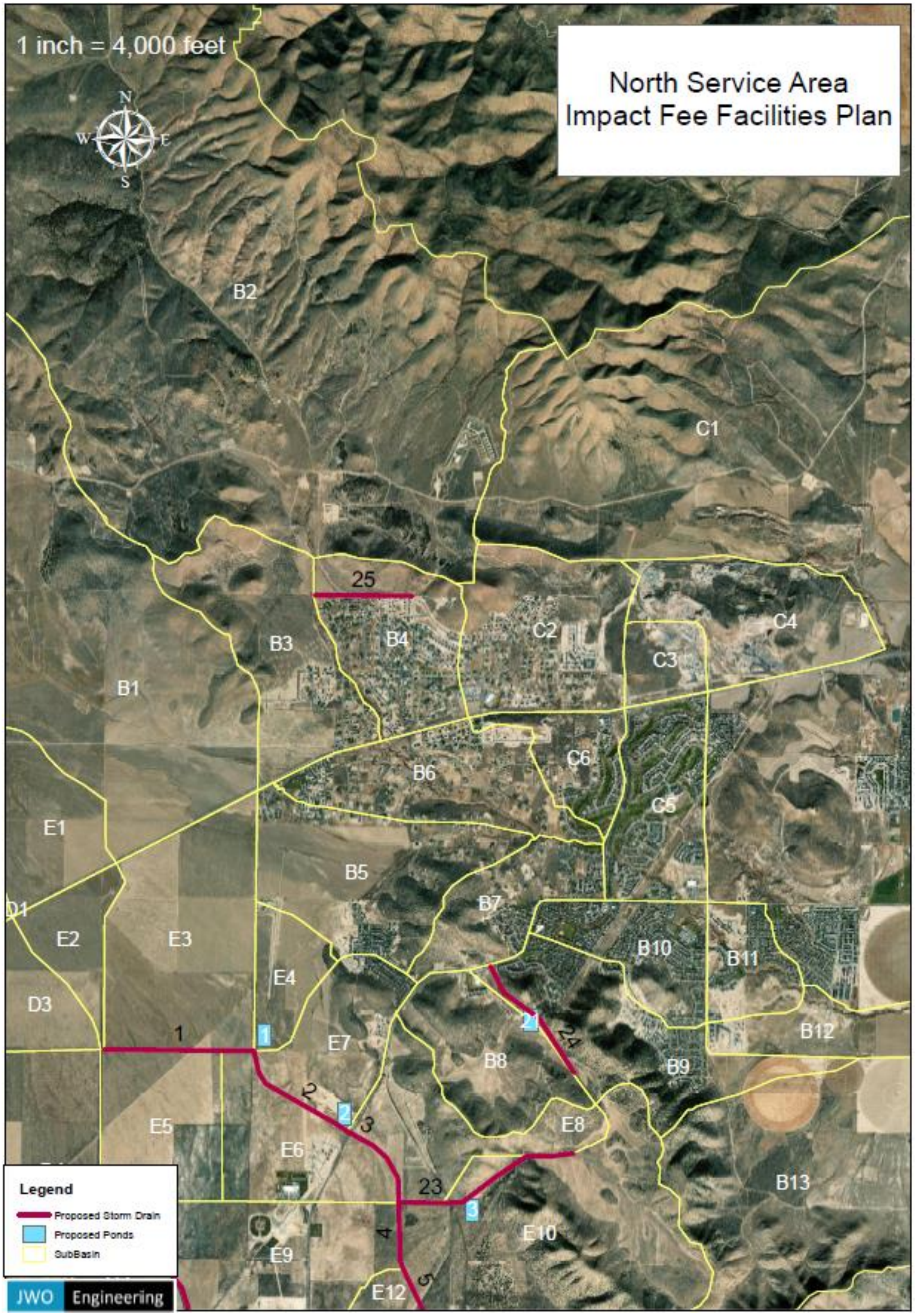


Figure 5. Proposed improvements in the NSA

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During a storm event, a portion of the precipitation is captured by the soil through soil infiltration, vegetation, or small depressions. This water does not directly contribute to the runoff that makes its way to streams. When subdivisions are added or expanded, impervious structures such as buildings, parking lots, and roads are built. These structures prevent precipitation from being captured by the soil. This increases the runoff quantities during storm events. To mitigate this, developers are required to construct infrastructure to handle the increased runoff caused by development.

Sub basins B3, B4, B6, B8, B9, B10, B11, B12, C2, C5, C6, E6, and E7 in the NSA have each experienced growth in subdivisions since the previous IFFP report. Flows from these subdivisions need a way to effectively drain into Tickville Wash. Most developments in the service area were built near existing storm drainage infrastructure, or had improvements made to facilitate the growth. From observations made of development in Eagle Mountain since the prior report, it appears that Pipes 25 and 26 from the previous report were constructed. Certain areas of the service area did not receive improvements and have insufficient storm drainage infrastructure. The projects in the Recommendations section address those deficiencies.

RECOMMENDATIONS

PIPES

Eagle Mountain City staff expressed concerns that storms flows from Camp Williams could cause flooding issues in homes nearly adjacent to the property. The city owns a single lane dirt road that separates the homes from Camp Williams. Pipe 25 resides in the city's right of way capturing flows and conveying them to Tickville Wash, where they can drain to Utah Lake. The design of the pipe will need to consider the space constraints of construction and operation. This project is designated as a project to be completed by Eagle Mountain.

Hidden Hollow Elementary School and the adjacent residential subdivision reside downhill from a 480-acre drainage basin. This raises concerns of flooding during a 100-year storm event. Pipe 24 collects and conveys flows from the drainage basin to the storm drain system, to prevent uncontrolled flows from affecting the school and subdivision.

JWO Engineering evaluated the pipes recommended in the 2012 Impact Fee Facilities Plan and estimated construction costs for 2018. It is recommended that Eagle Mountain construct Pipes 24 and 25, as shown in Figure 5, within the next five years. The estimated construction costs for the pipes are found in the Proposed Features Cost section.

PONDS

Storm waters flowing to Hidden Hollow Elementary School from a nearby 480-acre drainage basin have an uncontrolled flow rate. Pond 21 is planned to detain the storm waters and control the flow rate to the storm drainage system.

JWO Engineering evaluated the ponds recommended in the 2012 Impact Fee Facilities Plan and estimated construction costs for 2018. It is recommended that Eagle Mountain construct Pond 21 as shown in Figure 5 within the next five years. The estimated construction costs for 2018 are found in the Proposed Feature Costs section.

TICKVILLE WASH BANK REINFORCEMENT

Most of the precipitation received by the North Service Area of Eagle Mountain, as well as flow from the surrounding mountains, is conveyed through the city in Tickville Wash, which eventually discharges into Utah Lake. During heavy storms, the banks of the wash can undergo erosion, which can be especially problematic within city limits because of the structural damage it can cause to anything built near the bank. By analyzing various factors that contribute to erosion, we have identified several locations along Tickville Wash that appear to be at significant risk of erosion.

The three factors that most heavily influence erosion of Tickville Wash are flow (which can be determined by analyzing the topography of the gulch and rainfall data), soil characteristics (texture, permeability, organic content, and structure), and groundcover (such as vegetation or artificial covering). An analysis of these factors, shown in Table 2, at various locations along the wash can help determine which locations are most in need of erosion protection.

Table 2. Erosion Protection Priority

	Silty Soil (Highly Erosive)	Clayey Soil (Mod Erosive)	Loamy Soil (Mod Erosive)	Sandy Soil (Mildly erosive)	
Low Flow	High	Moderate	Moderate	Low	Low Vegetation
	Moderate	Low	Low	Low	Moderate Vegetation
	Low	Low	Low	Low	High Vegetation
Moderate Flow	High	High	High	Moderate	Low Vegetation
	High	Moderate	Moderate	Moderate	Moderate Vegetation
	Moderate	Low	Low	Low	High Vegetation
High Flow	High	High	High	High	Low Vegetation
	High	High	High	Moderate	Moderate Vegetation
	High	Moderate	Moderate	Low	High Vegetation

After making observations of the Tickville Wash, areas were identified where costly erosion is likely to occur in the absence of reinforcement. Areas identified were primarily the steep banks on the outside of bends of the stream with structures nearby. Figure 6 and Figure 7 display areas of concern along Tickville Wash that will require future study for reinforcement. These areas are not the only areas that will need reinforcement, but the areas of most concern at the planning level. Because this report is only a planning level analysis, we recommend that the city and property owners bordering the wash retain engineers to design channel improvements to stabilize the banks. When projects are in progress to reinforce the stream banks, nearby areas should be evaluated for inclusion. The primary recommended method of armoring the banks is with rip rap, stone materials ranging from 4 to 24 inches in diameter.

To effectively and efficiently improve the banks of the Tickville Wash, Eagle Mountain City should develop an annual budget to pay for the design and construction of reinforcement improvements. Having an annual budget helps ensure that the city will be regularly improving the channel rather than intermittent projects that only partially address deficiencies.

EXISTING FACILITY IMPROVEMENTS

A detention pond at Valley View Park has not been draining as needed at its southwest corner. Storm waters are not draining at the designed depth. A 12-inch spillover is necessary at this location with roughly 80 feet of pipe to connect the spillover to a nearby swale. The project should be completed within the next five years. The cost opinion can be found in the cost opinion section.

A storm drainage channel at Sandpiper Park is too shallow in slope and has been experiencing boggy conditions as the flow is too slow. The vegetation and soil are slowing down the water. To improve flow in the channel and more effectively convey storm flows outside developed areas, a 5-foot wide concrete channel should be constructed within the next five years to improve flows. The cost opinion can be found in the cost opinion section.

Figure 6. Potential armoring areas along Tickville Wash north of SR 73.

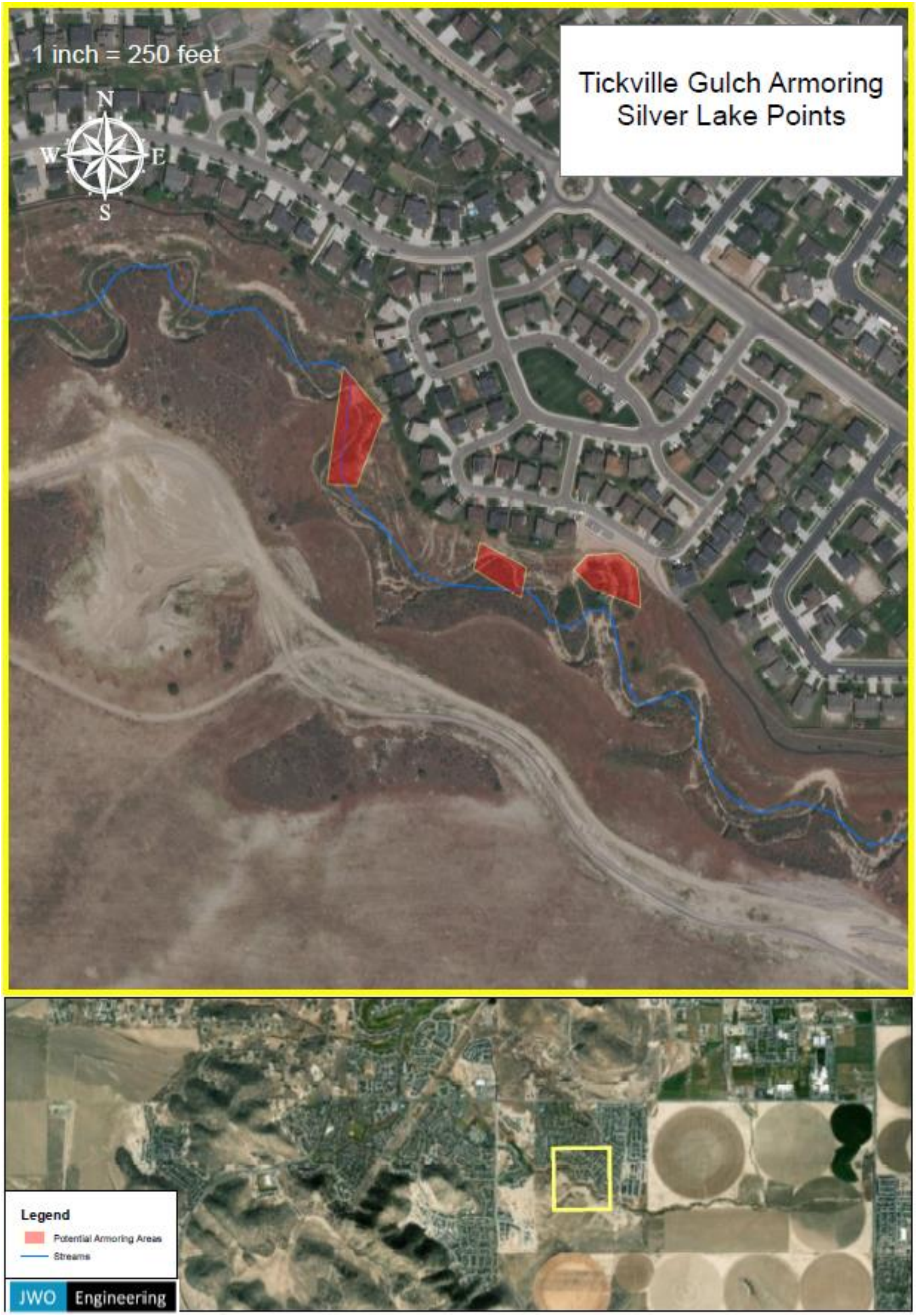

Figure 7. Potential armoring areas along Tickville Wash near Silver Lake Subdivision

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PROPOSED FEATURE COSTS

PIPES

JWO Engineering estimated the construction cost for Pipes 24 and 25 for the year 2018 and can be found in Table 3.

Table 3.NSA storm drainage pipe 2018 cost opinion

Pipe ID	Diameter (inches)	Length (feet)	# of Manholes	Pipe Cost	Manhole Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
24	36	5200	14	$751,400	$280,000	$103,140	$103,140	$51,570	$309,420	$1,599,000
25	30	3650	8	$408,800	$160,000	$56,880	$56,880	$28,440	$170,640	$882,000

PONDS

JWO Engineering estimated the construction cost for Pond 21 for the year 2018 and can be found in Table 4.

Table 4. NSA detention pond 2018 cost opinion

Pond ID	Volume (ac-ft)	Excavation Cost	Structures Cost	Acres	Land Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
21	10.4	$335,573	$60,000	7	$34,667	$39,557	$39,557	$19,779	$118,672	$648,000

TICKVILLE WASH BANK REINFORCEMENT

The cost to reinforce the Tickville Wash bank is dependent upon future studies determining the extent of necessary reinforcement. A method of erosion control is rip rap, stone materials ranging in size from 4 inches to 24 inches or greater. The undelivered material pricing for rip rap ranges between $13 and $24 per ton. A ton of rip rap covers between 35 and 50 square feet depending on material size and application.

EXISTING FACILITY IMPROVEMENTS

The 12-inch spillover at Valley View Park requires at structure and about 80 feet of 12-inch pipe to connect the southwest corner of the basin with the swale to the southwest. The estimated 2018 cost for the project, including engineering, mobilization, legal, and contingency, is about $39,000.

The concrete drainage channel at Sandpiper Park is to be 5 feet wide for about 330 feet in length. The estimated 2018 cost for the project is about $59,000. This also includes estimates for engineering, mobilization, legal, and contingency.

SOUTH SERVICE AREA

The SSA includes the Eagle Mountain city center and areas in the city in which runoff follows the path of the south drainage basin. The SSA covers 1980 acres inside city boundaries on the south side of the city. The south drainage basin covers an area of approximately 261.5 square miles (stretching far south of Eagle Mountain City) in which there are few defined streams. In undeveloped areas, excessive runoff eventually flows into the large sinkhole just south of city boundaries, and some developed areas have storm drain systems leading to detention or retention areas. The highest elevation in the south drainage basin is in the mountains east of the city at about 7645 ft, and some of the lowest area is at around 4950 ft. The average slope for the entire basin, including the area far south of the city is 0.115 ft/ft.

Urban development is increasing in the service area, altering runoff patterns and quantities. The proposed pond and pipe improvements are to slow and convey the flows to outside developed areas, so the storm water can drain into the soil. The SSA is divided into multiple sub basins that reflect the drainage basins resulting from urban development. Pipe and pond improvements are planned to handle the flows from each sub basin. Figure 8 shows the sub basins in the SSA along with the proposed pond and pipe improvements.

Pipes 1 through 3 service the north end of the SSA with Ponds 1 and 2 detaining storm events and slowing flows. Pipes 4-7, 9, 11, 13, and 15 drain storm flow south of the city, collecting flows from the west side of Lake Mountain and pipes 8, 10, 12, and 14. This network is intended to protect the future development east and southeast of the city center from potential 100-year storm events. Detention ponds 3 through 12 collect flows from Lake Mountain and detain it, decreasing the peak flow rates the storm drain network needs to handle. Pipes 16 and 17 extend the storm drain network to the northwest of the city center with Pond 13 detaining and slowing flows through Pipe 17. Pipes 18 and 19 extend the city's storm drainage network to accommodate future development southwest of the city center. Pipes 20, 21, and 22 extend the storm drain network into the valley's center to protect future development from flooding issues during a 100-year storm event. Ponds 14 and 15 serve as detention ponds to slow the rate of flow in the network.

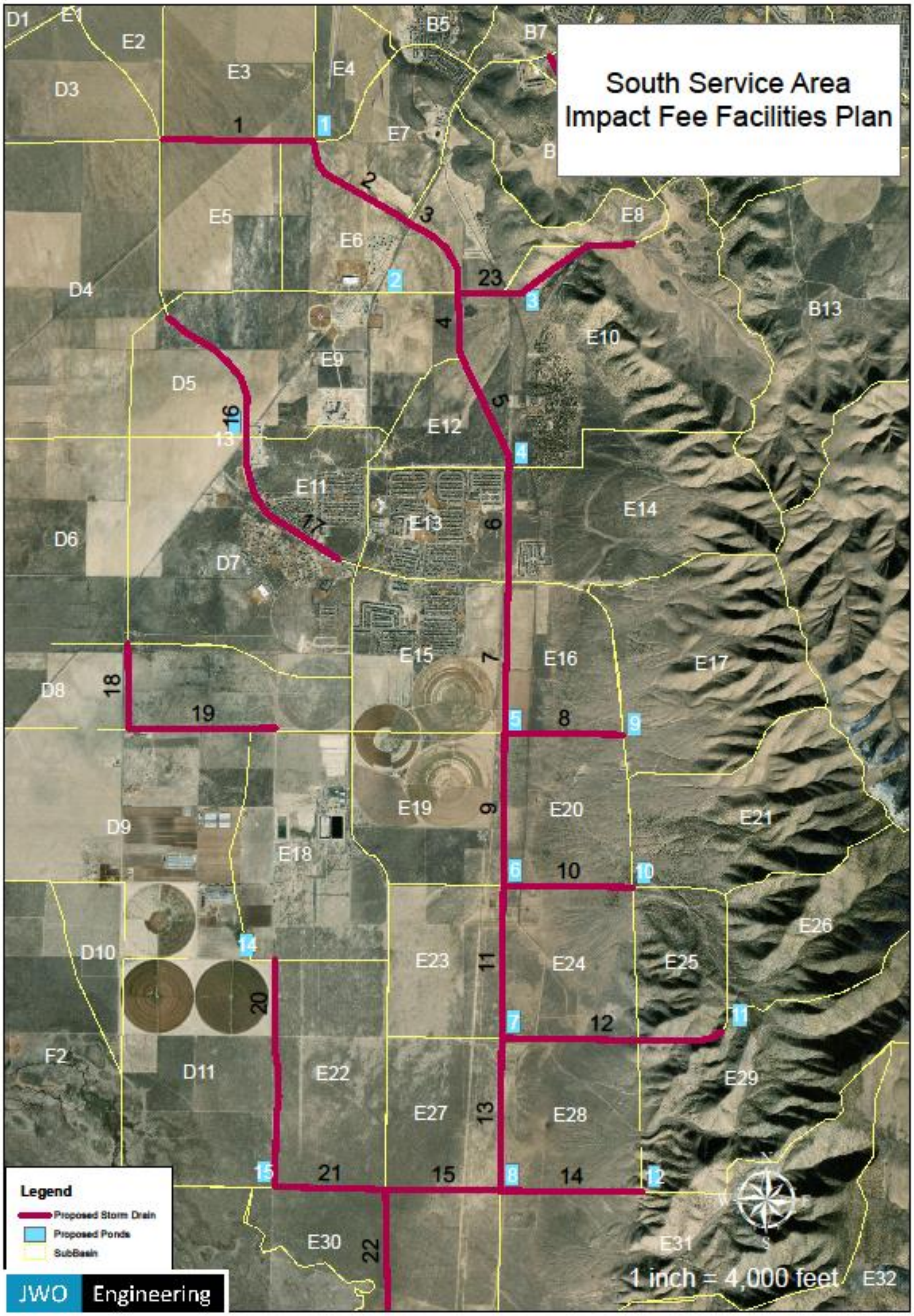

Figure 8. Proposed improvements in the SSA

RECOMMENDATIONS

PIPES

JWO Engineering evaluated the pipes recommended in the 2012 Impact Fee Facilities Plan and estimated construction costs for 2018. It is recommended that Eagle Mountain construct the pipes shown in Figure 8. Pipes 4-7 and 23 should be constructed within the next five years to address concerns of large stream flows coming from Lake Mountain during storm events. The estimated construction costs for the ponds are found in the Proposed Features Cost section.

PONDS

In the South Service Area (SSA), there were two drainages east of the city that Eagle Mountain requested JWO Engineering evaluate for potential infrastructure upgrades. The first drainage evaluated crosses Lake Mountain Road at a latitude similar to Mid Valley Road. The basin drains through a channel that passes underneath a cattle guard on Lake Mountain Road. The drainage area evaluated is about 860 acres. A design storm was modeled using a CN value of 80 and 24-hour precipitation of 1.98 inches. Peak flow in the channel during the design storm is 151 cfs. JWO Engineering recommends that Eagle Mountain construct a 20-acre-foot detention pond on the east side of Lake Mountain Road. The detention pond will serve as a brake on the stream flow, collecting water and debris, then discharging water at a lower, controlled flow rate. This keeps debris from traveling downstream. This is shown as Pond 3 on Figure 8.

The second drainage in the SSA crosses Lake Mountain Road near an electrical substation. Due to a prevalence of evergreen junipers, the CN value used for runoff losses was 75. During a 24-hour design storm, the peak flow is estimated to be 38.3 cfs. Since this drainage runs through an alluvial fan, constructing a singular detention pond in the path of flow will not control most of the flow on the hillside. A 5-acre-foot pond is recommended to control the flow past the side south of the substation. Storm drains can be constructed to the south of the pond to convey storm flows from the rest of the alluvial fan area. This is shown as Pond 4 on Figure 8.

JWO Engineering evaluated the ponds recommended in the 2012 Impact Fee Facilities Plan and estimated construction costs for 2018. It is recommended that Eagle Mountain construct the ponds shown in Figure 8. Ponds 3 and 4 should be constructed within the next five years. The estimated construction costs for 2018 are found in the Proposed Feature Costs section.

CHANNEL IMPROVEMENTS

The South Service Area has no surface perennial streams and few defined ephemeral stream channels. Most channels are minor and do no extend far beyond the alluvial fans on Lake Mountain. The channel that crosses Lake Mountain Road under a cattle guard is the most defined stream channel in the service area. The channel has between poor and fair amounts of vegetation near the road crossing. Erosion and degradation of the channel sides are likely in a 100-year storm event. The main structure that could be impacted by bank erosion is the cattle guard on Lake Mountain Road. While further study would be necessary to evaluate the exact risks of erosion and to develop solutions, increased vegetation cover should be considered near the cattle guard.

PROPOSED FEATURE COSTS

PIPES

JWO Engineering evaluated the 2018 cost estimates for the pipes as shown in Table 5.

Table 5. SSA storm drainage pipe 2018 cost opinion

Pipe ID	Diameter (inches)	Length (feet)	# of Manholes	Pipe Cost	Manhole Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
1	18	6600	23	$717,750	$460,000	$117,775	$117,775	$58,888	$353,325	$1,826,000
2	42	5500	12	$1,039,500	$240,000	$127,950	$127,950	$63,975	$383,850	$1,983,000
3	42	3400	8	$642,600	$160,000	$80,260	$80,260	$40,130	$240,780	$1,244,000
4	42	2400	6	$453,600	$120,000	$57,360	$57,360	$28,680	$172,080	$889,000
5	42	4100	10	$774,900	$200,000	$97,490	$97,490	$48,745	$292,470	$1,511,000
6	48	4000	8	$1,040,000	$160,000	$120,000	$120,000	$60,000	$360,000	$1,860,000
7	54	5400	12	$1,630,800	$240,000	$187,080	$187,080	$93,540	$561,240	$2,900,000
8	30	4200	12	$470,400	$240,000	$71,040	$71,040	$35,520	$213,120	$1,101,000
9	60	5300	7	$1,727,800	$140,000	$186,780	$186,780	$93,390	$560,340	$2,895,000
10	36	4600	13	$664,700	$260,000	$92,470	$92,470	$46,235	$277,410	$1,433,000
11	66	5300	7	$1,961,000	$140,000	$210,100	$210,100	$105,050	$630,300	$3,257,000
12	30	7900	21	$884,800	$420,000	$130,480	$130,480	$65,240	$391,440	$2,022,000
13	66	5300	7	$1,961,000	$140,000	$210,100	$210,100	$105,050	$630,300	$3,257,000
14	36	5100	14	$736,950	$280,000	$101,695	$101,695	$50,848	$305,085	$1,576,000
15	66	4000	5	$1,480,000	$100,000	$158,000	$158,000	$79,000	$474,000	$2,449,000
16	24	4600	17	$432,400	$340,000	$77,240	$77,240	$38,620	$231,720	$1,197,000
17	36	4500	13	$650,250	$260,000	$91,025	$91,025	$45,513	$273,075	$1,411,000
18	24	3000	11	$282,000	$220,000	$50,200	$50,200	$25,100	$150,600	$778,000
19	42	4000	9	$756,000	$180,000	$93,600	$93,600	$46,800	$280,800	$1,451,000
20	36	10700	28	$1,546,150	$560,000	$210,615	$210,615	$105,308	$631,845	$3,265,000
21	36	3900	11	$563,550	$220,000	$78,355	$78,355	$39,178	$235,065	$1,215,000
22	66	5500	7	$2,035,000	$140,000	$217,500	$217,500	$108,750	$652,500	$3,371,000
23	24	6900	24	$648,600	$480,000	$112,860	$112,860	$56,430	$338,580	$1,749,000

PONDS

Pond 3, proposed to control the flow through the channel that passes under the cattle guard on Lake Mountain Road, is approximately 20 acre-feet. Its estimated 2018 construction cost is $2.08 million. The estimated 2018 construction cost for Pond 4, the 5 acre-feet pond near the electrical substation, is $2.06. JWO Engineering updated the cost estimates for the

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ponds from the 2012 report to reflect 2018 construction costs in Table 6. Pond 2 was constructed in 2019 and is no longer considered in the IFFP.

Table 6. SSA detention pond 2018 cost opinion

Pond ID	Volume (ac-ft)	Excavation Cost	Structures Cost	Acres	Land Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
1	19.8	$638,880	$60,000	13	$66,000	$69,888	$69,888	$34,944	$209,664	$1,149,000
3	37.2	$1,200,320	$60,000	25	$124,000	$126,032	$126,032	$63,016	$378,096	$2,078,000
4	36.3	$1,171,280	$80,000	24	$121,000	$125,128	$125,128	$62,564	$375,384	$2,061,000
5	16.9	$545,307	$40,000	11	$56,333	$58,531	$58,531	$29,265	$175,592	$964,000
6	48.9	$1,577,840	$100,000	33	$163,000	$167,784	$167,784	$83,892	$503,352	$2,764,000
7	19.2	$619,520	$40,000	13	$64,000	$65,952	$65,952	$32,976	$197,856	$1,086,000
8	51.7	$1,668,187	$120,000	34	$172,333	$178,819	$178,819	$89,409	$536,456	$2,944,000
9	38.1	$1,229,360	$80,000	25	$127,000	$130,936	$130,936	$65,468	$392,808	$2,157,000
10	22.4	$722,773	$60,000	15	$74,667	$78,277	$78,277	$39,139	$234,832	$1,288,000
11	46.4	$1,497,173	$100,000	31	$154,667	$159,717	$159,717	$79,859	$479,152	$2,630,000
12	31	$1,000,267	$80,000	21	$103,333	$108,027	$108,027	$54,013	$324,080	$1,778,000
13	34.1	$1,100,293	$80,000	23	$113,667	$118,029	$118,029	$59,015	$354,088	$1,943,000
14	46.6	$1,503,627	$60,000	31	$155,333	$156,363	$156,363	$78,181	$469,088	$2,579,000
15	105.9	$3,417,040	$220,000	71	$353,000	$363,704	$363,704	$181,852	$1,091,112	$5,990,000

WEST SERVICE AREA

The WSA includes the White Hills subdivision of the city, as well as areas containing runoff from Pole Canyon and the surrounding area. It comprises an area of approximately 412 acres inside city boundaries which receives flow from an area of about 10.7 square miles of Pole Canyon, which extends NW of the city. The WSA currently contains a small storm drain network that collects flows from the White Hills subdivision, but the system lacks the ability to handle flows from Pole Canyon in a 100-year storm event or a growth in subdivisions.

RECOMMENDATIONS

The IFFP 2012 report recommended several features be installed in the WSA to accommodate runoff from 100-year storm events. Figure 8 shows a map of sub basins and proposed pond and pipe improvements in the WSA. The map also contains the locations of the proposed ponds, swales, and storm drains. The proposed improvements are generally meant to route water away from White Hills and future developments in the service area. In the event of a 100-year storm, the city can expect high volumes of water and high velocities from the runoff from Pole Canyon. The priority improvements proposed for the next five years are situated closest to the existing subdivision, where future development is likely more immediate.

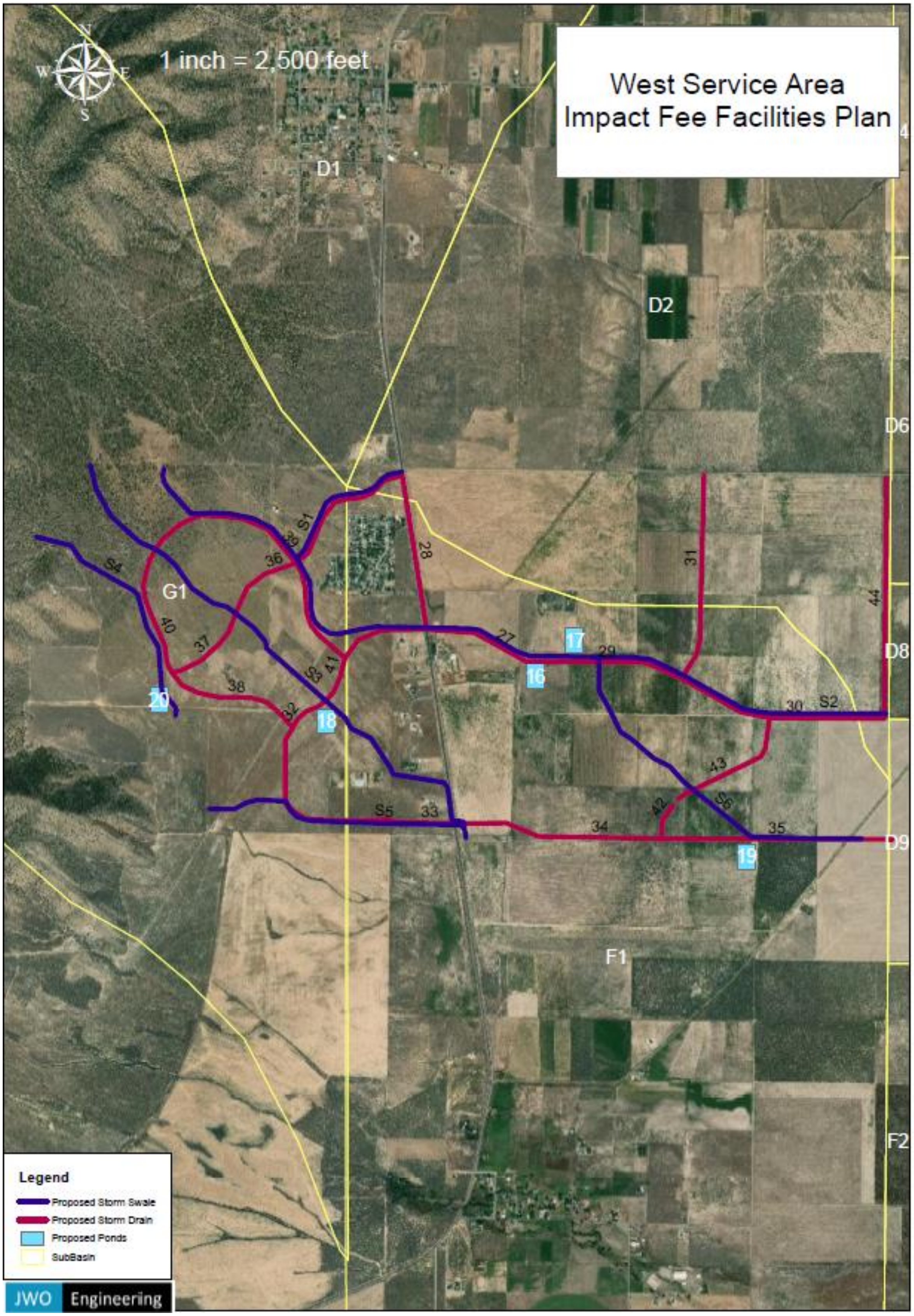

Figure 8. Proposed infrastructure for the WSA

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PIPES

There are 18 proposed pipes in the West Service Area, numbered 27 through 44. These are labeled in Figure 8. Pipe 28 connects to the existing storm drain network in White Hills and carries flow away from the subdivision to the south. Pipes 27, 29, and 30 serve as a main line conveying flows east towards the valley's center. Pipes 33 through 35 serve as a parallel main line further to the south, conveying flows towards the valley's center. Pipes 32 and 36 through 41 collect and carry flow away from future development near the mouth of Pole Canyon. Pipes 31 and 42 through 44 connect flows from future roadways to the storm drain system as development in the WSA expands. The most urgent projects are those that protect existing development and serve as the backbone for the storm drainage system. Pipes 27 through 30 and 32 through 41 should be constructed in the next five years.

SWALES

Due to the topography of the WSA, some swales are recommended for carrying storm event flows. Swale 1 is north of White Hills and redirects flow north of White Hills away from the existing subdivision. Swales 2, 3 and 4, are recommended to mitigate the effects of runoff from the mouth of Pole Canyon in the event of a 100-year storm. These swales are aligned with the major existing stream beds in the runoff area from Pole Canyon. Swales 5 and 6 route storm waters south of White Hills away from future developed areas. Swale 1 is the highest priority as it directs flow away from the existing subdivision in White Hills and should be completed within the next five years. Swales 2 and 3 should also be completed within the next five years to prepare for future development near White Hills.

PONDS

There are 5 proposed detention ponds labeled in Figure 8. Ponds 16 and 17 collect and detain flows from Pole Canyon prior to reaching the middle of the valley, lowering velocities and potential scouring or erosion in the system. Pond 18 collects and detains flow from Pole Canyon headed south of White Hills. Pond 19 collects and detains flow from Swale 6. Pond 20 collects and detains flows from Swale 4. Ponds 16, 17, and 18 are close to the existing White Hills subdivision, where future development is more likely. Within the next five years, Ponds 16, 17, and 18 should be constructed to control peak flows from swales and pipes near White Hills.

PROPOSED FEATURE COSTS

Planning level 2018 cost opinions for the five detention ponds in the WSA area include the following costs: excavation, structures, land, engineering, mobilization legal, and contingency. The estimated costs for each are found in Table 7. The estimated cost per pond is $364,000 making the total for all five ponds $1,820,000. The cost opinion for the storm drainage pipes in the plan are shown in Table 8. The storm swale cost opinions are shown in Table 9.

Table 7. WSA detention pond 2018 cost opinion

Pond ID	Volume (ac-ft)	Excavation Cost	Structures Cost	Acres	Land Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
16	5.08	$163,915	$60,000	2	$10,000	$22,391	$22,391	$11,196	$67,174	$357,000
17	5.08	$163,915	$60,000	2	$10,000	$22,391	$22,391	$11,196	$67,174	$357,070
18	5.08	$163,915	$60,000	2	$10,000	$22,391	$22,391	$11,196	$67,174	$357,070
19	5.08	$163,915	$60,000	2	$10,000	$22,391	$22,391	$11,196	$67,174	$357,070
20	5.08	$163,915	$60,000	2	$10,000	$22,391	$22,391	$11,196	$67,174	$357,070

Table 8. WSA storm drainage pipe 2018 cost opinion

Pipe ID	Diameter (inches)	Length (feet)	# of Manholes	Pipe Cost	Manhole Cost	Engineering	Mobilization	Legal	Contingency	Total Cost
27	24	7700	27	$ 723,800	$540,000	$126,380	$126,380	$63,190	$379,140	$ 1,959,000
28	36	6700	18	$ 968,150	$360,000	$132,815	$132,815	$66,408	$398,445	$ 2,059,000
29	36	2550	7	$ 368,475	$140,000	$50,848	$50,848	$25,424	$152,543	$ 788,000
30	60	4625	6	$ 1,507,750	$120,000	$162,775	$162,775	$81,388	$488,325	$ 2,523,000
31	36	4575	12	$ 661,088	$240,000	$90,109	$90,109	$45,054	$270,326	$ 1,397,000
32	24	1050	4	$ 98,700	$80,000	$17,870	$17,870	$8,935	$53,610	$ 277,000
33	36	5525	15	$ 798,363	$300,000	$109,836	$109,836	$54,918	$329,509	$ 1,702,000
34	48	4525	10	$ 1,176,500	$200,000	$137,650	$137,650	$68,825	$412,950	$ 2,134,000
35	60	5050	7	$ 1,646,300	$140,000	$178,630	$178,630	$89,315	$535,890	$ 2,769,000
36	24	1950	7	$ 183,300	$140,000	$32,330	$32,330	$16,165	$96,990	$ 501,000
37	24	1900	7	$ 178,600	$140,000	$31,860	$31,860	$15,930	$95,580	$ 494,000
38	30	3050	9	$ 341,600	$180,000	$52,160	$52,160	$26,080	$156,480	$ 808,000
39	24	2775	10	$ 260,850	$200,000	$46,085	$46,085	$23,043	$138,255	$ 714,000
40	30	3950	12	$ 442,400	$240,000	$68,240	$68,240	$34,120	$204,720	$ 1,058,000
41	24	950	4	$ 89,300	$80,000	$16,930	$16,930	$8,465	$50,790	$ 262,000
42	36	850	3	$ 122,825	$60,000	$18,283	$18,283	$9,141	$54,848	$ 283,000
43	36	2950	8	$ 426,275	$160,000	$58,628	$58,628	$29,314	$175,883	$ 909,000
44	36	5250	14	$ 758,625	$280,000	$103,863	$103,863	$51,931	$311,588	$ 1,610,000

Table 9. Cost opinion for swales in WSA in 2018

Swale ID	Length (feet)	Excavation	Engineering	Mobilization	Legal	Contingency	Total Cost
S1	3250	$ 216,667	$ 21,667	$ 21,667	$ 10,833	$ 65,000	$ 336,000
S2	18400	$ 1,226,667	$ 122,667	$ 122,667	$ 61,333	$ 368,000	$ 1,901,000
S3	13650	$ 910,000	$ 91,000	$ 91,000	$ 45,500	$ 273,000	$ 1,411,000
S4	5500	$ 366,667	$ 36,667	$ 36,667	$ 18,333	$ 110,000	$ 568,000
S5	5825	$ 388,333	$ 38,833	$ 38,833	$ 19,417	$ 116,500	$ 602,000
S6	8975	$ 598,333	$ 59,833	$ 59,833	$ 29,917	$ 179,500	$ 927,000

BUDGETING

The proposed storm water projects over the next ten years total roughly $110 million (2018 dollars). The projects proposed for the next five years are estimated to cost $38.9 million. If the cost of the projects is spread out over the five years, the annual cost in storm water projects is $7.78 million. The projects proposed for six to ten years from now total up to about $70.8 million, or $14.2 million per year. JWO Engineering recommends that Eagle Mountain City budget $7.78 million per year for the next five years to complete the projects proposed for the next five years. This budget should be for both design and construction. As the six to ten-year timeframe approaches, Eagle Mountain should prepare to budget $14.2 million per year for storm water projects. By setting an annual budget for storm drainage projects, Eagle Mountain should be able to make progress on constructing necessary infrastructure.

EagleMountain UTAH

STORM WATER IMPACT FEE ANALYSIS

EAGLE MOUNTAIN, UTAH

PURSUANT TO UTAH CODE 11-36A

APRIL 2020

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

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IMPACT FEE CERTIFICATION

IFA CERTIFICATION

LYRB certifies that the Impact Fee Analysis ("IFA") prepared for storm water services:

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; or
    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 recommendations for capital improvements identified in the IFA are completed by City Staff and elected officials.
2. If all or a portion of the IFA is 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 Storm Water Impact Fee Analysis ("IFA"), is to fulfill the requirements established in Utah Code Title 11 Chapter 36a, the "Impact Fees Act", and assist Eagle Mountain City (the "City") in determining the impacts of new development on public facilities. This document will address the existing and future storm water infrastructure needed to serve the City over the next five years, as well as the appropriate impact fees the City may charge to new growth to maintain the existing level of service ("LOS"). Much of the information utilized in the analysis for the purposes of calculating impact fees comes from data provided by the City and from the Storm Drain Impact Fee Facilities Plan 2018 Report with 2020 Update, prepared by JWO Engineering.

- Impact Fee Service Area: The storm water impact fees will be assessed in three defined Service Areas within the City, as shown in Section 3.
- Demand Analysis: The demand units utilized in this analysis are equivalent residential units (ERUs) and the impervious area per ERU generated from different land-use types within the City. As residential and commercial growth occurs within the City, additional ERUs will be generated.
- Level of Service: Section 3 of this report summarizes the level of service (LOS) assumptions for this analysis. The LOS for the storm system is based on 4,300 square feet of impervious area per ERU. The City's release requirements are modeled after state requirements, which require development to retain flows on site up to the 80th percentile storm event. Eagle Mountain City has selected the 10-year storm event for the design of the initial storm drainage system and the 100-year storm event for design of the detention and retention facilities.
- Excess Capacity: There is no excess capacity in the existing storm drain system, and therefore this analysis does not include a buy-in calculation. There are, however, equity buy-in fees assessed in the north and south service areas, which will continue to be assessed as shown in TABLES 1.1-1.2.
- Capital Facilities Analysis: The 10 year Capital Improvement Plan shown in the IFFP assumes a total of $109 million in future storm related capital improvements, of which $44,565,455 are recommended for construction in the five year time frame of this analysis, and $42,334,512 are considered growth-related improvements needed to serve development within the next five years and through ultimate build-out. A proportionate share analysis anticipates that the cost that will serve growth in the next five years is $1,001,200. The breakdown of these costs by Service Area can be found in Section 5 of this analysis.
- Funding of Future Facilities: The cost associated with alternative funding mechanisms (e.g. bonding) is not included in this analysis at this time. If future projects related to new growth require alternative funding sources, the IFA should be updated to include any financing costs that may be incurred as a result of these proposed projects.

PROPOSED STORM IMPACT FEES

The storm water impact fees proposed in this analysis will be assessed within three separate service areas. TABLES 1.1-1.3 below illustrate the fee associated with projects occurring within the next five years by service area. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERUs served by the proposed projects.

TABLE 1.1: IMPACT FEE PER ERU – NORTH SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$3,422,585	35%	$1,191,643	$764,352	$427,290	100%	$427,290	2,073	$206
Professional Expense	$2,600	100%	$2,600			100%	$2,600	2,073	$1
Total Future Facilities Fee Per ERU									$207
Tickville Wash Equity Buy In									$75
Total Combined Impact Fee									$282

TABLE 1.2: IMPACT FEE PER ERU – SOUTH SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$13,957,632	100%	$13,957,632	$294,383	$13,663,249	3%	$426,360	798	$534
Professional Expense	$2,600	100%	$2,600			100%	$2,600	798	$3
Total Future Facilities Fee Per ERU									$537
98-3 SID Equity Buy In									$113
EM Properties Property Equity Buy In									$29
Total Combined Impact Fee									$679

TABLE 1.3: IMPACT FEE PER ERU – WEST SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$27,185,237	100%	$27,185,237	$12,906	$27,172,331	0%	$83,862	35	$2,396
Professional Expense	$2,600	100%	$2,600			100%	$2,600	35	$74
Total Future Facilities Fee Per ERU									$2,470

NON-STANDARD STORM WATER IMPACT FEES

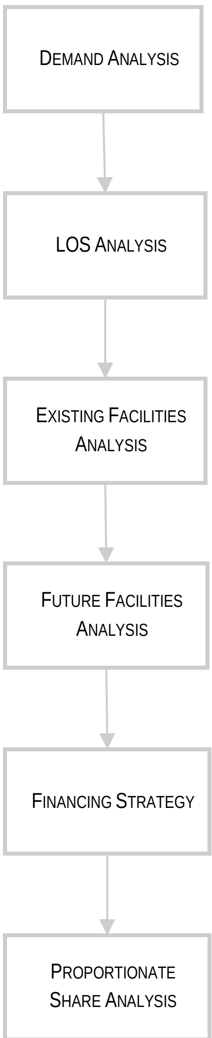
The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have upon public facilities.[1] This adjustment could result in a different impact fee if the City determines that a particular user may create a different 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 formula:

- North Service Area: ERU Count * $282 = Impact Fee
- South Service Area: ERU Count * $679 = Impact Fee
- West Service Area: ERU Count * $2,470 = Impact Fee

[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 IFA. The IFFP, completed by JWO Engineering, 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 the existing LOS. Through the inventory of existing facilities, combined with the growth assumptions, this analysis identifies the LOS 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 the City's existing system facilities. The inventory of existing facilities is important to 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 – Consideration of All Revenue Sources

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.[2] 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.[3]

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).

[2] 11-36a-302(2)
[3] 11-36a-302(3)

SECTION 3: SERVICE AREA, DEMAND, AND LOS

SERVICE AREAS

Utah Code requires the impact fee enactment to establish one or more service areas within which impact fees will be imposed.[4] The storm water impact fees are assessed within three separate service areas within the City's municipal boundaries. The IFFP includes maps of each service area which can be found on page 11 (North Service Area), page 19 (South Service Area) and page 23 (West Service Area).

It is anticipated that the growth projected over the next five years, and through buildout, will impact the City's existing services. Storm water infrastructure will need to be expanded in order to maintain the existing level of service. Impact fees are a logical and sound mechanism for funding growth-related infrastructure. The IFFP and this analysis are designed to accurately assess the true impact of a particular user upon the City's infrastructure and prevent existing users from subsidizing new growth. This analysis also ensures that new growth is not paying for existing system deficiencies. 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 UNITS

Based on information provided by Eagle Mountain City, the 2019 ERU's are estimated at 10,525. The City anticipates an additional 47,399 ERUs through build-out, with 2,906 ERUs being added to the City's total over the next five years.

TABLE 3.1: CITYWIDE ERU PROJECTIONS

YEAR	NSA ERUS	SSA ERUS	WSA ERUS
2019	7,504	2,893	128
2020	7,879	3,037	134
2021	8,273	3,189	141
2022	8,687	3,348	148
2023	9,121	3,515	155
2024	9,577	3,691	163
IFFP Growth	2,073	798	35

IFFP Growth Based on average annual growth of 5%, based on historic growth rates.

LEVEL OF SERVICE

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

Eagle Mountain's current storm drain system design requirements are defined by the current city ordinances and construction standards. The following criteria establish conditions for which storm drainage facilities are designed:

- Size storm drains to keep water from ponding in streets and intersections during a 10-year storm event.
- Minimum pipe size of 15 inches
- Evaluate how storm drains will function during a 100-year storm event to identify areas where major flooding may occur.
- Require detention of all improvements that will limit discharge to calculated pre-developed flows.
- Detention and retention facilities must be designed to handle the volume from a 100-year storm event.

According to the City, an ERU is equivalent to 4,300 square feet of impervious area.

[4] UC 11-36a-402(a)

SECTION 4: EXISTING FACILITIES INVENTORY

EXCESS CAPACITY

The intent of the equity buy-in component is to recover the costs of unused capacity in existing infrastructure from new development. This section addresses any excess capacity within the storm water system. TABLE 4.1 shows the value of the existing storm water system based on the data available in the City's Depreciation Statement.

TABLE 4.1: EXISTING SYSTEM VALUATION

EXISTING SYSTEM VALUES	COLLECTION
Total	$14,358,647
IFFP Value	$14,358,647
Source: 2018 Depreciation Statements, Eagle Mountain City	

According to the IFFP[5], it has been determined that there is no buy in to the existing system value shown above. However, the City does have several agreements to which future development in the north and south service areas will buy in. These buy in amounts were determined previously. The buy in amounts are shown below in TABLE 4.2 and have been added to the impact fees calculations in this analysis.

TABLE 4.2 EXISTING STORM SYSTEM EQUITY BUY-IN

	Service Area Served	Buy-In per ERU
98-3 SID Equity Buy In	SSA	$113
EM Properties Property Equity Buy In	SSA	$29
Tickville Wash Equity Buy In	NSA	$75

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City has funded its existing capital infrastructure through a combination of different revenue sources, including impact fees, user fees, dedications, and other financing mechanisms. There are currently no outstanding bonds related to the storm system. Thus, no additional financing costs are included in this analysis.

5 See *Storm Drain Impact Fee Facilities Plan 2018 Report with 2020 Update*, prepared by JWO Engineering, page 9 under "Excess Capacity"

SECTION 5: CAPITAL FACILITY ANALYSIS

The IFFP identifies all capital projects that are necessary to accommodate the anticipated growth within the City over the next ten years. The following table illustrates the facilities and the proportionate share of the future facilities that will serve future development.

TABLE 5.1: ILLUSTRATION OF CAPITAL IMPROVEMENTS BY SERVICE AREA

LOCATION	CONSTRUCTION YEAR	TOTAL COST WITH 30% ENGINEERING & CONTINGENCY	CONSTRUCTION YEAR COST	% TO NEW GROWTH	COST TO NEW GROWTH
NORTH SERVICE AREA					
Pipes					
24	2020	$1,598,670	$1,696,029	50%	$848,015
25	2020	$881,640	$935,332	0%	#0
Ponds					
21	2020	$647,805	$687,256	50%	$343,628
Existing Facility Improvements					
12" Spillover at Valley View Park	2020	$39,000	$41,375	0%	$0
Concrete Drainage at Sandpiper Park	2020	$59,000	$62,593	0%	$0
Total North Service Area		$3,226,115	$3,422,585		$1,191,643
SOUTH SERVICE AREA					
Pipes					
1	5-10 Years	$1,825,513	$0	0%	$0.00
2	5-10 Years	$1,983,225	$0	0%	$0.00
3	5-10 Years	$1,244,030	$0	0%	$0
4	2021	$889,080	$971,522	100%	$971,522
5	2021	$1,511,095	$1,651,214	100%	$1,651,214
6	2021	$1,860,000	$2,032,472	100%	$2,032,472
7	2021	$2,899,740	$3,168,624	100%	$3,168,624
8	5-10 Years	$1,101,120	$0	0%	$0
9	5-10 Years	$2,895,090	$0	0%	$0
10	5-10 Years	$1,433,285	$0	0%	$0
11	5-10 Years	$3,256,550	$0	0%	$0
12	5-10 Years	$2,022,440	$0	0%	$0
13	5-10 Years	$3,256,550	$0	0%	$0
14	5-10 Years	$1,576,27	$0	0%	$0
15	5-10 Years	$2,449,000	$0	0%	$0
16	5-10 Years	$1,197,220	$0	0%	$0
17	5-10 Years	$1,410,888	$0	0%	$0
18	5-10 Years	$778,100	$0	0%	$0
19	5-10 Years	$1,450,800	$0	0%	$0
20	5-10 Years	$3,264,533	$0	0%	$0
21	5-10 Years	$1,214,503	$0	0%	$0
22	5-10 Years	$3,371,250	$0	0%	$0
23	2020	$1,749,330	$1,855,864	100%	$1,855,864
Ponds					
1	5-10 Years	$1,108,264	$0	0%	$0
3	2020	$1,993,496	$2,114,900	100%	$2,114,900
4	2021	$1,979,484	$2,163,036	100%	$2,163,036
5	5-10 Years	$927,226	$0	100%	$0
6	5-10 Years	$2,630,652	$0	0%	$0
7	5-10 Years	$1,047,256	$0	0%	$0
8	5-10 Years	$2,801,690	$0	0%	$0
9	5-10 Years	$2,069,508	$0	0%	$0

LOCATION	CONSTRUCTION YEAR	TOTAL COST WITH 30% ENGINEERING & CONTINGENCY	CONSTRUCTION YEAR COST	% TO NEW GROWTH	COST TO NEW GROWTH
10	5-10 Years	$1,238,298	$0	0%	$0
11	5-10 Years	$2,515,618	$0	0%	$0
12	5-10 Years	$1,704,414	$0	0%	$0
13	5-10 Years	$1,864,454	$0	0%	$0
14	5-10 Years	$2,453,622	$0	0%	$0
15	5-10 Years	$5,737,412	$0	0%	$0
Total South Service Area		$74,711,009	$13,957,632		$13,957,632
WEST SERVICE AREA					
16	2024	$357,067	$426,357	100%	$426,357
17	2024	$357,067	$426,357	100%	$426,357
18	2024	$357,067	$426,357	100%	$426,357
19	5-10 Years	$357,067	$0	0%	$0
20	5-10 Years	$357,067	$0	0%	$0
Pipes					
27	2024	$1,958,890	$2,339,017	100%	2,339,017
28	2024	$2,058,633	$2,458,115	100%	$2,458,115
29	2024	$788,138	$941,078	100%	$941,078
30	2024	$2,523,013	$3,012,609	100%	$3,012,609
31	5-10 Years	$1,396,686	$0	0%	$0
32	2024	$276,985	$330,735	100%	$330,735
33	2024	$1,702,462	$2,032,829	100%	$2,032,829
34	2024	$2,133,575	$2,547,600	100%	$2,547,600
35	2024	$2,768,765	$3,306,050	100%	$3,306,050
36	2024	$501,115	$598,358	100%	$598,358
37	2024	$493,830	$589,659	100%	$589,659
38	2024	$808,480	$965,367	100%	$965,367
39	2024	$714,318	$852,933	100%	$852,933
40	2024	$1,057,720	$1,262,973	100%	$1,262,973
41	2024	$262,415	$313,337	100%	$313,337
42	5-10 Years	$283,380	$37,426	0%	$0.00
43	5-10 Years	$908,728	$389,197	0%	$0.00
44	5-10 Years	$1,609,870	$0	0%	$0.00
Swales					
S1	2024	$335,834	$401,003	100%	$401,003
S2	2024	$1,901,334	$2,270,292	100%	$2,270,292
S3	2024	$1,410,500	$1,684,211	100%	$1,684,211
S4	5-10 Years	$568,334	$0	0%	$0
S5	5-10 Years	$601,916	$0	0%	$0
S6	5-10 Years	$927,416	$0	0%	$0
Total West Service Area		$29,777,672	$27,185,237		$27,185,237
Total Combined Service Areas		$109,500,076	$44,565,455		$42,334,512

The projects included in this IFA are necessary to serve new development in the next five years and will provide infrastructure that will serve the City through build-out. The engineers used capital project and engineering data, planning analysis and other information to compile the capital improvements included in the IFFP and this document. The IFFP provides all future capital project data including project descriptions and estimated project costs. The accuracy and correctness of this plan is contingent upon the accuracy of the data and assumptions. Any deviations or changes in the assumptions due to changes in the economy or other relevant information used by the City for this study may cause this plan to be inaccurate and require modifications.

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 and considered necessary for the use and convenience of the occupants or users of that development.[7] This analysis only includes the costs of system improvements related to new growth within the proportionate share analysis.

FUNDING OF FUTURE FACILITIES

The IFFP must also include a consideration of all revenue sources, including impact fees and the dedication (donation) of system improvements, used to finance system improvements.[8] In addition, 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.[9]

In considering the funding of future facilities, the City has determined the portion of future projects that will be funded by impact fees as growth-related, system improvements. Impact fees are an appropriate funding and repayment mechanism of the growth-related improvements. Where applicable, impact fees will offset the cost of future facilities. However, impact fees cannot be used to fund non-qualified expenses (i.e.; the costs to cure existing deficiencies, to raise the level of service, to recoup more than the actual cost of system improvements, or the cost to fund overhead). Other revenues such as utility rate revenue, property taxes, grants, or loans can be used to fund these types of expenditures, as described below.

UTILITY RATE REVENUES

Utility rate revenues serve as the primary funding mechanism within enterprise funds. Rates are established to ensure appropriate coverage of all operations and maintenance expenses, debt service coverage, and non-growth related capital project needs.

PROPERTY TAX REVENUES

Property tax revenues are not specifically identified in this analysis as a funding source for growth-related capital projects, but inter-fund loans may be made from the general fund which will ultimately include some property tax revenues. Inter-fund loans will be repaid once sufficient impact fee revenues have been collected.

GRANTS AND DONATIONS

Grants and donations are not currently contemplated in this analysis. However, the impact fees will be adjusted if grants become available to reflect the grant monies received. A donor will be entitled to a reimbursement for the value of the system improvements funded through impact fees if donations are made by new 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 to maintain an existing LOS. Increases to an existing LOS cannot be funded with impact fee revenues. Analysis is required to accurately assess the true impact of a particular new development upon the City infrastructure and to prevent existing users from subsidizing new growth. Impact fee revenues are generally considered non-operating revenues and help offset future capital costs.

DEBT FINANCING

In the event the City has not amassed 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 principal, interest and costs of issuance. This analysis assumes future growth related facilities will be funded on a pay-as-you-go basis, utilizing impact fee and utility fee revenues.

[6] UC 11-36a-102(20)
[7] UC 11-36a102(13)
[8] 11-36a-302(2)
[9] 11-36a-302(3)

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% of the growth-related facilities identified in the proportionate share analysis as presented in the impact fee analysis. Even so, there may be years that impact fee revenues cannot cover the annual growth-related expenses. In those years, other revenues such as general fund revenues may be used to make up any annual deficits. Any borrowed funds are to be repaid in their entirety through 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. In addition, alternative funding mechanisms are identified to help offset the cost of future capital improvements.

SECTION 6: STORM WATER IMPACT FEE CALCULATION

The calculation of impact fees relies upon information provided by the City through the Eagle Mountain City Storm Drain Impact Fee Facilities Plan 2018 Report with 2020 Update. Impact fees are then calculated based on many variables centered on proportionality and level of service. The following paragraphs describe the methodology used for calculating impact fees in this analysis.

PROPOSED STORM WATER IMPACT FEE

The IFFP must properly complete the legislative requirements found in the Impact Fee Act if it is to serve as a working document in the calculation of appropriate 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. The following paragraphs describe the methodology used for calculating impact fees in this analysis.

PLAN-BASED (FEE BASED ON DEFINED CAPITAL IMPROVEMENT PLAN)

This analysis uses a plan-based methodology. Under this methodology, impact fees are calculated using a specific set of costs identified for future development. The improvements are identified in the IFFP, CFP or CIP as growth related projects. The total project costs are divided by the total demand units the projects are designed to serve. Under this methodology, it is important to identify the existing LOS and determine any excess capacity in existing facilities that could serve new growth.

STORM WATER IMPACT FEE CALCULATION

The storm water impact fees proposed in this analysis will be assessed within Eagle Mountain City's defined Service Areas. TABLES 6.1-6.3 below illustrate the impact fees which can include an appropriate buy-in component, the costs of constructing future storm water related improvements and any debt related expense. The proportionate share analysis determines the proportionate cost assignable to new development based on the proposed capital projects and the estimated ERUs served by the proposed projects.

TABLE 6.1: IMPACT FEE PER ERU – NORTH SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$3,422,585	35%	$1,191,643	$764,352	$427,290	100%	$427,290	2,073	$206
Professional Expense	$2,600	100%	$2,600			100%	$2,600	2,073	$1
Total Future Facilities Fee Per ERU									$207
Tickville Wash Equity Buy In									$75
Total Combined Impact Fee									$282

TABLE 6.2: IMPACT FEE PER ERU – SOUTH SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$13,957,632	100%	$13,957,632	$294,383	$13,663,249	3%	$426,360	798	$534
Professional Expense	$2,600	100%	$2,600			100%	$2,600	798	$3
Total Future Facilities Fee Per ERU									$537
98-3 SID Equity Buy In									$113
EM Properties Property Equity Buy In									$29
Total Combined Impact Fee									$679

TABLE 6.3: IMPACT FEE PER ERU – WEST SERVICE AREA

	CONST. YEAR COST	% TO GROWTH	COST TO GROWTH	LESS: IMPACT FEE FUND BALANCE	REMAINING COST TO GROWTH	% TO 5-YEAR DEMAND	COST TO 5-YEAR DEMAND	ERUS SERVED	COST PER ERU
Future Facilities	$27,185,237	100%	$27,185,237	$12,906	$27,172,331	0%	$83,862	35	$2,396
Professional Expense	$2,600	100%	$2,600			100%	$2,600	35	$74
Total Future Facilities Fee Per ERU									$2,470

NON-STANDARD STORM WATER IMPACT FEES

The City reserves the right under the Impact Fees Act[10] to assess an adjusted fee that more closely matches the true impact that the land use will have upon the City's storm water system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category. The impact fee for non-standard development would be determined based on the calculation of ERUs based on the stated LOS variables in this document, multiplied by the fee per ERU, as shown below.

FORMULA FOR NON-STANDARD STORM WATER IMPACT FEES:

- North Service Area: ERU Count * $282 = Impact Fee
- South Service Area: ERU Count * $679 = Impact Fee
- West Service Area: ERU Count * $2,470 = 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 should be spent only on those projects outlined in the IFFP as growth related costs to maintain the LOS.

PROPOSED CREDITS OWED TO DEVELOPMENT

The Impact Fees Act requires that credits be paid back to development for future fees that will pay for growth-driven system improvements included in the Impact Fee Facilities Plan that would otherwise be paid for through user fees. Credits may also be paid to developers who have constructed and donated system facilities to that City that are included in the IFFP in-lieu of impact fees. This situation does not apply to developer exactions or 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.

In the situation that a developer chooses to construct system 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

The City does not anticipate any 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 construction inflation adjustment is applied to projects completed after 2018 (the base year cost estimate).

[10] UC 11-36a-402(1)(c)

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** MAY 5, 2020		
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Culinary Water Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council approves the update to the Water Impact Fee Analysis and implements the new impact fees

BACKGROUND:
Currently, new developments have the option with Eagle Mountain City to purchase water rights from the City's allotment of CWP water rights, or to bring their own water rights into the City. The cost of the CWP water includes capital recovery costs for the infrastructure needed to deliver the water to Eagle Mountain City, whereas water rights which are placed into City wells require the City to build infrastructure needed to produce the wet water. The intent of this update is to provide a credit for purchasers of CWP water for the capital recovery that are included in the cost of the water.

Attachments:
ORD--2020 Water Impact Fee Enactment (00487632xB00C1)
Water Impact Fee Analysis 2020

ORDINANCE NO. O___-2020

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A CULINARY WATER IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose culinary water impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq*. (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has previously prepared an Impact Fee Facilities Plan; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared an *Amendment to the 2014 Culinary Water Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit A, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

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

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for water facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Water Impact Fee in the maximum amounts set forth in Tables A.1 through A.4 of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting*. At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures*. The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure*. Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time*. The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact

review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing*. An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision*. After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, this ________ day of ___________________________, 2020.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of May, 2020.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

____

Fionnuala B. Kofoed, MMC
City Recorder

AMENDMENT TO THE 2014 CULINARY WATER IMPACT FEE ANALYSIS (IFA)

EAGLE MOUNTAIN CITY, UT

MARCH 2020

IMPACT FEE CERTIFICATION

IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that this amendment to the Impact Fee Analysis ("IFA") prepared for culinary water services:

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.

Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementation 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.

AMENDED WATER IMPACT FEE

SUMMARY

The Eagle Mountain City culinary water impact fee, last updated October 204, is being amended to account for impacts from the Central Utah Water Conservancy District ("CUWCD") Central Water Project ("CWP"). This amendment updates the calculation of the impact fee to account for the following:

- Exclude the source buy-in component within the calculation for development utilizing CPW water; and,
- Allocate the "One-Time Development Charge" assessed by CUWCD for purchased water.

EXPLANATION

Development within Service Area 1 and Service Area 2 may have access to culinary water sources through CWP. The associated fees and water take-down schedules are articulated in the CWP FY2009A Water Supply Agreement - Fourth Amended & Restated - April 26th, 2017, the CWP FY2010A1 (1,000 AF) Water Supply Agreement - October 7th, 2009 & Prepayment Agreement, dated October 29, 2009, and the CWP FY2010A2 (11,500 AF) Water Supply Agreement - Amended & Restated - February 24th, 2016. These agreements define the One-Time Development Charge, the Operations and Maintenance Fee plus a Repair and Replacement Fee ("O&M+R"), as well as a Capital Recovery Fee.

Based on a review of the elements included in the 2014 Impact Fee Analysis, the impact fee schedule should be adjusted. New development that utilizes CWP water should not be assessed the Source buy-in component of the impact fee. Therefore, these costs are removed from the calculation of the impact fee, as shown below. However, it is anticipated that new development should pay for future source facilities as these costs are not included in the CWP project. Only new development utilizing CWP water will be assessed the revised fees. The revised Eagle Mountain impact fee per ERC by Service Area is illustrated in **TABLE A.1** and **A.2**.

TABLE A.1: SERVICE AREA 1 IMPACT FEE PER ERC FOR DEVELOPMENT USING CWP WATER

	COST TO IFA	ERCS SERVICE	FEE PER ERC
Buy-In			
Source Buy-In	$2,083,567	3,436	NA
Storage Buy-In	$340,446	3,335	$102
Distribution Buy-In	$544,790	3,651	$149
Future Facilities			
Source: Future Facilities	$580,650	3,436	$169
Source Financing Costs	$288,048	3,436	$84
Storage Future Facilities	$2,423,215	3,335	$727
Storage Financing Costs	$1,202,103	3,335	$360
Distribution: Future Facilities	$5,402,941	3,651	$1,480
Distribution Financing Costs	$2,680,279	3,651	$734
Impact Fee Balance	($500,000)	3,651	($137)
Impact Fee per ERC			**$3,668**

TABLE A.2: SERVICE AREA 2 IMPACT FEE PER ERC FOR DEVELOPMENT USING CWP WATER

	COST TO IFA	ERCS SERVICE	FEE PER ERC
Buy-In			
Source Buy-In	$2,083,567	3,436	NA
Storage Buy-In	$627,350	316	$1,985
Distribution Buy-In	$544,790	3,651	$149
Future Facilities			
Source: Future Facilities	$580,650	3,436	$169
Source Financing Costs	$288,048	3,436	$84
Storage Future Facilities	$117,780	316	$373
Storage Financing Costs	$58,428	3,436	$17
Distribution: Future Facilities	$5,402,941	3,651	$1,480
Distribution Financing Costs	$2,680,279	3,651	$734

	Cost to IFA	ERCs Service	Fee Per ERC
Impact Fee Balance	($500,000)	3,651	($137)
Impact Fee per ERC			**$4,854**

The City is also including in the impact fee the One-Time Development Charge assessed by CUWCD for purchased water, as established by the aforementioned agreements. Development within Service Area 1 and Service Area 2 may bring water rights to the City for which they should receive a credit. Based on information from CUWCD, approximately 28.3 percent of the One-Time Development Charge is for water right cost. Therefore, the one-time fee will be discounted by 28.3 percent for development that brings water rights to the City, as shown in **Table A.3**. The fee schedule is based on a fee per Acre Foot ("AF").

Table A.3: CWP One-Time Development Fee, with Water Right Reduction

Fiscal Year	One-Time Development Charge for Blocks of Purchased Water (per AF)	28.3% Water Right Reduction	One-Time Fee for Development with Water Rights (per AF)
2020-21	$10,600	($3,002)	$7,598

The level of service ("LOS") per ERC for water rights is established in the 2014 Culinary Water Impact Fee Facilities Plan and Impact Fee Analysis as follows:

- 0.53 AF of water right per ERC
- 2.5 AF per irrigated acre

Based on information from the City, the average combined LOS per ERC for water rights is .9 AF, resulting in a One-Time Development fee of $6,839. The combined impact fee based on the above level of service, including the One-Time Development Fee, is shown in **Table A.4**.

Table A.4: Summary of Revised Impact Fee per ERC for Development Utilizing CWP Water

	Service Area 1	Service Area 2
Eagle Mountain City Impact Fee	$3,668	$4,854
CWP One-Time Development Fee*	$6,839	$6,839
Total Impact Fee	**$10,507**	**$11,693**
*Fee Waived if Development Purchases CWP Water Directly from CUWCD.		

Non-Standard Impact Fees

The City reserves the right under the Impact Fees Act[1] to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.

[1] 11-36a-402(1)(c)

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **MAY 5, 2020**
TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting an Updated Impact Fee Enactment for a Transportation Impact Fee; Providing for the Calculation and Collection of Such Fees; Providing for Appeal, Accounting, and Severability of the Same and Other Related Matters.
ITEM TYPE:	Ordinance
FISCAL IMPACT:	
APPLICANT:	

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
Yes

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:

BACKGROUND:

State law requires that impact fee are only assessed for projects intended to be built within 6 years. Because of that and the high growth rate of the City, Impact Fee Facilities Plans are updated every 2-3 years to try to stay ahead of growth. When updating the IFFP, the city considers the existing level of service for that particular type of facility. It is important with impact fee laws that the City does not charge new development disproportionately to existing residents.

In this instance, the City has not updated the Impact Fee Facilities Plan, but is updating the IFA to better ascertain which projects are no longer future facilities, but have been constructed and should now be classified as an equity buy in. City staff will update the IFFP during the upcoming budget year, but with the many transportation projects completed recently, this will help the City better administer the project funding.

Attachments:
ORD--2020 Transportation Impact Fee Enactment (00487629xB00C1)
Transportation Impact Fee Analysis 2020

ORDINANCE NO. O___-2020

ORDINANCE ADOPTING AN UPDATED IMPACT FEE ENACTMENT FOR A TRANSPORTATION IMPACT FEE; PROVIDING FOR THE CALCULATION AND COLLECTION OF SUCH FEES; PROVIDING FOR APPEAL, ACCOUNTING, AND SEVERABILITY OF THE SAME AND OTHER RELATED MATTERS

The City Council ("Council") of Eagle Mountain City, Utah (the "City"), finds that it is in the public interest to adopt this updated Impact Fee Enactment to address impacts of development upon the City; impose transportation impact fees; provide for the calculation and collection of such fees; provide for appeal, accounting, and severability of the same and other related matters.

WHEREAS, the City is a local political subdivision of the State of Utah and has authority pursuant to Utah Code Ann. § 11-36a-101, *et seq*. (the "Impact Fee Act") to mitigate the impact of new development on public facilities by enacting an impact fee; and

WHEREAS, the City has previously prepared an Impact Fee Facilities Plan; and

WHEREAS, the Council finds that the Impact Fee Facility Plan identifies demands placed upon existing public facilities by new development activity and proposes means by which the City will meet those demands and has generally considered all revenue sources, including impact fees, and anticipated dedication of in-system improvements to finance the impacts on system improvements; and

WHEREAS, in order to reflect the actual costs of projects that have been constructed by the City, the City has caused to be prepared an *Amendment to the 2017 Transportation Impact Fee Analysis* (the "Impact Fee Analysis"), a copy of which is attached hereto as Exhibit A, which identifies the anticipated impacts on or consumption of existing capacity of public facilities by anticipated development activities, identifies impact on system improvements required by anticipated development activities to maintain the established level of service for each public facility, demonstrates how those anticipated impacts are reasonably related to the anticipated development activities and estimates the proportionate share of the cost for existing capacity that will be recouped and the cost of impacts on system improvements that are reasonably related to the new development activity; and

WHEREAS, the Council finds that the impact fees which are enacted pursuant to this Ordinance ("Impact Fee Enactment") are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison to the benefits already received and yet to be received; and

WHEREAS, in accordance with Utah Code Ann. § 11-36a-504, the City has complied with the notice requirements to adopt this Impact Fee Enactment; and

WHEREAS, after careful consideration and review of the comments at the public hearings, the council has determined that it is in the best interest of the health, safety, and welfare of the inhabitants of the City to adopt this Impact Fee Enactment.

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

Section 1. Findings; Authority; Purpose.

The Council finds and determines that growth and development activities in the City will create additional demand and need for transportation facilities, and the Council finds that persons responsible for growth and development activities should pay a proportionate share of the costs of such planned facilities needed to serve the growth and development activity. The Council further finds that based on the Impact Fee Facility Plan and Impact Fee Analysis that impact fees are necessary to achieve an equitable allocation to the costs borne in the past and to be borne in the future, in comparison with the benefits already received and yet to be received. The provisions of this Impact Fee Enactment shall be liberally construed in order to carry out the purpose and intent of the Council in establishing the impact fee program.

Section 2. Definitions.

Except as provided below, words and phrases that are defined in the Impact Fee Act shall have the same meaning in this Impact Fee Enactment.

2.1 Allowable Credits. A developer may be allowed an offset or a credit against an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the developer agree will reduce the need for a system improvement above and beyond the normal required improvements to offset the reasonable impacts of the development. A credit against an impact fee shall be granted for any dedication of real property for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the Public and offset the need for identified system improvements.

2.2 Applicant. A person or entity required to pay an impact fee under this Impact Fee Enactment.

2.3 Gross Impact Fee. The stated impact fee assessed (prior to the computation of allowable credits, exemptions, or adjustments) for system improvements based on the requirements of this Impact Fee Enactment.

2.4 Impact Fee Agent. The person or persons designated by the City Council to evaluate impact fee applications and calculate gross impact fees, allowable credits, exemptions, adjustments, and net impact fees.

2.5 Impact Fee Applicant or Impact Fee Applications. An application submitted by an applicant for development approval that is required to pay an impact fee prior to obtaining subdivision approval or other development approval from the City Council or the building official of the City prior to issuance of a building permit.

2.6 Net Impact Fee. The gross impact fee less all allowable credits, exemptions, adjustments, and credit adjustments required by this Impact Fee Enactment.

2.7 Single Family Residential Unit or Equivalent Residential Unit or ERUs. The system improvement capacity required for a dwelling unit intended for the use and occupancy of a single family with no restriction on time of use.

Section 3. Impact Fees Imposed.

3.1 Impact Fees. Based on the Council approval and adoption of the Impact Fee Facility Plan and Impact Fee Analysis, the City Council hereby adopts the Transportation Impact Fee in the maximum amounts set forth in Appendix G (Combined Fee Including Impact Fee and SID/Reimbursement Agreements) of the Impact Fee Analysis.

3.2 Impact Fees Accounting. The City will establish a separate interest-bearing ledger account for each type of public facility for which impact fees are collected. Interest earned on such account shall be allocated to that account.

(a) *Reporting*. At the end of each fiscal year, the City shall prepare a report on each fund or account showing the source and amount of all monies collected, earned, and received by the fund or account and each expenditure from the fund or account. The report shall identify impact fees by the year in which they were received, the project from which the funds were collected, the system improvements for which the funds were budgeted, and the projected schedule for expenditures. The report shall be in a format developed by the State Auditor that is certified by the City's Chief Financial Officer and shall be transmitted annually to the State Auditor.

(b) *Impact Fee Expenditures*. The City may expend impact fees collected pursuant to this Impact Fee Enactment only for systems improvements that are public facilities identified in the Impact Fee Facility Plan.

(c) *Time of Expenditure*. Impact fees collected pursuant to this Impact Fee Enactment are to be expended or encumbered for a permissible use within six (6) years of the receipt of those funds by the City. For purposes of this calculation, the first funds received shall be deemed to be the first funds expended.

(d) *Extension of Time*. The City may hold unencumbered fees for longer than six (6) years if the Council identifies in writing (i) an extraordinary and compelling reason why the fees should be held longer than six (6) years; and (ii) an absolute date by which the fees will be expended.

3.3 Additional Fees and Costs. The impact fees authorized hereby are separate from and in addition to user fees and other charges lawfully imposed by the City, such as engineering and inspection fees, building permit fees, review fees, and other fees and costs that may not be included as itemized component parts of the impact fee.

3.4 Fees Effective at Time of Payment. Unless the City is otherwise bound by a contractual requirement, the impact fee shall be determined in accordance with the provisions of Section 5 below.

Section 4. Impact Fee Amount and Procedure.

4.1 Impact Fee Imposed. Impact fees are hereby imposed on the basis of the Impact Fee Analysis and shall be paid either as a condition of plat approval, as a condition of the issuance of a building permit, or as a condition to connecting to any current or future system improvements if a plat or building permit is not required in an amount set forth in the Impact Fee Analysis.

4.2 Application Procedure. Each Applicant for development approval shall make application in writing to the City on forms provided for the City for determination of the amount of the required impact fees payable by the Applicant. Each Applicant shall provide all information requested by the City to allow the City to verify the accuracy of the information presented by the Applicant. The Impact Fee Agent shall consider the information presented by the Applicant and determine the gross impact fee, allowable credit, exemptions, adjustments, and net impact fee.

4.3 Impact Fee Amount. The amount of the impact fees imposed hereby shall be the gross amount as set forth in the Impact Fee Analysis.

Section 5. Exemptions, Adjustments, and Credits.

5.1 Exemption. The Council may, on a project-by-project basis, authorize exemptions to the impact fee imposed for development activity that the Council determines to be of broad public purpose to justify the exception, development activities attributable to low-income housing, the state, a school district, or a charter school (the school district and charter school on the same basis).

5.2 Adjustments. The Council shall ensure that the impact fees are imposed fairly and may adjust impact fees at the time the fee is charged to (i) respond to unusual circumstances in specific cases, (ii) respond to a request for a prompt and individualized impact

review for the development activities of the state or a school district or a charter school and an offset or credit for a public facility for which an impact fee has been or will be collected, and (iii) permits adjustments of the amount of the impact fee to be imposed on a particular development based upon studies and data submitted by the developer.

5.3 Credits. A developer, including a school district or charter school, shall receive a credit against or proportionate reimbursement of an impact fee if the developer dedicates land for a system improvement, builds and dedicates some or all of a system improvement, or dedicates a public facility that the City and the Developer agree will reduce the need for a system improvement. A credit against the impact fee shall also be given for any dedication of land for, improvements to, or new construction of, any system improvements provided by the developer if the facilities are system improvements, or are dedicated to the public and offset the need for identified system improvements.

Section 6. Service Area.

Service areas are hereby established as set forth on the Impact Fee Facility Plan and Impact Fee Analysis.

Section 7. Appeal Procedures.

7.1 Application. The appeal procedure applies to challenges to the legality of impact fees, the interpretation and/or application of those fees.

7.2 Request for Information Concerning the Fee. Any person or entity required to pay an impact fee pursuant to this Impact Fee Enactment may file a written request for information concerning the fee with the City. The City will provide the person or entity with the Impact Fee Analysis, Impact Fee Facility Plan, and other relevant information relating to the impact fee within two weeks after receipt of the request for information.

7.3 Appeals to City Before Payment of Impact Fees. Any affected or potentially affected person or entity who wishes to challenge an impact fee imposed pursuant to this Impact Fee Enactment prior to payment thereof may file a written request for information concerning their fee and the process under the City's appeal procedure.

7.4 Appeal to City After Payment of Impact Fees; Statute of Limitations for Failure to File. Any person or entity that has paid an impact fee pursuant to this Impact Fee Enactment and wishes to challenge the fee shall file a written request for information concerning the fee after having paid the fee and proceed under the City's appeal process. The deadline for filing an appeal shall be as follows:

(a) Within 30 days after the person making the appeal pays the impact fee, they may challenge whether the City complied with the notice requirements of the impact fee with respect to imposition of the impact and the procedure.

(b) Within 180 days after the person making the appeal pays the impact fee, they may challenge whether the city complied with other procedural requirements of the impact fee.

(c) Within one (1) year after the person making the appeal pays the impact fee, they may challenge the impact fee.

7.5 Appeal to City. Any developer, landowner, or affected party desiring to challenge the legality of any impact fee, or related fees or exaction under this Impact Fee Enactment, may appeal directly to the City by filing a written challenge with the City before the deadlines provided above.

(a) *Hearing*. An informal hearing will be held not sooner than five (5) days nor more than 25 days after the written appeal to the City is filed.

(b) *Decision*. After the conclusion of the informal hearing, the City shall affirm, reverse, or take action with respect to the challenge or appeal as the City deems appropriate. The decision of the City will be issued within 30 days after the date the written challenge was filed. In light of the statutorily mandated time restrictions, the City shall not be required to provide more than three (3) working days' prior notice of the time, date, and location of the informal hearing, and the inconvenience of the hearing to the challenging party shall not serve as a basis of appeal of any final determination.

7.6 Denial of Due Process. If the City for any reason fails to issue a final decision on a written challenge to an impact fee, its calculation or application, within 30 days after the filing of the challenge with the City, the challenge shall be deemed to have been denied.

7.7 Judicial Review. Nothing in this Impact Fee Enactment shall be interpreted to alter the statutory deadlines before which an action to challenge an impact fee must be initiated in the district court. After having been served with a copy of the pleadings initiating a court review, the City shall submit to the court the records of the proceedings before the City, including minutes, and if available, a true and correct transcript of any proceedings.

Section 8. Severability. If any section, subsection, paragraph, clause, or phrase of this Impact Fee Enactment shall be declared invalid for any reason, such decision shall not affect the remaining provisions of this Impact Fee Enactment, which shall remain in full force and effect, and for this purpose, the provisions of this Impact Fee Enactment are declared to be severable.

Section 9. Effective Date. The Impact Fee Enactment pursuant to this Impact Fee Ordinance shall take effect 90 days after its enactment.

ADOPTED by the City Council of Eagle Mountain City, Utah, this ________ day of __________________________, 2020.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 5th day of May, 2020.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

____
Fionnuala B. Kofoed, MMC
City Recorder

AMENDMENT TO THE 2017 TRANSPORTATION IMPACT FEE ANALYSIS (IFA)

EAGLE MOUNTAIN CITY, UT

APRIL 2020

LEWIS YOUNG ROBERTSON & BURNINGHAM, INC.

IMPACT FEE CERTIFICATION

IFA CERTIFICATION

Lewis Young Robertson & Burningham, Inc. certifies that this amendment to the Impact Fee Analysis ("IFA") prepared for transportation services:

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.

Lewis Young Robertson & Burningham, Inc. makes this certification with the following caveats:

1. All of the recommendations for implementation of the impact fee facilities plan (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.

TRANSPORTATION IMPACT FEE AMENDMENT

SUMMARY

Lewis Young Robertson & Burningham, Inc. presents to Eagle Mountain City, (the "City") this amendment to the transportation impact fee analysis, originally adopted May 2, 2017. In an effort to keep the transportation impact fees as current and accurate as possible, the City requested this amendment to reflect recent changes to the City's Capital Improvement Plan ("CIP'). This document describes the revisions to the existing impact fee analysis and adjusts the transportation impact fees accordingly.

The assumptions used for the demand analysis and level of service (LOS) in the previously adopted impact fee analysis remain unchanged in this update. This includes trip generation figures and adjustment factors used in the calculations of the impact fees. The trips over which the capital costs are spread to calculate the fees remains unchanged as well. The service area for the transportation impact fee calculated herein will remain one City-wide service area, while the transportation reimbursement agreements (RAs) and Special Improvement District (SID) assessments remain unchanged and will continue to be assessed in the same three service areas as has historically been done. These fees will be included in this analysis (see APPENDIX G) as they are assessed with the transportation impact fee.

EXISTING FACILITY INVENTORY

Much of the City's existing roadway system was built using SID bonds and RAs. Those buy-in costs are included in the impact fee calculations, shown as SIDs and RAs, and can be found in APPENDIX G. Several projects shown in the CIP from the previous impact fee analysis have been completed since the time of the previous IFA adoption. The total value of these facilities is shown below and provide the foundation for the buy-in component of the impact fee. The City funded portion and the cost to growth are identified in order to proportionately allocate the cost to new development.

TABLE 1.1: EXISTING FACILITIES (BUY-IN COMPONENT)

Project	Location	Total Price	City %	EM City Total
C1 (Pony Express Pkwy)	City Boundary to Porter's Crossing Parkway	$10,051,579	7.62%	$766,204
C2 (Pony Express Pkwy)	Mid Valley Road to Hidden Hollow	$5,026,351	66.97%	$3,366,396
Intersection 1	Pony Express Pkwy & Silverlake Pkwy	$284,321	100.00%	$284,321
Intersection 2	Pony Express Pkwy & Porter's Crossing	$259,374	100.00%	$259,374
Intersection 3	Pony Express Pkwy & Smith Ranch Road	$247,683	100.00%	$247,683
Intersection 4	Pony Express Pkwy & Hidden Valley Pkwy	$81,193	100.00%	$81,193
Red Hawk Light		$198,689	100.00%	$198,689
Mid Valley		$317,631	100.00%	$317,631
Aviator		$253,524	100.00%	$253,524
Total Costs		$16,720,345		$5,775,016

TABLE 1.2: PORTION OF CITY COST TO IMPACT FEES

Project	EM City Total	% Pass-through	% to 6 Year Growth	Cost to Impact Fee
C1 (Pony Express Pkwy)	$766,204	0.2%	23.2%	$177,404
C2 (Pony Express Pkwy)	$3,366,396	0.4%	83.8%	$2,809,756
Intersection 1	$284,321	0.0%	100.00%	$284,321
Intersection 2	$259,374	0.0%	100.00%	$259,374
Intersection 3	$247,683	0.0%	100.00%	$247,683
Intersection 4	$81,193	0.0%	100.00%	$81,193
Red Hawk Light	$198,689	0.0%	100.00%	$198,689
Mid Valley	$317,631	0.0%	100.00%	$317,631
Aviator	$253,524	0.0%	100.00%	$253,524
Total Costs	$5,775,016			$4,629,575

MANNER OF FINANCING EXISTING PUBLIC FACILITIES

The City's existing infrastructure has been funded through a combination of General Fund revenues, impact fees, bonds, other governmental revenue, grants, and donations. General Fund revenues include a mix of property taxes, sales taxes, federal and state grants, and any other available General Fund revenues. There are no General Obligation Bonds outstanding related to these system improvements. Therefore, a credit is not required for this component of the impact fee analysis.

EXCESS CAPACITY

A buy-in component is justified in the calculation of an impact fee when there is excess capacity in existing system improvements that can help meet the demands placed on the system by new growth and development. A buy-in component is contemplated in this analysis for the system improvement roadways that have sufficient capacity to handle new growth while maintaining safe and acceptable levels of service.

EXISTING TRANSPORTATION SYSTEM BUY-IN

The determination of a buy-in impact fee related to existing roadways is based on proportionate trips generated within the IFFP planning horizon and the value of the existing roadway system. According to TABLE 1.1 above, the transportation system improvements considered in this analysis are valued at approximately $16.7 million, with just under $5.8 million funded with City funding. $4.6 million of these improvements have capacity to serve future growth within the six-year time frame of this analysis and are therefore eligible to be considered in the buy-in fee. The buy-in is anticipated to serve 40,932 trips.

TABLE: 1.3: ALLOCATION OF BUY-IN COMPONENT

PROJECT	GROWTH RELATED TRIPS	GROWTH RELATED COSTS
Total	40,932	$4,629,575

AMENDED CAPITAL IMPROVEMENT PLAN/FUTURE CAPITAL FACILITIES ANALYSIS

TABLE 1.3 illustrates the estimated cost of future capital improvements within the Service Area and the portion of those costs that can be legally recovered through impact fees for the purposes of this IFA Amendment. These projects were included in the City's Master Transportation Plan (MTP) with cost revisions provided by City staff. TABLE 1.4 identifies the growth-related projects needed within the next six years. Capital projects related to curing existing deficiencies were not included in the calculation of the impact fees. Total future projects applicable to new development are shown below.

TABLE 1.4: 6 YEAR TRANSPORTATION FUTURE CAPITAL IMPROVEMENT PLAN

Project	Location	Total Price	City %	EM City Total
D1 (Golden Eagle Road)	K4 to K3	$2,210,000	4.52%	$100,000
D2 (Golden Eagle Road)	Porter's Crossing Parkway to City Boundary	$4,940,000	36.51%	$1,803,764
F2 (Airport Road)	C2 to G1 (Phase 1: 24' Minor Collector)	$29,250,000	10.98%	$3,212,530
L2 (High School Road)	Eagle Mountain Blvd to Pony Express Pkwy	$1,046,756	100.00%	$1,046,756
R1 (Inverness Lane & Mt Airey Drive)	Inverness Lane and Mt Airey Drive Improvements	$727,000	100.00%	$727,000
Aviator Ave & Eagle Mountain Blvd	Pong Express Pkwy & L2 (High School Road)	$300,000	100.00%	$300,000
Total Costs		$38,473,756		$7,190,050

TABLE 1.5: PORTION OF CITY COSTS TO IMPACT FEES

Project	EM City Total	Portion to 6 Year Growth	Cost to Impact Fee
D1 (Golden Eagle Road)	$100,000	49.20%	$49,200
D2 (Golden Eagle Road)	$1,803,764	93.00%	$1,677,501
F2 (Airport Road)	$3,212,530	17.90%	$575,042.87
L2 (High School Road)	$1,046,756	10.70%	$112,003
R1 (Inverness Lane & Mt Airey Drive)	$727,000	18.70%	$135,949
Aviator Ave & Eagle Mountain Blvd	$300,000	100.00%	$300,000
Total Costs	$7,190,050		$2,849,695

AMENDED TRANSPORTATION IMPACT FEE

The transportation impact fee utilizes the Plan Based Approach, which is based on a defined set of capital costs specified for future development. The proportionate share analysis then determines the proportionate cost assignable to new development based on the proposed capital projects and the new growth served by the proposed projects. This amendment updates the CIP, and now includes a buy-in component for the projects that have been completed, including actual construction costs. The revised CIP has future facilities with a total cost of $38,473,756, of which $7,190,050 is the City's responsibility. $2,849,695 of the future facilities will serve new development anticipated in the next six years. In addition to the proposed new facilities, new development benefits from the transportation infrastructure recently constructed and included as the buy-in component of the impact fee. The buy-in project costs totaled $16,720,345, of which $5,775,016 is the City's responsibility. $4,629,575 of the buy-in cost will serve development expected in the next six years. The inclusion of this buy-in, plus new facilities, results in the maximum impact fee cost per trip as shown below. In addition to the maximum impact fee per trip calculated here, the City also charges for reimbursement agreements and SIDs that were established to fund the construction of the existing roadway system improvements. The fees for each are assessed within service areas separate from the service area used for this impact fee. The fee schedule for the reimbursement agreements and SIDs are included in APPENDIX G of this analysis. APPENDIX G and APPENDIX H show the combined fees per land use category and the change to each fee with this amendment.

TABLE 1.6: MAXIMUM IMPACT FEE COST PER TRIP

	TOTAL COST	COST TO GROWTH	FUTURE TRIPS	COST PER TRIP
Roadway Impact Fee				
Future 6 Year Capital Projects	$38,473,756	$2,849,695	40,932	$69.62
Existing Facilities Buy-In	$16,720,345	$4,629,575	40,932	$113.10
Reimbursement Agreements	Calculated Separately through SID and Reimbursement Agreements			
Roadway Impact Fee Subtotal	$55,194,101	$7,479,270		$182.72
Professional Services/Credits				
Professional Expense	$43,600	$43,600	40,932	$1.07
Cost per Trip	$55,237,701	$7,522,870		$183.79

IMPACT FEE SUMMARY BY LAND USE TYPE

The impact fee by land use type is illustrated in TABLE 1.7.

TABLE 1.7: IMPACT FEE SUMMARY BY LAND USE TYPE

	ITE CLASSIFICATION	UNITS	WEEKDAY TRIPS	DAILY TRIP RATE (1/2 ITE)	PRIMARY TRIPS	ADJUSTED TRIPS	ESTIMATED FEE/UNIT	HEAVY VEHICLE ADJUSTMENT	TOTAL FEE W/HEAVY VEHICLE ADJUSTMENT
Single Family Detached	210	Unit	9.52	4.76	100%	4.76	$874.84	0%	$874.84
Condominium/Townhome	230	Unit	5.81	2.91	100%	2.91	$533.91	0%	$533.91
Apartment	220	Unit	6.65	3.33	100%	3.33	$611.10	0%	$611.10
Office Building	710	1,000 Sf	11.03	5.52	100%	5.52	$1,013.60	5%	$1,064.28
Medical Office Building	720	1,000 Sf	36.13	18.07	100%	18.07	$3,320.16	0%	$3,320.16
Less Intensive Retail	890	1,000 Sf	5.06	2.53	20%	0.51	$93.00	5%	$97.65
Intensive Retail	820	1,000 Sf	42.70	21.35	30%	6.41	$1,177.17	5%	$1,236.03
Quality Restaurant	931	1,000 Sf	89.95	44.98	35%	15.74	$2,893.08	5%	$3,037.73
Fast Food	934	1,000 Sf	496.12	248.06	20%	49.61	$9,118.16	5%	$9,574.07
Convenience Market w/Gas Pumps	945	Pump Stations	162.78	81.39	15%	12.21	$2,243.79	5%	$2,355.98
Bank	912	1,000 Sf	148.15	74.08	20%	14.82	$2,722.84	0%	$2,722.84
Hotel/Motel	310/320	Rooms	6.9	3.45	100%	3.45	$634.07	5%	$665.78
Industrial	110	1,000 Sf	6.97	3.49	100%	3.49	$640.51	50%	$960.76
Manufacturing	140	1,000 Sf	3.82	1.91	100%	1.91	$351.04	50%	$526.56
Warehousing	150	1,000 Sf	3.56	1.78	100%	1.78	$327.15	50%	$490.72
Elementary School	520	Students	1.29	0.65	100%	0.65	$118.54	0%	$118.54
Middle/Junior School	522	Students	1.62	0.81	100%	0.81	$148.87	0%	$148.87
High School	530	Students	1.71	0.86	100%	0.86	$157.14	0%	$157.14
Private School (K-12)	536	Students	2.48	1.24	100%	1.24	$227.90	0%	$227.90
Day Care	565	Employees	26.73	13.37	100%	13.37	$2,456.35	0%	$2,456.35
Church	560	1,000 Sf	9.11	4.56	100%	4.56	$837.16	0%	$837.16

Source: ITE Trip Manual (9th Edition), ITE Handbook 2nd Edition

NON-STANDARD IMPACT FEES

The City reserves the right under the Impact Fees Act[1] to assess an adjusted fee that more closely matches the true impact that a specific land use will have upon the City's transportation system. This adjustment could result in a different impact fee if evidence suggests a particular user will create a different impact than what is standard for its category.

TABLE 1.8: FORMULA FOR NON-STANDARD TRANSPORTATION IMPACT FEES:

FORMULAS FOR CALCULATING NON-STANDARD IMPACT FEES
Step 1: Average Daily Trips / 2 * % of primary trips * (1 + % heavy vehicle adjustment) = Estimate of Trips per Unit
Step 2 North Service Area: Estimate of Trips per Unit * ($183.79 + $217.02) = Impact Fee per Unit
Step 2 South Service Area: Estimate of Trips per Unit * ($183.79 + $538.87) = Impact Fee per Unit
Step 2 West Service Area: Estimate of Trips per Unit * ($183.79 + $145.59) = Impact Fee per Unit

[1] 11-36a-402(1)(c)

AMENDMENT TO APPENDIX D: FUTURE EAGLE MOUNTAIN TRANSPORATION PROJECTS

PROJECT	LOCATION	TOTAL PRICE	EM CITY %	EM CITY TOTAL
D1 (Golden Eagle Road)	K4 to K3	$2,210,000	4.52%	$100,000
D2 (Golden Eagle Road)	Porter's Crossing Parkway to City Boundary	$4,940,000	36.51%	$1,803,764
F2 (Airport Road)	C2 to G1 (Phase 1: 24' Minor Collector)	$29,250,000	10.98%	$3,212,530
L2 (High School Road)	Eagle Mountain Blvd to Pony Express Pkwy	$4,380,000	100%	$4,380,000
R1 (Inverness Lane & Mt Airey Drive)	Inverness Lane and Mt Airey Drive Improvements	$727,000	100%	$727,000
Aviator Ave & Eagle Mountain Blvd	Pong Express Pkwy & L2 (High School Road)	$300,000	100%	$300,000
Total Costs		$38,473,756		$7,190,050

Source: Eagle Mountain City Staff

Project	EM City Total	Portion to 6 Year Growth	Cost to Impact Fee
D1 (Golden Eagle Road)	$100,000	49.20%	$49,200
D2 (Golden Eagle Road)	$1,803,764	93.00%	$1,677,501
F2 (Airport Road)	$3,212,530	17.90%	$575,042.87
L2 (High School Road)	$1,046,756	10.70%	$112,003
R1 (Inverness Lane & Mt Airey Drive)	$727,000	18.70%	$135,949
Aviator Ave & Eagle Mountain Blvd	$300,000	100.00%	$300,000
Total Costs	$7,190,050		$2,849,695

Source: Eagle Mountain City Staff; Eagle Mountain City Transportation Impact Fee Analysis 2017

AMENDMENT TO APPENDIX E: COST PER TRIP CALCULATION

	TOTAL COST	COST TO GROWTH	FUTURE TRIPS	COST PER TRIP
Roadway Impact Fee				
Future 6 Year Capital Projects	$38,473,756	$2,849,695	40,932	$69,62
Existing Facilities Buy-In	$16,720,345	$4,629,575	40,932	$113.10
Reimbursement Agreements	Calculated Separately through SID and Reimbursement Agreements			
Roadway Impact Fee Subtotal	$55,194,101	$7,479,270		$182.72
Professional Services/Credits				
Professional Expense	$43,600	$43,600	40,932	$1.07
Cost per Trip	$55,237,701	$7,522,870		$183.79

AMENDMENT TO APPENDIX F: IMPACT FEE PER LAND USE CATEGORY

	ITE Classification	Units	Weekday Trips	Daily Trip Rate (1/2 ITE)	Primary Trips	Adjusted Trips	Estimated Fee/Unit	Heavy Vehicle Adjustment	Total Fee w/Heavy Vehicle Adjustment
Single Family Detached	210	Unit	9.52	4.76	100%	4.76	$874.84	0%	$874.84
Condominium/Townhome	230	Unit	5.81	2.91	100%	2.91	$533.91	0%	$533.91
Apartment	220	Unit	6.65	3.33	100%	3.33	$611.10	0%	$611.10
OFFICE									
Office Building	710	1,000 Sf	11.03	5.52	100%	5.52	$1,013.60	5%	$1,064.28
Medical Office Building	720	1,000 Sf	36.13	18.07	100%	18.07	$3,320.16	0%	$3,320.16
RETAIL/COMMERCIAL									
Less Intensive Retail	890	1,000 Sf	5.06	2.53	20%	0.51	$93.00	5%	$97.65
Intensive Retail	820	1,000 Sf	42.70	21.35	30%	6.41	$1,177.17	5%	$1,236.03
Quality Restaurant	931	1,000 Sf	89.95	44.98	35%	15.74	$2,893.08	5%	$3,037.73
Fast Food	934	1,000 Sf	496.12	248.06	20%	49.61	$9,118.16	5%	$9,574.07
Convenience Market w/Gas Pumps	945	Pump Stations	162.78	81.39	15%	12.21	$2,243.79	5%	$2,355.98
Bank	912	1,000 Sf	148.15	74.08	20%	14.82	$2,722.84	0%	$2,722.84
Hotel/Motel	310/320	Rooms	6.9	3.45	100%	3.45	$634.07	5%	$665.78
INDUSTRIAL									
Industrial	110	1,000 Sf	6.97	3.49	100%	3.49	$640.51	50%	$960.76
Manufacturing	140	1,000 Sf	3.82	1.91	100%	1.91	$351.04	50%	$526.56
Warehousing	150	1,000 Sf	3.56	1.78	100%	1.78	$327.15	50%	$490.72
INSTITUTIONAL									
Elementary School	520	Students	1.29	0.65	100%	0.65	$118.54	0%	$118.54
Middle/Junior School	522	Students	1.62	0.81	100%	0.81	$148.87	0%	$148.87
High School	530	Students	1.71	0.86	100%	0.86	$157.14	0%	$157.14
Private School (K-12)	536	Students	2.48	1.24	100%	1.24	$227.90	0%	$227.90
Day Care	565	Employees	26.73	13.37	100%	13.37	$2,456.35	0%	$2,456.35
Church	560	1,000 Sf	9.11	4.56	100%	4.56	$837.16	0%	$837.16
Source: ITE Trip Manual (9th Edition), ITE Handbook 2nd Edition									

FORMULAS FOR CALCULATING NON-STANDARD IMPACT FEES
Step 1: Average Daily Trips / 2 * % of primary trips * (1 + % heavy vehicle adjustment) = Estimate of Trips per Unit Step 2 North Service Area: Estimate of Trips per Unit * ($183.79 + $217.02) = Impact Fee per Unit Step 2 South Service Area: Estimate of Trips per Unit * ($183.79 + $538.87) = Impact Fee per Unit Step 2 West Service Area: Estimate of Trips per Unit * ($183.79 + $145.59) = Impact Fee per Unit

AMENDMENT TO APPENDIX G: COMBINED FEE INCLUDING IMPACT FEE & SID/REIMBURSEMENT AGREEMENT FEES

	IMPACT FEE	WEIGHT	NORTH SA SID/RA FEE	SOUTH SA SID/RA FEE	WEST SA SID/RA FEE	COMBINED NORTH SA FEE	COMBINED SOUTH SA FEE	COMBINED WEST SA FEE
RESIDENTIAL								
Single Family Detached	$874.84	1.00	$1,033.00	$2,565.04	$693.00	$1,907.84	$3,439.88	$1,567.84
Condominium/Townhome	$533.91	0.61	$630.43	$1,565.43	$422.93	$1,164.34	$2,099.34	$956.84
Apartment	$611.10	0.70	$721.58	$1,791.76	$484.08	$1,332.68	$2,402.86	$1,095.18
OFFICE								
Office Building	$1,064.28	1.22	$1,256.69	$3,120.48	$843.07	$2,320.97	$4,184.76	$1,907.34
Medical Office Building	$3,320.16	3.80	$3,920.41	$9,734.76	$2,630.05	$7,240.57	$13,054.91	$5,950.21
RETAIL/COMMERCIAL								
Less Intensive Retail	$97.65	0.11	$115.30	$286.30	$77.35	$212.95	$383.95	$175.00
Intensive Retail	$1,236.03	1.41	$1,459.49	$3,624.06	$979.12	$2,695.52	$4,860.09	$2,215.15
Quality Restaurant	$3,037.73	3.47	$3,586.92	$8,906.68	$2,406.33	$6,624.65	$11,944.41	$5,444.06
Fast Food	$9,574.07	10.94	$11,304.97	$28,071.35	$7,584.07	$20,879.04	$37,645.42	$17,158.14
Convenience Market w/Gas Pumps	$2,355.98	2.69	$2,781.92	$6,907.78	$1,866.28	$5,137.91	$9,263.77	$4,222.27
Bank	$2,722.84	3.11	$3,215.10	$7,983.42	$2,156.89	$5,937.94	$10,706.26	$4,879.73
Hotel/Motel	$665.78	0.76	$786.14	$1,952.07	$527.39	$1,451.92	$2,617.85	$1,193.17
INDUSTRIAL								
Industrial	$960.76	1.10	$1,134.46	$2,816.96	$761.06	$2,095.21	$3,777.72	$1,721.82
Manufacturing	$526.56	0.60	$621.75	$1,543.87	$417.11	$1,148.31	$2,070.43	$943.67
Warehousing	$490.72	0.56	$579.43	$1,438.79	$388.72	$1,070.15	$1,929.51	$879.44
INSTITUTIONAL								
Elementary School	$118.54	0.14	$139.98	$347.57	$93.90	$258.52	$466.12	$212.45
Middle/Junior School	$148.87	0.17	$175.78	$436.49	$117.93	$324.65	$585.36	$266.80
High School	$157.14	0.18	$185.55	$460.74	$124.48	$342.69	$617.88	$281.62
Private School (K-12)	$227.90	0.26	$269.10	$668.20	$180.53	$497.00	$896.10	$408.43
Day Care	$2,456.35	2.81	$2,900.43	$7,202.05	$1,945.79	$5,356.78	$9,658.40	$4,402.13
Church	$837.16	0.96	$988.51	$2,454.57	$663.15	$1,825.67	$3,291.73	$1,500.32

APPENDIX H: COMPARISON OF COMBINED EXISTING & PROPOSED FEES

	Proposed North SA Fee	Previous North SA Fee	% Change	Proposed South SA Fee	Previous South SA Fee	% Change	Proposed West SA Fee	Previous West SA Fee	% Change
RESIDENTIAL									
Single Family Detached	$1,907.84	$2,268.00	-16%	$3,439.88	$3,800.00	-9%	$1,567.84	$1,928.00	-19%
Condominium/Townhome	$1,164.34	$1,384.00	-16%	$2,099.34	$2,319.00	-9%	$956.84	$1,177.00	-19%
Apartment	$1,332.68	$1,585.00	-16%	$2,402.86	$2,655.00	-9%	$1,095.18	$1,347.00	-19%
OFFICE									
Office Building	$2,320.97	$2,760.00	-16%	$4,184.76	$4,623.00	-9%	$1,907.34	$2,346.00	-19%
Medical Office Building	$7,240.57	$8,609.00	-16%	$13,054.91	$14,423.00	-9%	$5,950.21	$7,318.00	-19%
RETAIL/COMMERCIAL									
Less Intensive Retail	$212.95	$253.00	-16%	$383.95	$424.00	-9%	$175.00	$215.00	-19%
Intensive Retail	$2,695.52	$3,205.00	-16%	$4,860.09	$5,369.00	-9%	$2,215.15	$2,725.00	-19%
Quality Restaurant	$6,624.65	$7,876.00	-16%	$11,944.41	$13,196.00	-9%	$5,444.06	$6,696.00	-19%
Fast Food	$20,879.04	$24,824.00	-16%	$37,645.42	$41,591.00	-9%	$17,158.14	$21,104.00	-19%
Convenience Market w/Gas Pumps	$5,137.91	$6,109.00	-16%	$9,263.77	$10,235.00	-9%	$4,222.27	$5,193.00	-19%
Bank	$5,937.94	$7,060.00	-16%	$10,706.26	$11,828.00	-9%	$4,879.73	$6,002.00	-19%
Hotel/Motel	$1,451.92	$1,726.00	-16%	$2,617.85	$2,892.00	-9%	$1,193.17	$1,468.00	-19%
INDUSTRIAL									
Industrial	$2,095.21	$2,491.00	-16%	$3,777.72	$4,174.00	-9%	$1,721.82	$2,118.00	-19%
Manufacturing	$1,148.31	$1,365.00	-16%	$2,070.43	$2,287.00	-9%	$943.67	$1,161.00	-19%
Warehousing	$1,070.15	$1,272.00	-16%	$1,929.51	$2,132.00	-9%	$879.44	$1,082.00	-19%
INSTITUTIONAL									
Elementary School	$258.52	$307.00	-16%	$466.12	$515.00	-9%	$212.45	$261.00	-19%
Middle/Junior School	$324.65	$386.00	-16%	$585.36	$647.00	-10%	$266.80	$328.00	-19%
High School	$342.69	$407.00	-16%	$617.88	$683.00	-10%	$281.62	$346.00	-19%
Private School (K-12)	$497.00	$591.00	-16%	$896.10	$990.00	-9%	$408.43	$502.00	-19%
Day Care	$5,356.78	$6,369.00	-16%	$9,658.40	$10,671.00	-9%	$4,402.13	$5,414.00	-19%
Church	$1,825.67	$2,171.00	-16%	$3,291.73	$3,637.00	-9%	$1,500.32	$1,845.00	-19%

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** **MAY 5, 2020**
TITLE:	RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Revised Sage Park Business Center Development Agreement.
ITEM TYPE:	Resolution
FISCAL IMPACT:	The applicant is requesting that the City pay for the upsizing cost of the major collector road through the development.
APPLICANT:	Isaac Patterson

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Steve Mumford, Planning

RECOMMENDATION:

Staff recommends that the City Council considers the two proposals.

BACKGROUND:

Subsequent to the City Council approving the Development Agreement for the Sage Park Business Center and Residential Development Area, it was determined that City and developer had a different understanding regarding whether developer would be entitled to impact fee reimbursement for construction of the collector road in the project. Staff believes that the construction and dedication of the collector road was a condition of approval and it is reasonable to require the developer to construct and dedicate 77’ without reimbursement. The developer believes he should be entitled to reimbursement for the land and up-sizing costs above a 53’ wide road. In addition, the developer has requested revisions to the language with respect to an access onto Eagle Mountain Boulevard, and staff disagrees that the changes are necessary or appropriate. Accordingly, a proposed developer amendment and a proposed staff recommended amendment are provided.

Attachments:
RES--Revised Sage Park Development Agreement
Sage Park Development Agreement - Approved 12.03.2019
12.03.2019 CC Minutes - Sage Park Development Agreement
AGMT--Sage Park Development Agreement with Developer Proposed Revisions
AGMT--Sage Park Development Agreement with Staff Proposed Revisions

RESOLUTION NO. R-   -2020

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, APPROVING THE REVISED SAGE PARK BUSINESS CENTER DEVELOPMENT AGREEMENT

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to approve the Revised Sage Park Business Center Development Agreement as set forth herein;

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

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Revised Sage Park Business Center Development Agreement as set forth in Exhibit A.

2. The Revised Sage Park Business Center Development Agreement is hereby approved as set forth more specifically in Exhibit A.

3. This Resolution shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 5th day of May, 2020.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City, Utah, on the 5th day of May, 2020.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

____

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AND USE AGREEMENT FOR THE SAGE PARK BUSINESS CENTER AND RESIDENTIAL DEVELOPMENT AREA

This *Development Agreement for the Sage Park Business Center and Residential Development Area* (this "Development Agreement" or "Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation (the "City") and Patterson Construction, Inc., a Utah corporation ("Developer"). City and Developer shall be referred to as the "Parties" to this Agreement, and individually each as a "Party".

This Agreement is made with reference to the following facts.

A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on <u>Exhibit A</u>, attached hereto and incorporated herein (the "Property").

B. The Property is currently zoned Residential and is subject to an approved preliminary plat (the "Approved Preliminary Plat").

C. Developer has submitted an application to the City to rezone the Property to a mix of Business Center and Residential, which will require Developer to vacate a portion of the Approved Preliminary Plat.

D. The City has approved the rezone of the Property subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. <u>Governing Standards</u>. The Parties agree that the recitals stated above are incorporated into and form a part of this Agreement. Persons and entities hereafter developing or using the Property or any portions of the project thereon shall accomplish such development in

accordance with the provisions of the Eagle Mountain Municipal Code ("EMMC"), ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement. This Agreement contains certain requirements and conditions for development and use of the Property and the Project in addition to those contained in the City's Laws. Development of the Property shall be governed by the procedures, standards and requirements of the City's Laws in effect as of the date of this Agreement and the approved final plat or plats for the project. In the event of a conflict between the terms of the City's Laws then in effect and the terms of this Agreement, the terms of this Agreement shall control.

2. General Land Use Plan. The Property shall be developed in the general configuration as shown on the concept plan attached hereto as Exhibit B, and incorporated herein (the "Concept Plan"). The Parties understand that the final size, configuration and layout of buildings may vary slightly from the Concept Plan.

3. Collector Road Dedication. The Property shall be developed in the general configuration as shown on the concept plan attached hereto and incorporated herein (the "Concept Plan"). In consideration for the City rezoning the Property, Developer shall construct and dedicate to the City a 94' wide Major Collector Road in accordance with the design standards in Eagle Mountain City Code Table 16.35.130(b) in the location shown on the Concept Plan (the "Collector Road").

4. Commercial Storage Access Road. It is the understanding of the parties that Developer may propose a right in / right out access into the Project to the North of the Collector Road. The City shall consider the access in accordance with the then existing EMMC requirements.

5. Zoning and Land Uses.

A. The portion of the Property to the North of the collector road shall be zoned as follows:

1. Up to but not exceeding nine (9) acres in the Northwest corner of the Property shall be zoned Commercial Storage in accordance with EMMC Chapter 17.38 (the "Commercial Storage Area"). The Commercial Storage Area shall not be directly adjacent to the Collector Road, and at least 550 feet of the frontage along Eagle Mountain Boulevard shall be Business Park Area and not Commercial Storage Area. Self-storage or mini-storage units shall be Permitted Uses within the Commercial Storage Area.

2. The remaining portion of the Property to the North of the Collector Road shall be zoned Business Park in accordance with EMMC Chapter 17.37 (the "Business Park Area"). Unless otherwise approved by amendment to this Agreement, the following uses shall be the only uses (permitted or conditional) allowed in the Business Park Area:

a. Permitted Uses:

i. Office buildings including professional, medical, or corporate offices or corporate campuses;
ii. Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;
iii. Commercial fitness and recreation;
iv. Theaters, art galleries, museums, or similar cultural and entertainment uses
v. Public and private utility structures or facilities (excluding communications towers);
vi. Public/civic buildings;
vii. Schools;
viii. Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); and
ix. Day care center/preschool.

b. Conditional Uses:

i. Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts, nor hazardous by way of materials, process, product, or waste, and which encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure; and

ii. Auto and truck repair, but not including auto body.

Notwithstanding anything to the contrary, Developer acknowledges and agrees that the City may deny approval of any building that is not conducive to the permitted or conditional uses set forth herein.

B. The portion of the Property to the South of the Collector Road shall be zoned Residential, provided that the density of the residential area cannot exceed the density that would have been allowed under the Approved Preliminary Plat.

6. Right to Develop. The City's approval of this Agreement grants to the Developer the right to develop the Property and construct the project in accordance with the uses, improvements and general configuration of development for the project set forth in this Agreement and the Concept Plan for the Property. In the event of any conflict between the City Code and the express terms of this Agreement, the express terms of this Agreement shall control.

7. Dedication of Facilities. [3]Developer agrees to improve and dedicate to

the City, free and clear of all financial encumbrances, all required utilities, streets, utility facilities, and other public improvements for the use of utilities, roads, and other public ways. These facilities shall be dedicated in conjunction with the approvals of the respective subdivision plats within the Property.

8. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

9. City's Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

10. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses and maximum densities for the Property specifically identified in this Agreement. Subject to the terms and conditions of this Agreement, Developer shall be required to comply in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement as of the date of execution.

11. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue for a period of twenty (20) year anniversary of this Agreement, provide that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue as non-conforming uses.

12. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

C. Waiver. Any waiver by any Party hereto of any breach of any kind or character what so ever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.

D. No Modification. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

E. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

F. Costs of Enforcement. In the event of default on the part of any Party to this Agreement, that Party shall be liable for all costs and expenses incurred by the other Parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this _____ day of ______________________, 201___.

PATTERSON CONSTRUCTION, INC.

By: ______________________________

Print Name:________________________

Title: ______________________________

STATE OF UTAH)
ss:
COUNTY OF UTAH)

On this ______ day of 5______________________, 201___ personally appeared before me ______________________________, who acknowledged to me that he had authority to and did execute the foregoing document on behalf of Patterson Construction, Inc.

____
Notary Public

DATED this _____ day of _______________________, 201___.

ATTEST: **EAGLE MOUNTAIN CITY**

________________________ ______________________________

City Recorder Tom Westmoreland, Mayor

Approved as to form:

____

City Attorney

EXHIBIT A

EXHIBIT B

Councilmember Clark asked if the requirement of twelve months to separate from UFA is too long if the City determines that it is not in its best interest to remain with UFA. Mr. Pili explained it took over one year to transition to UFA.

17.B. RESOLUTION – A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

Councilmember Curtis asked for clarification on how the City can include language in the agreement that dictates the Council's desire regarding frontage along Eagle Mountain Boulevard.

Applicant Isaac Patterson explained they added one commercial building, and stated they can add in a right-in/right-out turn along Eagle Mountain Boulevard so an additional commercial building can be included. They can work with the adjacent land owner to square the lots, which would provide space for more commerical units.

City Attorney Jeremy Cook asked the Council for guidance regarding how detailed they want the agreement to be in reference to adhering to the concept plan.

Councilmember Curtis stated his intent is that as much as possible, the storage facility is hidden behind commercial businesses. Future plans must comply with the language in the agreement, not the concept plan.

Councilmember Clark explained the Council understands that commercial businesses desire frontage along Eagle Mountain Boulevard, and stated she does not want to dictate the permitted number of buildings or businesses. She suggested the agreement state that no more than 50% of frontage along Eagle Mountain Boulevard be used for the storage business.

Mr. Cook explained the presented concept plan is an exhibit to the agreement, and the agreement states the property shall be developed in the general configuration of the concept plan.

Discussion ensued regarding percentages of frontage permitted for the storage facility.

Councilmember Clark stated the concept plan should not be the final required layout.

Mr. Patterson explained if they work with the adjacent property owner to swap property, a percentage could be difficult to accommodate; he would prefer a set linear foot limit for storage facility frontage along Eagle Mountain Boulevard. He asked if a right-in/right-out would be permitted. Mr. Trusty said as long as the access meets Municipal Code criteria regarding spacing, staff would not have any concerns.

Councilmember Curtis stated approval of the right-in/right-out can be included in the agreement.

Council agreed that a limit of 550 feet of frontage for the storage units is appropriate, and asked Mr. Cook to include preliminary approval of the right-in/right-out in the agreement language.

Mr. Cook recommended removing this item from the consent agenda to discuss changes to be made between the work session and policy session.

18. ORDINANCE/PUBLIC HEARING

18.A. ORDINANCE/PUBLIC HEARING – An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

Planning Manager Mike Hadley said the Planning Commission reviewed this applicant-proposed amendment to allow inflatable signs in May 2019. The Commissioners had concerns regarding permitted versus exempt signs, enforcement of the limit of 15 days per quarter, the 150-foot distance from residential areas, and the number and size permitted.

Councilmember Curtis stated he would be more comfortable with permitting the signs for one week, twice a year. Applicant Isaac Patterson explained they have proposed the amendment in the exempt sign section of Municipal Code, as the inflatable signs are not permanent. Exempt signs are in place for a short amount of time. He stated a flyboy sign increases foot traffic by up to twenty percent. The longer the sign is up, the lesser the impact on foot traffic, so short term use is favorable. He explained his proposal that a sign user submit the request in writing to City staff, so staff knows when the signs will be in place. Regarding size, he stated the largest sign he would utilize is 20 feet tall and 2 feet wide.

Councilmember Clark stated Code Enforcement expressed concerns regarding enforcement and visual clutter. She said the written application would help with enforcement, and asked if the visual clutter issue could be solved by limiting the number of permits allowed in the City per week.

Mr. Patterson said it could be difficult to limit the total number of permits allowed during a specific time frame, as multiple businesses may request the same period.

Discussion ensued regarding visual clutter and potential issues with businesses not abiding by Municipal Code requirements.

Councilmembers Burnham and Gricius stated there are always instances where City rules are not followed. Councilmember Gricius stated the inflatable sign can be removed easily if not in compliance.

Councilmember Curtis expressed concern that each business in the Gateway Park development could put two inflatable signs up for the storage business. Councilmember Gricius stated the inflatable signs are not branded with business names, so that would not likely happen.

Discussion ensued regarding enforcement and removal of illegal signs.

19. ORDINANCE

13.B. Glenmar Ranches Phase B Plat 1 - Into Warranty

13.C. SilverLake Plat 17 - Into Warranty

13.D. Sunset Ridge Phase A Plat 5 - Into Warranty

13.E. Sunset Ridge Phase A Plat 6 - Into Warranty

13.F. The Cove at Rock Creek Plats 1, 2, and 3 - Out of Warranty

14. CHANGE ORDER

14.A. Change Order #3 Pony Express Widening Design - Horrocks Engineers

15. 2020 MEETING SCHEDULE

15.A. City Council Meeting Schedule

16. MINUTES

16.A. November 19, 2019 Minutes

17. RESOLUTIONS

17.A. A Resolution of Eagle Mountain City, Utah Adopting a Revised and Restated Interlocal Cooperation Agreement between Eagle Mountain City and other Entities to Create and Govern the Unified Fire Authority.

17.B. A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

MOTION: ***Councilmember Gricius moved to approve the consent agenda, removing item 13E from the agenda, and removing item 17B from the consent agenda and placing it as a scheduled item for discussion. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

17. RESOLUTIONS

17.B. RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Sage Park Business Center Development Agreement.

Community Development Director Steve Mumford stated this property received approval of a rezone at the previous City Council meeting. During the current meeting's work session, a limitation of 550 feet was discussed for storage facility frontage along Eagle Mountain Boulevard. He stated City Attorney Jeremy Cook sent the revised language to the Council.

Mr. Cook stated the exhibit will include a portion of the residential area to ensure densities are not changed when the road is relocated. He recommended the agreement serve as approval for the updated preliminary plat; staff can bring the updated plat to the Council as an information item.

Councilmember Clark confirmed that driveways will not be located along the new collector road.

Mr. Mumford stated if staff has any concerns regarding changes to the plat, they will require the applicant to bring a preliminary plat to the Council for approval. Councilmember Curtis requested the preliminary plat return to the Council if there are any major changes.

Mr. Cook explained the updated exhibit will be included with the signed agreement.

MOTION: ***Councilmember Curtis moved to approve a resolution of Eagle Mountain City, Utah, approving the Sage Park Business Center Development Agreement. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.***

18. ORDINANCE/PUBLIC HEARING

18.A. ORDINANCE/PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 17.80 Sign Regulations and Sign Permits.

Planning Manager Mike Hadley explained the applicant-proposed amendment to Municipal Code is to allow inflatable signs in the City. The Planning Commission reviewed the item and had concerns regarding location to residential areas, the number and height permitted, and that the signs were listed as exempt, rather than permitted.

Councilmember Gricius stated during work session, the Council discussed allowing two inflatable signs for fifteen consecutive days.

Code Enforcement Officer Jeanie West stated this type of signage will become a nuisance in the City. If the amendment is approved, she requested this type of sign require a permit. She expressed concern that other businesses will see inflatable signs that have been approved, and will install one without proper approval. She stated permitting the sign will help with enforcement, as they will know which are approved. There is not a fee for the sign permit.

Councilmember Gricius asked Ms. West if it would be helpful to shorten the time frame allowed between the written notice and removal of unpermitted signs. Ms. West said it could.

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AND USE AGREEMENT
FOR THE
SAGE PARK BUSINESS CENTER AND RESIDENTIAL DEVELOPMENT AREA

This *Development Agreement for the Sage Park Business Center and Residential Development Area* (this "Development Agreement" or "Agreement") is entered into between Eagle Mountain City, a Utah municipal corporation (the "City") and Patterson Construction, Inc., a Utah corporation ("Developer"). City and Developer shall be referred to as the "Parties" to this Agreement, and individually each as a "Party".

This Agreement is made with reference to the following facts.

A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the "Property").

B. The Property is currently zoned Residential and is subject to an approved preliminary plat (the "Approved Preliminary Plat").

C. Developer has submitted an application to the City to rezone the Property to a mix of Business Center and Residential, which will require Developer to vacate a portion of the Approved Preliminary Plat.

D. The City has approved the rezone of the Property subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. The Parties agree that the recitals stated above are incorporated into and form a part of this Agreement. Persons and entities hereafter developing or using the Property or any portions of the project thereon shall accomplish such development in

accordance with the provisions of the Eagle Mountain Municipal Code ("EMMC"), ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement. This Agreement contains certain requirements and conditions for development and use of the Property and the Project in addition to those contained in the City's Laws. Development of the Property shall be governed by the procedures, standards and requirements of the City's Laws in effect as of the date of this Agreement and the approved final plat or plats for the project. In the event of a conflict between the terms of the City's Laws then in effect and the terms of this Agreement, the terms of this Agreement shall control.

2. General Land Use Plan. The Property shall be developed in the general configuration as shown on the concept plan attached hereto as Exhibit B, and incorporated herein (the "Concept Plan"). The Parties understand that the final size, configuration and layout of buildings may vary slightly from the Concept Plan.

3. Collector Road Dedication. The Property shall be developed in the general configuration as shown on the concept plan attached hereto and incorporated herein (the "Concept Plan"). In consideration for the City rezoning the Property, Developer shall construct and dedicate to the City a 94' wide Major Collector Road in accordance with the design standards in Eagle Mountain City Code Table 16.35.130(b) in the location shown on the Concept Plan (the "Collector Road"). Developer shall be reimbursed for all upsizing cost (including land cost) above that of the 53' road previously required as part of the prior approvals.

4. Commercial Storage Access Road. It is the understanding of the parties that Developer is vested with the right to propose a right in / right out access into the Project to the North of the Collector Road (as shown on the attached concepts). The City shall grant the access in accordance with the then existing EMMC requirements.

5. Zoning and Land Uses.

A. The portion of the Property to the North of the collector road shall be zoned as follows:

1. Up to but not exceeding nine (9) acres in the Northwest corner of the Property shall be zoned Commercial Storage in accordance with EMMC Chapter 17.38 (the "Commercial Storage Area"). The Commercial Storage Area shall not be directly adjacent to the Collector Road, and at least 550 feet of the frontage along Eagle Mountain Boulevard shall be Business Park Area and not Commercial Storage Area. Self-storage or mini-storage units shall be Permitted Uses within the Commercial Storage Area.

2. The remaining portion of the Property to the North of the Collector Road shall be zoned Business Park in accordance with EMMC Chapter 17.37 (the "Business Park Area"). Unless otherwise approved by amendment to this Agreement, the following uses shall be the only uses (permitted or conditional) allowed in the Business Park Area:

a. Permitted Uses:

i. Office buildings including professional, medical, or corporate offices or corporate campuses;
ii. Retail establishments such as shopping centers, grocery stores, restaurants, banks, department stores, and similar retail uses;
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v. Public and private utility structures or facilities (excluding communications towers);
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b. Conditional Uses:

i. Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts, nor hazardous by way of materials, process, product, or waste, and which encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure; and

ii. Auto and truck repair, but not including auto body.

Notwithstanding anything to the contrary, Developer acknowledges and agrees that the City may deny approval of any building that is not conducive to the permitted or conditional uses set forth herein.

B. The portion of the Property to the South of the Collector Road shall be zoned Residential, provided that the density of the residential area cannot exceed the density that would have been allowed under the Approved Preliminary Plat.

5. Right to Develop. The City's approval of this Agreement grants to the Developer the right to develop the Property and construct the project in accordance with the uses, improvements and general configuration of development for the project set forth in this Agreement and the Concept Plan for the Property. In the event of any conflict between the City Code and the express terms of this Agreement, the express terms of this Agreement shall control.

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9. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses and maximum densities for the Property specifically identified in this Agreement. Subject to the terms and conditions of this Agreement, Developer shall be required to comply in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement as of the date of execution.

10. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue for a period of twenty (20) year anniversary of this Agreement, provide that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue as non-conforming uses.

11. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

C. Waiver. Any waiver by any Party hereto of any breach of any kind or character what so ever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.

D. No Modification. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

E. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

F. Costs of Enforcement. In the event of default on the part of any Party to this Agreement, that Party shall be liable for all costs and expenses incurred by the other Parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this _____ day of _______________________, 201___.

PATTERSON CONSTRUCTION, INC.

By: ________________________________

Print Name:_________________________

Title: ________________________________

STATE OF UTAH)
ss:
COUNTY OF UTAH)

On this ______ day of _____________________, 201___ personally appeared before me _____________________________, who acknowledged to me that he had authority to and did execute the foregoing document on behalf of Patterson Construction, Inc.

____

Notary Public

DATED this _____ day of ______________________, 201___.

ATTEST:

City Recorder

EAGLE MOUNTAIN CITY

Tom Westmoreland, Mayor

Approved as to form:

City Attorney

EXHIBIT A

EXHIBIT B

When Recorded Return To:

Eagle Mountain City
c/o Fionnuala Kofoed, City Recorder
1650 E. Stagecoach Run
Eagle Mountain, UT 84005

DEVELOPMENT AND USE AGREEMENT FOR THE SAGE PARK BUSINESS CENTER AND RESIDENTIAL DEVELOPMENT AREA

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This Agreement is made with reference to the following facts.

A. Developer is the owner of certain real property located in Eagle Mountain City which property is described on Exhibit A, attached hereto and incorporated herein (the "Property").

B. The Property is currently zoned Residential and is subject to an approved preliminary plat (the "Approved Preliminary Plat").

C. Developer has submitted an application to the City to rezone the Property to a mix of Business Center and Residential, which will require Developer to vacate a portion of the Approved Preliminary Plat.

D. The City has approved the rezone of the Property subject to developer agreeing to the conditions and restrictions set forth in the Agreement with respect to the development and use of the Property.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the Parties contained herein, and for other valuable consideration received, the Parties agree as follows:

1. Governing Standards. The Parties agree that the recitals stated above are incorporated into and form a part of this Agreement. Persons and entities hereafter developing or using the Property or any portions of the project thereon shall accomplish such development in

accordance with the provisions of the Eagle Mountain Municipal Code ("EMMC"), ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement. This Agreement contains certain requirements and conditions for development and use of the Property and the Project in addition to those contained in the City's Laws. Development of the Property shall be governed by the procedures, standards and requirements of the City's Laws in effect as of the date of this Agreement and the approved final plat or plats for the project. In the event of a conflict between the terms of the City's Laws then in effect and the terms of this Agreement, the terms of this Agreement shall control.

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4. Commercial Storage Access Road. It is the understanding of the parties that Developer may propose a right in / right out access into the Project to the North of the Collector Road. The City shall consider the access in accordance with the then existing EMMC requirements.

5. Zoning and Land Uses.

A. The portion of the Property to the North of the collector road shall be zoned as follows:

1. Up to but not exceeding nine (9) acres in the Northwest corner of the Property shall be zoned Commercial Storage in accordance with EMMC Chapter 17.38 (the "Commercial Storage Area"). The Commercial Storage Area shall not be directly adjacent to the Collector Road, and at least 550 feet of the frontage along Eagle Mountain Boulevard shall be Business Park Area and not Commercial Storage Area. Self-storage or mini-storage units shall be Permitted Uses within the Commercial Storage Area.

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i. Office buildings including professional, medical, or corporate offices or corporate campuses;
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iii. Commercial fitness and recreation;
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v. Public and private utility structures or facilities (excluding communications towers);
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vii. Schools;
viii. Contract construction services establishments & contractor offices (sometimes known as flex-use buildings); and
ix. Day care center/preschool.

b. Conditional Uses:

i. Light manufacturing and assembly which are not obnoxious or offensive by reason of emission of odor, dust, smoke, noxious gases, noise, vibration, glare, heat, or other impacts, nor hazardous by way of materials, process, product, or waste, and which encloses all equipment, compressors, generators, and other ancillary equipment within a building or structure; and

ii. Auto and truck repair, but not including auto body.

Notwithstanding anything to the contrary, Developer acknowledges and agrees that the City may deny approval of any building that is not conducive to the permitted or conditional uses set forth herein.

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7. Developers' Remedies Upon Default. Developer acknowledges and agrees that Developers' sole and exclusive remedy under this Agreement shall be specific performance of the development rights granted in this Agreement and City's obligations under this Agreement. IN NO EVENT SHALL CITY BE LIABLE TO DEVELOPERS, THEIR SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

8. City's Remedies Upon Default. Upon default of any of the requirements of this Agreement, the City may withhold all further reviews, approvals, licenses, building permits and/or other permits for development until the Default has been cured, or if the default is not able to be immediately cured, Developer is actively to cure the default. The City may further exercise its right to draw on any security posted or provided in connection with the project and relating to remedying of the particular default. The City may further exercise all rights and remedies available at law and in equity, including, but not limited to, injunctive relief or specific performance.

9. Reserved Powers. The parties agree that the City reserves certain legislative powers to amend its Code to apply standards for development and construction generally applicable throughout the City. However, it is the intent of the parties to vest the Developer with the specific land uses and maximum densities for the Property specifically identified in this Agreement. Subject to the terms and conditions of this Agreement, Developer shall be required to comply in accordance with the provisions of the Code, ordinances, and regulations (collectively "City's Laws") in effect as of the date of this Agreement, and the provisions of this Agreement as of the date of execution.

10. Term of Agreement. The term of this Agreement shall commence upon execution of this Agreement and shall continue for a period of twenty (20) year anniversary of this Agreement, provide that the City acknowledges that any approved and existing uses at the expiration of this Agreement may continue as non-conforming uses.

11. Miscellaneous Provisions:

A. Integration. This Agreement constitutes the entire understanding and agreement between the Parties, and supersedes any previous agreement, representation, or understanding between the Parties relating to the subject matter hereof; provided however, that the Code shall govern the procedures and standards for approval of each subdivision and public improvement.

B. Severable. The provisions of this Agreement are severable, and should any provision hereof be deemed unenforceable or invalid, such unenforceability or invalidity provision shall not affect the remaining provisions of this Agreement.

C. Waiver. Any waiver by any Party hereto of any breach of any kind or character what so ever by the other Party, whether such waiver be direct or implied, shall not be construed as a continuing waiver of or consent to any subsequent breach of this Agreement on the part of another Party.

D. No Modification. This Agreement may not be modified except by an instrument in writing signed by the Parties hereto.

E. Governing Law. This Agreement shall be interpreted, construed and enforced according to the laws of the State of Utah.

F. Costs of Enforcement. In the event of default on the part of any Party to this Agreement, that Party shall be liable for all costs and expenses incurred by the other Parties enforcing the provisions of this Agreement, whether or not legal action is instituted.

G. Binding Effect. This Agreement shall run with the land and be binding upon and inure to the benefit of the successors, heirs and assigns of the Parties hereto, and to any entities resulting from the reorganization, consolidation, or merger of any Party hereto.

H. Agreement to Run With the Land. This Agreement shall be recorded against the Property and shall be deemed to run with the land and shall be binding on Developer and all successors and assigns of any of the foregoing.

DATED this _____ day of _______________________, 201___.

PATTERSON CONSTRUCTION, INC.

By: ________________________________

Print Name:_________________________

Title: ________________________________

STATE OF UTAH)
ss:
COUNTY OF UTAH)

On this ______ day of ______________________, 201___ personally appeared before me _______________________________, who acknowledged to me that he had authority to and did execute the foregoing document on behalf of Patterson Construction, Inc.

____

Notary Public

DATED this _____ day of _______________________, 201___.

ATTEST:

EAGLE MOUNTAIN CITY

____
City Recorder

____
Tom Westmoreland, Mayor

Approved as to form:

____
City Attorney

EXHIBIT A

EXHIBIT B

Budget Summary- GENERAL FUND
Final Budget Appropriation
Fiscal Year 2021
Adopted June 16, 2020

General Fund

Revenue Sources:

Sales, Property, Utility, & Use Taxes	$	7,380,000
Planning, Building, & Engineering Fees		4,244,700
Class B & C Road Funds		1,400,000
Charges For Services		0
Sport Recreation Fees		98,800
Fines & Forfeitures		135,000
Miscellaneous		502,700
Intergovernmental/Grants		0
Impact Fees/Equity Buy Ins		0
Interfund Transfers		1,225,549
Total revenues	$	**14,986,749**
Fund balance - (from surplus of prior year to fund capital projects)		0
Total appropriable revenues		$14,986,749

Expenditures:

Legislative Department	$	95,200
Recorders Department		323,446
Attorney		135,000
Executive Department		661,900
Finance Department		441,624
Engineering Department		614,012
Planning Department		584,535
Economic Development		138,042
Youth City Council		3,725
Recreation Department		322,581
Information Technology (IT)		429,520
Human Resources (HR)		250,163
Public Information (PIO)		255,167
Project Management/Facilities		511,983
Senior Council		12,995
Special Events Department		274,815
Public Safety		3,533,700
Building Department		1,093,918
Streets & Roads Department		2,929,440
Parks Department		1,948,655
Library		426,327
Total expenditures	$	**14,986,749**
Other Financing Uses:		
Debt Service		0
Transfer to Capital Projects Fund [1]		0
Reserve [2]		0
Total proposed appropriation		14,986,749
Excess/Deficit Revenues over Appropriation	$	**$0**

1. According to Utah State Code, municipalities are not to maintain a reserve balance of more than 25% of the fiscal year's projected revenues. Municipalities are also restricted from maintaining less than 5%.

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

Fund 10- General Fund
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	4,000,368	4,431,441	4,833,884	5,484,567	5,603,860	5,678,453
Materials, Supplies & Services	5,389,931	6,955,969	6,825,234	7,614,401	8,004,930	8,303,405
Capital Outlay	259,628	400,577	437,226	568,625	405,504	271,350
Interfund Transaction	288,668	317,070	689,498	569,718	569,718	733,541
Ending Balance						
Expenditure Total:	**9,938,595**	**12,105,058**	**12,785,842**	**14,237,311**	**14,584,012**	**14,986,749**

GENERAL FUND SUMMARY REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Sales, Property, Utility, & Use Taxes	5,694,479	6,289,512	7,161,845	7,147,000	7,537,000	7,380,000
Planning, Building, & Engineering Fees	3,012,330	4,046,681	5,283,283	3,612,050	6,009,875	4,244,700
Class B & C Road Funds	1,104,598	1,144,864	1,373,327	1,350,000	1,500,000	1,400,000
Charges For Services	-	-	-	-	-	-
Sport Recreation Fees	132,387	88,885	114,159	114,500	98,800	98,800
Fines & Forfeitures	129,689	136,386	124,570	135,000	133,000	135,000
Miscellaneous	603,816	744,316	1,771,573	750,775	794,430	502,700
Intergovernmental/Grants	195,933	236,494	14,932	-	-	-
Impact Fees/Equity Buy Ins	-	-	-	-	-	-
Interfund Transfers	(942,405)	(628,130)	(2,418,890)	1,087,629	(1,352,372)	1,225,549
Revenue Total:	**9,930,826**	**12,059,006**	**13,424,799**	**14,196,954**	**14,720,733**	**14,986,749**

GENERAL FUND BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(194,889)**	**(46,012)**	**659,461**	**(40,357)**	**136,721**	**0**
Fund Balance (Deficit)- Beginning:	**3,070,888**	**2,875,999**	**2,829,987**	**3,489,448**	**3,489,448**	**3,626,169**
Use of Fund Balance Reserve:					**-**	**-**
Fund Balance (Deficit)- Ending:	**2,875,999**	**2,829,987**	**3,489,448**	**3,449,091**	**3,626,169**	**3,626,169**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected	6.00	6.00	6.00	6.00	6.00	6.00
Appointed	3.00	3.00	3.00	3.00	3.00	3.00
Full-time	34.86	39.62	48.82	54.54	54.54	52.81
Part-time/Seasonal	14.28	14.47	15.02	18.02	18.02	19.76
FTE Total:	**58.14**	**63.09**	**72.83**	**81.56**	**81.56**	**81.57**

Fund 10- General Fund
Revenue Detail

SALES/PROPERTY/UTILITY/USE TAXES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
31116 Property Taxes	1,212,071	1,272,618	1,434,040	1,450,000	1,500,000	1,600,000
31121 Property Taxes (Delinquent)	1,934	2,690	4,156	2,000	2,000	5,000
31300 Sales/Use Taxes	3,139,809	3,659,450	4,344,548	4,300,000	4,550,000	4,300,000
31410 Water Utility Fee	(63)	(51)	(6)			
31411 Electric Utility Fee	(444)	(106)	(2)			
31412 Gas Utility Fee	(226)	(92)	10			
31415 Municipal Energy Tax	1,029,218	1,031,886	1,075,312	1,100,000	1,200,000	1,200,000
31420 Motor Vehicle Fee-In-Lieu	116,096	157,777	154,367	145,000	160,000	150,000
33470 Utah State Telecom Fee	196,083	165,338	149,421	150,000	125,000	125,000
Total:	**5,694,479**	**6,289,512**	**7,161,845**	**7,147,000**	**7,537,000**	**7,380,000**

PLANNING, BUILDING, ENGINEERING FEES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
32100 Business Licenses	19,985	18,465	20,453	22,000	22,000	22,000
32214 Permits-Signs	100			400	400	300
32215 Franchise Agreement Fees					1,300	1,300
32220 Conditional Use				1,000	1,000	1,000
32311 Building Permits-Building	1,368,236	1,814,574	2,445,085	1,550,000	2,810,000	1,725,000
32316 Building Permits-Grading & Excavating	18,031	4,916	7,987	5,000	40,000	5,000
32320 Building Permit- Surcharge	2,725	3,356	3,536	3,500		
32330 Building Permit-Temporary Power Inspection	78,700	78,300	75,800	65,000	110,000	75,000
32340 Building Fast Track Fees	32,400	40,800	43,250	40,000	99,000	45,000
34121 Processing Fee-Recording Legal Docs	22,800	22,400	24,000	20,000	40,000	20,000
34218 Dev Fees-Subdivision Inspections	404,718	469,710	638,616	500,000	965,000	700,000
34512 Building Permits-Plan Check	673,470	663,269	840,115	700,000	980,000	750,000
34513 Building Permits-Plan Check (Commercial/Solar)	56,970	54,276	216,644	420,000	156,000	150,000
34515 Dev Fees-Plat Fees	217,240	284,074	429,876	285,000	285,000	250,000
34516 Dev Fees-Zoning and Subdivision	100	100	-	150	175	100
39725 Dev Contribution - Street Lights	116,856	592,442	537,922		500,000	500,000
Total:	**3,012,330**	**4,046,681**	**5,283,283**	**3,612,050**	**6,009,875**	**4,244,700**

CLASS B & C ROAD FUNDS	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
33460 Class B & C Road Funds	1,104,598	1,144,864	1,373,327	1,350,000	1,500,000	1,400,000
Total:	**1,104,598**	**1,144,864**	**1,373,327**	**1,350,000**	**1,500,000**	**1,400,000**

CHARGES FOR SERVICES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
34320 Ambulance Services						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

RECREATION	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
34704 Men's Volleyball						
34705 Adult Softball	3,780	19,487	12,642	10,000	10,000	10,000
34706 Women's Basketball						
34707 Men's Basketball				2,800	2,800	2,800
34708 Flag Football				2,500	2,500	2,500
34709 Women's Volleyball	2,500	1,200	1,200	1,200		
34710 Adult Volleyball	1,000	4,400	1,600	1,600	2,800	2,800
34711 Youth Sports	(1,028)	1,669	3,525			
34712 Adult Sports	420					
34713 Youth Soccer	3,340	170	7,412	3,200	3,200	3,200
34713 Youth Soccer (Fall)						
34714 Youth Baseball	61,800	3,404	4,080	3,200		
34715 Youth Basketball	54,075	57,605	74,035	65,000	65,000	65,000
34717 Youth Soccer (Spring)						
34701 New Programs				5,000	5,000	5,000
34703 Pickleball	475			3,000	3,000	3,000
34702 Ultimate Frisbee				3,000	3,000	3[illegible]
34718 CSSA Softball (Spring)	6,025		8,050	7,000		
34719 CSSA Softball (Fall)		950	1,900	7,000		
34720 Youth Sports Camp			(285)		1,500	1,500
Total:	**132,387**	**88,885**	**114,159**	**114,500**	**98,800**	**98,800**

Fund 10- General Fund
Revenue Detail (Continued)

FINES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
35990 Utility Reconnect/Disconnect Fee	17,725	16,725	5,004	5,000		
36010 Library Fines & Services	7,629	9,852	7,534	8,000		
36020 Late Fees & Penalties	99,770	103,670	99,948	115,000	125,000	125,000
36030 Collection Fees	780	2,179	6,785	2,500	2,500	2,500
36080 Not Sufficient Funds (NSF) Fee	3,785	3,960	5,300	4,500	5,500	5,500
Total:	**129,689**	**136,386**	**124,570**	**135,000**	**133,000**	**135,000**

MISCELLANEOUS REVENUE	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
33480 State Liquor Fund Allotment	21,930	19,065	17,512	18,000	25,000	25,000
34330 Fire Services	31,057	21,190	12,160	12,000	11,000	11,000
34520 Park Fee In Lieu	108,215	77,559	742,811	75,000		-
34525 Silverlake Trees	17,700					
34530 Landscaping Escrow						
34540 Community Improvement Fee						
34555 Banked Water Transfer Fee	1,250		750	1,500	1,300	1,500
33101 Economic Development Golf Sponsorship		7,663	8,997	10,000	7,000	7,000
33102 Ladder Signs Revenue					33,000	6,000
33103 Vendor Street Fair		(100)	4,708	10,000	10,000	10,000
34610 Pony Express Days Sponsorships	15,500	10,500	19,000	9,000		
34612 Pony Express Days Revenue	(260)					
34613 Pony Express Days Softball Tournament						
34614 PED Adventure Ride	280					
34615 Miss Eagle Mountain Pageant Sponsorships						
34616 Miss Eagle Mountain Pageant (Tickets)		220				
34619 Pony Express Days Baby Contest						
34620 Trick Or Treat Village	280	420				
34623 Pancake Breakfast						
34624 Carnival Wristbands	7,108	14,534	12,580	15,000	15,000	15,000
34626 Parade	1,170					
34627 Vendor Booth	4,595	3,125	2,325	7,000	7,000	7,000
34628 Food Vendor Booth	2,500	1,125	1,725	2,100		
34643 Utah South Pacific Festival					1,500	1,500
34650 Special Event Permit			646	275		
34665 EM City Merchandise	1,113	610	2,471	1,000	500	750
34671 Miss EM Pageant Revenue	2,197	1,932	3,325	2,000	3,000	3,000
34680 Miscellaneous Events Revenue	2,012	6,217				
34731 Use Fees- Parks and Public Parks	190	135				
34890 Reimbursement- Miscellaneous	157,167	169,438				
34910 Services-Photo Copies	521	140	198		110	100
35020 Damage to Property-Reimb			194			
35710 Cell Tower Lease	6,000	6,000	6,000	6,000	6,000	6,000
37010 Interest	192,017	356,594	792,516	500,000	640,000	350,000
37020 Gain on Sale of Vehicles				50,000		
37050 Sale-Maps/Publications	156	74	40	100	100	100
37070 Rental Income	700	665	4,830	2,800	3,300	3,000
37090 Other Miscellaneous	27,162	43,661	135,881	25,000	25,000	50,000
39320 Library Donations	2,489	3,036	2,076	3,000	3,000	3,000
39330 Youth Council Fundraiser				500	500	500
39360 Senior Council Fundraiser	766	512	830	500	500	500
39365 Senior Meals - MAG Reimbursement					1,620	1,750
Total:	**603,816**	**744,316**	**1,771,573**	**750,775**	**794,430**	**502,700**

INTERGOVERNMENTAL TRANSFERS/GRANTS	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
31163 Safety Grant - ULGT	2,500					
31165 UT Library & Technology Grant						
33317 Grant - MAG/UDOT		242,928				
33400 Miscellaneous Grants	3,000		14,932			
33425 Pony Express Trail Grant						
33433 State Parks & Trails Grant	190,433	(7,434)				
33457 Library Grant		1,000				
33447 EMP Grant						
33495 Cemetery Grant						

224

Total:	**195,933**	**236,494**	**14,932**	**-**	**-**	**-**

Fund 10- General Fund
Revenue Detail (Continued)

IMPACT FEES/EQUITY BUY IN	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
34800 Equity Buy In Storm Water						
34801 Equity Buy In Parks & Trails						
34805 Impact Fees- Strom Drainage						
34825 Future Facilities- Transportation						
34826 Future Facilities- Storm Water						
34827 Parks Future Facilities South						
34875 ROW Existing Street Buy In Transportation						
34876 Future Projects Transportation						
34877 Sweetwater Road Equity Buy In						
34878 Pony Express Ext Silver Lake						
34806 Impact Fee Public Safety						
34881 S Equity Buy In Public Safety						
34882 S Future Facilities Public Safety						
34883 N Equity Buy In Public Safety						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

INTERFUND TRANSFERS	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
37151 Due From-Water	401,970	411,112	443,479	499,316	499,316	535,272
37152 Due From-Sewer	398,086	406,392	438,403	491,361	491,361	521,366
37153 Due From-Electric						
37155 Due From-Gas						
37157 Due From-Solid Waste	58,568	59,675	62,858	65,613	65,613	72,842
37158 Due From Golf Fund		53,611				
37159 Due From-Storm Drain	59,335	60,853	66,370	71,338	71,338	76,069
37171 Due From SID 98-1						
37172 Due From-AA 2013-1	20,000		20,000	20,000	20,000	20,000
37174 Due From-AA 2000-1	30,000					
38060 Due From Fund 60		73,954				
37116 Due From Public Safety Impact Fee Fund	91,023					
38111 Due From Water Impact Fee Fund		65,934				
38179 Due From Road Bond Debt Service Fund		339				
Due To Fund 51 (Water)	(65,934)					
Due To Fund 54 (Fleet)						
Due To Fund 58 (Golf Course)	(12,018)					
Due To Fund 60 (Economic Development)	(72,000)					
Due To Cemetery Fund	(5,000)	(10,000)				
Due To General Fund Capital Projects Fund	(1,846,435)	(1,750,000)	(3,450,000)	(60,000)	(2,500,000)	
Fund Balance Adjustment (Use of Fund Balance Reserve)						
Total:	**(942,405)**	**(628,130)**	**(2,418,890)**	**1,087,629**	**(1,352,372)**	**1,225,549**

FTE

	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed	Changes this year
Legislative	5.00	5.00	5.00	5.00	5.00	5.00	-
Recorder	3.00	3.00	3.50	3.50	3.50	3.50	-
Attorney	-	-	-	-	-	-	-
Executive	5.41	5.41	6.41	6.41	6.41	5.41	(1.00)
Finance	3.60	3.60	3.60	3.60	3.60	3.93	0.33
Engineerin	4.30	4.33	5.83	5.83	5.83	5.50	(0.33)
Planning	4.00	4.50	4.50	4.50	4.50	5.25	0.75
Economic I	-	-	0.65	0.65	0.65	0.65	-
Youth Cou	-	-	-	-	-	-	-
Recreation	3.28	3.53	3.93	3.73	3.73	3.73	-
IT	-	-	-	-	-	-	-
HR	1.00	1.00	0.50	1.50	1.50	1.50	-
PIO	2.40	2.18	2.18	2.18	2.18	3.18	1.01
PM&Facilit	2.10	2.75	5.25	5.25	5.25	4.81	(0.44)
Senior Cou	0.10	0.10	0.10	0.10	#REF!	0.10	#REF!
Special Ev	1.48	1.48	1.65	1.65	1.65	1.66	0.01
Public Safe	4.52	4.52	4.52	4.52	4.52	4.52	-
Building	5.25	6.26	8.76	8.76	8.76	8.01	(0.75)
Streets	6.01	5.91	7.41	7.41	7.41	8.41	1.00
Parks	6.05	9.13	11.13	11.13	11.13	10.63	(0.49)
Library	6.15	6.33	6.50	6.50	6.50	6.43	(0.07)
Special Revenue							
Cemetery	0.15	0.05	0.05	0.05	0.05	0.05	
Storm Wat	on enterprise						
Incubator	0.65	-	-	-	-	-	
Internal Service							
Utility Billin	on enterprise						
GIS	on enterprise						
Fleet	-	0.50	0.50	1.25	1.25	1.25	

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	32,295	32,295	44,128	32,295	52,041	83,500
Materials, Supplies & Services	2,973	6,678	5,411	6,000	8,049	11,700
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**35,268**	38,973	**49,539**	**38,295**	**60,090**	**95,200**

REVENUE	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	35,268	38,973	49,539	38,295	60,090	95,200
Revenue Total:	**35,268**	**38,973**	**49,539**	**38,295**	**60,090**	**95,200**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected	5.00	5.00	5.00	5.00	5.00	5.00
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**	**5.00**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries- Full-time Permanent						
1112 Salaries- Part-time Permanent	30,000	30,000	30,000	30,000	48,343	75,000
1300 Employee Benefits						
1311 Bonus						
1511 FICA	1,860	1,860	13,693	1,860	2,997	6,000
1512 Medicare	435	435	435	435	701	2,500
1531 State Insurance Fund						
Total:	**32,295**	**32,295**	**44,128**	**32,295**	**52,041**	**83,500**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships		800	683		86	100
2321 Travel & Training	668	2,556	2,408	2,000	2,340	5,000
2369 Meetings	2,288	2,240	2,248	3,000	4,496	4,500
2411 Office Expenses & Supplies	18	388	-	500	627	500
2421 Postage						
2513 Equipment Supplies & Maintenance						
4531 Professional/Technical Services						
4950 Elections						
5002 Misc. Services & Supplies		649	72	500	500	600
5003 Special Projects		45	-			1,000
Total:	**2,973**	**6,678**	**5,411**	**6,000**	**8,049**	**11,700**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7412 Computer Equipment						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	246,350	253,327	271,830	304,265	381,089	292,001
Materials, Supplies & Services	16,475	49,685	16,574	76,850	81,524	31,445
Capital Outlay	938	1,258	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**263,763**	**304,270**	**288,404**	**381,115**	**462,613**	**323,446**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	263,763	304,270	288,404	381,115	462,613	323,446
Revenue Total:	**263,763**	**304,270**	**288,404**	**381,115**	**462,613**	**323,446**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal			0.50	0.50	0.50	0.50
FTE Total:	**3.00**	**3.00**	**3.50**	**3.50**	**3.50**	**3.50**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	165,209	169,473	181,813	178,483	219,766	175,178
1112 Part-Time Salaries			4,700	21,424	21,424	18,720
1211 Overtime	89	218	276			
1212 Wellness Benefit						
1300 Employee Benefits	14,164	14,558	15,386	11,066	15,219	10,861
1311 Bonus						
1511 FICA			617	1,328	1,328	1,161
1512 Medicare	2,344	2,405	2,583	2,899	3,313	2,812
1521 Retirement	30,385	31,304	32,070	32,966	31,487	32,355
1531 State Insurance Fund						
1541 Health Insurance	29,196	30,449	29,897	50,776	50,776	44,859
1545 Dental Insurance	3,579	3,536	3,292	3,606	36,060	4,135
1548 Vision Insurance	575	573	515	639	639	751
1561 Long Term Disability	811	811	681	1,077	1,077	1,170
Total:	**246,350**	**253,327**	**271,830**	**304,265**	**381,089**	**292,001**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (IIMC, UMCA, CURA, ARMA, UBL, Notary Renewal)	700	1,449	1,155	1,250	1,250	1,345
2211 Public Notices	3,582	4,080	2,270	5,000	5,000	5,000
2321 Travel & Training	5,309	2,671	2,518	5,300	5,300	5,700
2369 Meetings	15	127	112	300	1,000	300
2411 Office Expenses & Supplies						
2531 Mileage Reimbursement	91		300	500	500	500
4138 Property Taxes	143	(317)	339	2,000	2,000	2,000
4139 Recording Fees	2,329	2,746	2,875	3,500	7,474	7,000
4261 Computer Software & Maintenance	595	850				
4531 Professional/Technical Services	3,219	2,342	6,615	7,000	7,000	7,000
4532 Record Transcription Services	400	500		2,000	2,000	2,000
4950 Elections	92	35,238	390	50,000	50,000	600
5002 Misc. Services & Supplies						
Total:	**16,475**	**49,685**	**16,574**	**76,850**	**81,524**	**31,445**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7412 Computer/Office Equipment						
7425 Codification of City Records						
7552 Furniture	938	1,258				
Total:	**938**	**1,258**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	116,751	174,300	141,223	110,000	126,965	135,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**116,751**	**174,300**	**141,223**	**110,000**	**126,965**	**135,000**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	116,751	174,300	141,223	110,000	126,965	135,000
Revenue Total:	**116,751**	**174,300**	**141,223**	**110,000**	**126,965**	**135,000**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries						
1211 Overtime						
1511 FICA						
1311 Bonus						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
4121 Attorney Fees	116,751	174,300	141,223	110,000	126,965	125,000
2321 Travel & Training						
4531 Professional & Technical Services (ALJ)						10,000
Total:	**116,751**	**174,300**	**141,223**	**110,000**	**126,965**	**135,000**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	580,383	568,443	563,329	585,652	613,606	584,417
Materials, Supplies & Services	7,401	17,938	35,968	52,100	51,500	52,100
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	19,099	30,285	25,581	26,435	26,435	25,384
Expenditure Total:	**606,883**	**616,666**	**624,878**	**664,187**	**691,541**	**661,900**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	606,883	616,666	624,878	664,187	691,541	661,900
Revenue Total:	**606,883**	**616,666**	**624,878**	**664,187**	**691,541**	**661,900**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected	1	1	1	1	1	1
Appointed	1	1	1	1	1	1
Full-time	2.75	2.75	3.75	3.75	3.75	2.75
Part-time/Seasonal	0.66	0.66	0.66	0.66	0.66	0.66
FTE Total:	**5.41**	**5.41**	**6.41**	**6.41**	**6.41**	**5.41**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT	375,773	391,388	401,152	383,116	399,997	386,181
1111 Annual Leave Payout						
1112 Salaries - PT	12,911	24,286	15,611	20,592	20,592	21,965
1211 Overtime	263	256	1,968	2,000		2,000
1212 Wellness Benefit						
1242 Car Allowance	6,018	6,018	5,875	6,000	8,000	6,000
1300 Employee Benefits	50,117	23,762	26,417	23,760	34,636	23,950
1311 Bonus						
1511 FICA	3,911	1,932	990	1,277	1,277	1,362
1512 Medicare	5,810	6,015	6,011	5,854	6,051	5,918
1521 Retirement	51,889	36,470	34,462	70,762	70,762	71,328
1531 State Insurance Fund						
1541 Health Insurance	66,195	70,562	64,057	63,470	63,470	56,073
1545 Dental Insurance	5,282	5,391	4,779	5,710	5,710	6,371
1548 Vision Insurance	852	869	735	799	799	939
1551 Cafeteria Plan						
1561 Long Term Disability	1,362	1,498	1,273	2,312	2,312	2,330
Total:	**580,383**	**568,443**	**563,329**	**585,652**	**613,606**	**584,417**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (ULCT, MAG, ICMA, UCMA)	1,744	12,963	26,366	40,550	42,000	40,550
2211 Public Notices						
2321 Travel & Training	5,072	4,824	9,316	11,050	7,000	11,050
2369 Meetings	452	148	286	500	500	500
2411 Office Expenses & Supplies	23					
2421 Postage						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
2531 Mileage Reimbursement						
4531 Professional/Technical Services						
5002 Misc. Services & Supplies	109	3				
5003 Special Projects					2,000	
Total:	**7,401**	**17,938**	**35,968**	**52,100**	**51,500**	**52,100**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment						
7412 Computer Equipment						
7552 Furniture						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	19,099	30,285	25,581	26,435	26,435	25,384
Total:	**19,099**	**30,285**	**25,581**	**26,435**	**26,435**	**25,384**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	274,956	288,308	330,443	343,277	344,080	351,424
Materials, Supplies & Services	86,531	128,748	184,475	94,850	96,106	90,200
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**361,487**	**417,057**	**514,918**	**438,127**	**440,186**	**441,624**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	361,487	417,057	514,918	438,127	440,186	441,624
Revenue Total:	**361,487**	**417,057**	**514,918**	**438,127**	**440,186**	**441,624**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	2.60	2.60	2.60	2.60	2.60	2.93
Part-time/Seasonal						
FTE Total:	**3.60**	**3.60**	**3.60**	**3.60**	**3.60**	**3.93**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	169,295	183,286	216,985	218,784	219,000	232,400
1211 Overtime	139					
1212 Wellness Benefit						
1300 Employee Benefits	10,433	10,987	12,933	13,565	14,153	13,728
1311 Bonus						
1511 FICA	0					
1512 Medicare	2,352	2,507	2,996	3,172	3,172	3,370
1521 Retirement	30,507	33,598	38,962	40,409	40,409	40,896
1531 State Insurance Fund						
1541 Health Insurance	56,197	52,506	53,519	60,931	60,931	53,830
1545 Dental Insurance	4,487	3,933	3,661	4,328	4,328	4,962
1548 Vision Insurance	723	637	574	767	767	901
1561 Long Term Disability	824	855	813	1,320	1,320	1,336
Total:	**274,956**	**288,308**	**330,443**	**343,277**	**344,080**	**351,424**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (GFOA, UGFOA, APT US&C, UAPT)	582	932	607.00	750	750	750
2321 Travel & Training	2,893	4,239	2,509.87	5,750	5,750	4,300
2369 Meetings	80	93	369.63	300	300	300
2411 Office Expenses & Supplies		192	192.15			
2421 Postage						
2513 Equipment Supplies & Maintenance						
2531 Mileage Reimbursement						
2710 Budget/CAFR Prep	1,007	890	1,160	1,050	1,050	1,350
4140 Banking Fees	27,911	30,744	34,035	34,000	34,000	34,000
4151 Auditing & Accounting	43,350	41,000	35,000	40,000	40,000	45,000
4211 Computer Network & Data Process						
4221 Web Site Maintenance						
4261 Computer Software & Maintenance						
4521 Collection Fees	10,708	2,753	1,872.44	3,000	4,256	4,500
4531 Professional/Technical Services			455.00	10,000	10,000	
5002 Misc. Services & Supplies						
6000 Bad Debt Expense		47,905	108,274.05			
Total:	**86,531**	**128,748**	**184,475**	**94,850**	**96,106**	**90,200**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7411 Office Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	413,278	418,444	422,713	545,833	548,893	520,483
Materials, Supplies & Services	4,374	3,934	10,595	13,480	14,682	13,480
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	23,639	28,615	31,866	34,466	34,466	80,049
Expenditure Total:	**441,291**	**450,993**	**465,174**	**593,779**	**598,041**	**614,012**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	441,291	450,993	465,174	593,779	598,041	614,012
Revenue Total:	**441,291**	**450,993**	**465,174**	**593,779**	**598,041**	**614,012**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	4.30	4.33	5.83	5.83	5.83	5.50
Part-time/Seasonal						
FTE Total:	**4.30**	**4.33**	**5.83**	**5.83**	**5.83**	**5.50**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	261,901	262,703	267,948	340,748	340,748	333,154
1112 Salaries PT						
1211 Overtime	2,180	4,015	5,121			
1242 Car Allowance	5,717	5,717	5,581	5,700	5,700	5,700
1300 Employee Benefits	19,842	20,050	20,135	21,126	23,543	20,656
1311 Bonus						
1321 Clothing Allowance	1,200	1,200		1,400	2,000	1,400
1511 FICA						
1512 Medicare	3,827	3,844	3,942	4,941	4,941	4,831
1521 Retirement	42,692	43,022	43,141	62,936	62,936	61,533
1531 State Insurance Fund						
1541 Health Insurance	68,259	70,267	69,903	98,674	98,674	82,241
1545 Dental Insurance	5,548	5,485	5,134	7,009	7,053	7,581
1548 Vision Insurance	883	880	805	1,242	1,242	1,377
1561 Long Term Disability	1,229	1,261	1,004	2,056	2,056	2,010
Total:	**413,278**	**418,444**	**422,713**	**545,833**	**548,893**	**520,483**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (UCEA, ASCE, SWIP, APWA)	420	450	163	850	850	850
2321 Travel & Training	1,569	325	1,794	4,280	4,280	4,280
2369 Meetings	39	69	274	300	300	300
2411 Office Expenses & Supplies	16		225			
2431 Uniforms & Clothing						
2513 Equipment Supplies & Maintenance	1,087	1,341	408	1,500	2,702	1,500
2523 Blue Stakes Supplies	1,243	1,749	5,131	6,550	6,550	6,550
2531 Mileage Reimbursement						
4320 Engineering Services						
4531 Professional/Technical Services			2,600			
5002 Misc. Services & Supplies						
Total:	**4,374**	**3,934**	**10,595**	**13,480**	**14,682**	**13,480**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment						
7412 Computer Equipment						
7414 GIS Equipment						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	23,639	28,615	31,866	34,466	34,466	80,049
Total:	**23,639**	**28,615**	**31,866**	**34,466**	**34,466**	**80,049**

Fund 10- General

Sub 18 - Boards, Commission and Council

Department 41910 - Economic Development Summary

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	58,319	70,944	73,015	74,016	76,672
Materials, Supplies & Services	-	98,831	38,728	89,770	101,541	61,370
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**-**	**157,150**	**109,672**	**162,785**	**175,557**	**138,042**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues				162,785	175,557	138,042
Revenue Total:	**-**	**-**	**-**	**162,785**	**175,557**	**138,042**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time		0.65	0.65	0.65	0.65	0.65
Part-time/Seasonal						
FTE Total:	**-**	**-**	**0.65**	**0.65**	**0.65**	**0.65**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries		43,032	47,337	48,210	48,346	51,998
1211 Overtime						
1300 Employee Benefits		3,350	3,443	2,989	3,496	3,224
1511 FICA						
1311 Bonus						
1512 Medicare		615	667	699	699	754
1521 Retirement		(1,175)	7,271	8,904	8,904	9,604
1531 State Insurance Fund						
1541 Health Insurance		11,306	11,099	11,001	11,249	9,719
1545 Dental Insurance		856	816	781	892	896
1548 Vision Insurance		139	127	139	139	163
1561 Long Term Disability		197	183	291	291	314
1999 Reserve For Pay Adjustments						
Total:	**-**	**58,319**	**70,944**	**73,015**	**74,016**	**76,672**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (EDCU, Utah Alliance, IEDC)		8,250	9,076	9,370	9,370	9,770
2321 Travel & Training		2,151	1,288	12,600	12,600	12,600
2369 Meetings		795	303	1,500	1,500	1,500
4121 Attorney Fees						
4320 Consulting Services		32,499	4,788			
4812 Building Rent		57,625	0			
5780 Marketing Tools		2,632	9,011	16,300	18,500	12,500
6211 Insurance and Surety Bond						
6510 EM Chamber of Commerce			6,758	30,000	38,000	5,000
6522 Economic Development Events		(5,120)	7,506	20,000	21,571	20,000
Total:	**-**	**98,831**	**38,728**	**89,770**	**101,541**	**61,370**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9110 Due To General Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Summary

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	580	71	516	1,400	1,700	3,725
Capital Outlay	-	-	-	-	-	-
Interfund Transactions						
Expenditure Total:	**580**	**71**	**516**	**1,400**	**1,700**	**3,725**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	580	71	516	1,400	1,700	3,725
Revenue Total:	**580**	**71**	**516**	**1,400**	**1,700**	**3,725**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Detail

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT						
1112 Salaries - PT						
1211 Overtime						
1300 Employee Benefits						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
1999 Reserve For Pay Adjustments						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues Subscriptions & Membership						
2321 Travel and Training				1,200	1,200	1,200
2411 Office Expenses & Supplies						
5856 Youth Council	580	71	516	200	500	525
6527 Grants/Cont.- Youth Council						2,000
Total:	**580**	**71**	**516**	**1,400**	**1,700**	**3,725**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	174,766	192,825	180,652	202,075	203,106	198,358
Materials, Supplies & Services	122,306	63,575	77,182	104,400	100,466	104,400
Capital Outlay	16,441	-	-	-	-	-
Interfund Transactions	18,548	23,015	21,062	19,987	19,987	19,824
Expenditure Total:	**332,061**	**279,416**	**278,896**	**326,462**	**323,559**	**322,581**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	332,061	279,416	278,896	326,462	323,559	322,581
Revenue Total:	**332,061**	**279,416**	**278,896**	**326,462**	**323,559**	**322,581**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	2.08	2.33	2.53	2.33	2.33	2.33
Part-time/Seasonal	1.20	1.20	1.40	1.40	1.40	1.40
FTE Total:	**3.28**	**3.53**	**3.93**	**3.73**	**3.73**	**3.73**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries FT	92,794	92,696	100,167	98,912	99,830	99,948
1112 Salaries PT	12,066	29,953	10,567	29,994	29,994	29,120
1211 Overtime	5,230	3,308	3,407	1,000		1,000
1300 Employee Benefits	6,225	6,602	6,248	6,133	6,610	6,197
1311 Bonus				-		-
1321 Clothing Allowance	400	400	-	800	800	800
1511 FICA	748	1,686	615	1,860	1,860	1,805
1512 Medicare	1,568	1,758	1,601	1,869	1,869	1,871
1521 Retirement	16,924	17,091	17,769	18,269	18,733	18,460
1531 State Insurance Fund				-		-
1541 Medical Insurance	34,969	35,545	36,807	39,351	39,351	34,765
1545 Dental	2,930	2,879	2,691	2,795	2,966	3,205
1548 Vision	464	460	421	496	496	582
1561 Long Term Disability	448	448	361	597	597	603
Total:	**174,766**	**192,825**	**180,652**	**202,075**	**203,106**	**198,358**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, subscriptions, and memberships	145	145	300	200	266	200
2321 Travel/Training		903	712	2,000	2,000	2,000
2431 Uniforms						
2513 Equipment Supplies & Maintenance	1,112	2,850	1,176	5,000	5,000	5,000
3111 Utilities						
4531 Professional & Technical Services	12,795	2,077	2,680	4,000	4,000	4,000
4610 Officials						
4611 Concessions						
5750 Youth Soccer (Spring) - Formerly Youth Sports		(5)				
5751 Youth Soccer (Fall)						
5752 Youth Baseball	60,155					
5753 Youth Basketball	39,400	41,330	52,735	54,500	54,500	54,500
5754 Adult Softball	3,842	4,780	8,962	9,000	10,000	9,000
5755 Adult Volleyball	518	1,155	423	1,200	1,200	1,200
5756 Men's Basketball				2,800	2,800	2,800
5757 Women's Basketball						
5758 Women's Volleyball	418	408	468	1,200	1,200	1,200
5759 Flag Football				2,500	2,500	2,500
5749 Pickleball				2,500	2,500	2,500
5748 Ultimate Frisbee				2,500	2,500	2,500
5760 CSSA Softball (Spring)	3,921	5,113	5,363	6,000	6,000	6,000
5761 CSSA Softball (Fall)		4,821	4,364	6,000	6,000	6,000
5747 New Program Development				5,000		5,000
5862 Pass-Through						
Total:	**122,306**	**63,575**	**77,182**	**104,400**	**100,466**	**104,400**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay	16,441					
Total:	**16,441**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	18,548	23,015	21,062	19,987	19,987	19,824
Total:	**18,548**	**23,015**	**21,062**	**19,987**	**19,987**	**19,824**

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Summary

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	2,828	7,306	7,511	7,782	7,995
Materials, Supplies & Services	3,100	4,733	4,251	5,000	6,110	5,000
Capital Outlay						
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**3,100**	**7,561**	**11,557**	**12,511**	**13,892**	**12,995**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	3,100	7,561	11,557	12,511	13,892	12,995
Revenue Total:	**3,100**	**7,561**	**11,557**	**12,511**	**13,892**	**12,995**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	0.10	0.10	0.10	0.10	#REF!	0.10
Part-time/Seasonal						
FTE Total:	**0.10**	**0.10**	**0.10**	**0.10**	**#REF!**	**0.10**

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Detail

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT		1,637	4,425.08	4,480	4,684	5,000
1112 Salaries - PT						
1211 Overtime		131	181.14			
1300 Employee Benefits		28	52.94	278	278	310
1511 FICA						
1512 Medicare		25	66.90	65	68	73
1521 Retirement		267	710.84	827	827	924
1531 State Insurance Fund						
1541 Health Insurance		676	1,707.78	1,693	1,739	1,495
1545 Dental Insurance		49	125.51	120	138	138
1548 Vision Insurance		8	19.64	21	21	25
1561 Long Term Disability		7	15.74	27	27	30
Total:	**-**	**2,828**	**7,306**	**7,511**	**7,782**	**7,995**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
5856 Senior Council	3,100	4,733	4,251	5,000	6,110	5,000
Total:	**3,100**	**4,733**	**4,251**	**5,000**	**6,110**	**5,000**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	86,096	86,679	93,304	130,157	132,241	136,968
Materials, Supplies & Services	56,423	61,133	86,049	137,400	142,001	127,800
Capital Outlay	-	-	166,383	25,000	25,000	-
Interfund Transactions	-	-	13,227	10,608	10,608	10,047
Expenditure Total:	**142,518**	**147,811**	**358,963**	**303,165**	**309,850**	**274,815**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	142,518	147,811	358,963	303,165	309,850	274,815
Revenue Total:	**142,518**	**147,811**	**358,963**	**303,165**	**309,850**	**274,815**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	0.98	0.98	0.98	0.98	0.98	0.98
Part-time/Seasonal	0.50	0.50	0.68	0.68	0.68	0.68
FTE Total:	**1.48**	**1.48**	**1.65**	**1.65**	**1.65**	**1.66**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries FT	43,757	40,748	45,939.36	46,498	48,239	51,377
1112 Salaries PT	10,354	15,480	16,538.62	21,692	21,692	23,868
1111 Salaries FT - Other Dept Staff				20,000	20,000	20,000
1112 Salaries PT - Other Dept Staff				10,000	10,000	10,000
1211 Overtime	2,672	2,435	2,575.20			
1300 Employee Benefits	1,078	779	490.23	2,883	3,281	3,185
1311 Bonus						
1511 FICA	690	1,021	1,083.99	1,345	1,524	1,480
1512 Medicare	812	839	939.42	989	989	1,091
1521 Retirement	6,980	6,440	7,505.36	8,588	7,731	9,489
1541 Health Insurance	17,896	17,232	16,651.68	16,502	16,951	14,579
1545 Dental Insurance	1,426	1,304	1,224.33	1,172	1,345	1,344
1548 Vision Insurance	230	212	191.09	208	208	244
1561 Long Term Disability	201	188	164.90	281	281	310
Total:	**86,096**	**86,679**	**93,304**	**130,157**	**132,241**	**136,968**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues and Subscriptions			135	1,200	1,200	1,200
(Music Licensing, SESAC, BMI, ASCAP,						
Utah Assn. of Fairs & Events)						
2321 Travel and Training		23	198	2,500	2,500	2,500
2513 Equipment, Supplies & Maintenance			4,499	8,000	8,000	8,000
3111 Utilities						
5855 Exceptional Kids						
5856 Special Events Projects	18,244	37,760	42,154	65,000	65,000	57,500
5858 Pony Express Days	28,836	16,798	31,839	50,000	50,000	43,500
5859 Miss Eagle Mountain	7,475	5,098	7,056	7,000	7,000	8,000
5860 PE Days Rodeo		(270)				
5850 Veterans Board	1,868	1,724	169	3,700	3,700	2,100
5861 Utah South Pacific Festival					4,601	
Cultural Festivals						5,000
Total:	**56,423**	**61,133**	**86,049**	**137,400**	**142,001**	**127,800**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay			166,383	25,000	25,000	
Total:	**-**	**-**	**166,383**	**25,000**	**25,000**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund			13,227	10,608	10,608	10,047
Total:	**-**	**-**	**13,227**	**10,608**	**10,608**	**10,047**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	232,890	243,538	234,146	291,744	256,977	284,027
Materials, Supplies & Services	57,335	52,420	65,551	93,250	101,753	107,800
Capital Outlay	10,637	-	9,149	12,125	12,125	34,500
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**300,862**	**295,958**	**308,846**	**397,119**	**370,855**	**426,327**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	300,862	295,958	308,846	397,119	370,855	426,327
Revenue Total:	**300,862**	**295,958**	**308,846**	**397,119**	**370,855**	**426,327**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal	4.15	4.33	4.50	4.50	4.50	4.43
FTE Total:	**6.15**	**6.33**	**6.50**	**6.50**	**6.50**	**6.43**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	95,653	99,136	96,596	107,548	104,091	112,320
1112 PT/Temp Seasonal Salaries	70,021	74,452	69,403	110,334	81,641	119,691
1211 Overtime	10	68	33			
1212 Wellness Benefit						
1300 Employee Benefits (401k or 457)	5,968	6,141	5,951	6,668	6,454	6,964
1311 Bonus						
1511 FICA	4,342	4,616	8,352	6,841	5,062	7,421
1512 Medicare	2,303	2,409	2,337	3,159	2,661	3,364
1521 Retirement	17,600	18,295	17,727	19,864	19,864	29,906
1531 State Insurance Fund						
1541 Health Insurance	33,434	34,886	30,782	33,851	33,851	2,757
1545 Dental Insurance	2,662	2,633	2,246	2,404	2,562	501
1548 Vision Insurance	429	427	351	426	426	426
1561 Long Term Disability	467	474	369	649	365	678
Total:	**232,890**	**243,538**	**234,146**	**291,744**	**256,977**	**284,027**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (Membership Renewals, Jr. Library Guild, Rocket Languages, Universal Class, Law Depot, ALA, ULA, MPLA, ARSL, Audio Book Subscription)	10,516	6,779	13,784	15,000	16,000	16,000
2321 Travel & Training	409	1,297	51	1,500	1,500	1,500
2369 Meetings	260	41	139	150	150	150
2411 Office Expenses & Supplies	3,040	2,860	3,542	3,500	3,500	4,000
2421 Postage						
2513 Equipment, Supplies, & Maintenance	1,032			1,500	1,503	1,550
2531 Mileage Reimbursement						
3111 Utilities						
4211 Computer Network & Data Process	13,662	10,661	12,663	21,000	21,000	21,000
4521 Collection Fees			56	500		
5002 Misc. Services & Supplies			-			
5791 Library Materials & Books	28,687	27,703	31,976	40,000	40,000	45,000
5793 Replacement Books			-			
5795 Library Materials From Grants	(1,754)	859	514	7,000	15,000	15,000
5856 Library Events	1,482	2,221	2,825	3,100	3,100	3,600
Total:	**57,335**	**52,420**	**65,551**	**93,250**	**101,753**	**107,800**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment	4,908		9,149	7,125	7,125	9,500
7412 Computer Equipment	1,508			5,000	5,000	5,000
7552 Furniture	4,221					20,000
Total:	**10,637**	**-**	**9,149**	**12,125**	**12,125**	**34,500**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	94,176	158,603	183,102	266,210	268,841	296,099
Materials, Supplies & Services	91,542	113,105	94,315	101,200	106,724	118,000
Capital Outlay	64,313	777	49,820	211,000	148,656	21,350
Interfund Transactions	14,410	19,128	20,248	65,958	65,958	76,534
Expenditure Total:	**264,442**	**291,613**	**347,485**	**644,368**	**590,179**	**511,983**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	264,442	291,613	347,485	644,368	590,179	511,983
Revenue Total:	**264,442**	**291,613**	**347,485**	**644,368**	**590,179**	**511,983**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	2.10	1.50	4.00	4.00	4.00	3.25
Part-time/Seasonal		1.25	1.25	1.25	1.25	1.56
FTE Total:	**2.10**	**2.75**	**5.25**	**5.25**	**5.25**	**4.81**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT	40,032	58,478	104,970	139,781	139,781	152,958
1112 Salaries - PT	18,847	20,238	20,639	30,797	30,797	36,400
1115 Unemployment	2,354		-			
1211 Overtime	2,615	456	333			
1300 Employee Benefits	5,074	8,092	12,199	8,666	10,539	9,483
1321 Clothing Allowance		101	-	900	900	900
1511 FICA	1,169	1,255	1,280	1,909	1,909	2,257
1512 Medicare	825	1,097	1,751	2,473	2,874	2,746
1521 Retirement	4,766	5,640	12,889	25,818	29,795	28,251
1531 State Insurance Fund		40,303	-			
1541 Health Insurance	16,755	20,868	26,437	50,776	46,986	56,073
1545 Dental Insurance	1,330	1,561	1,948	3,606	3,778	5,169
1548 Vision Insurance	214	253	301	639	639	939
1551 HSA Admin Fees						
1561 Long Term Disability	195	261	357	843	843	923
Total:	**94,176**	**158,603**	**183,102**	**266,210**	**268,841**	**296,099**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2431 Uniforms & Clothing						
2321 Travel & Training				1,500	1,500	3,500
2421 Postage		(262)				
2513 Equipment Supplies & Maintenance	4,474	172	283	5,000	5,000	5,000
2610 Buildings & Ground Maintenance	41,292	56,317	33,871	35,000	35,000	45,000
2612 Janitorial Services	4,586	6,345	8,518	15,000	15,000	15,000
2613 Contract Services (Janitorial)						
3111 Utilities	40,146	39,069	36,938	30,000	32,080	33,000
3315 DSL Service		(89)				
4531 Professional/Technical Services	1,044	11,291	14,705	16,200	16,200	16,500
6211 Insurance & Surety Bonds					3,444	
Total:	**91,542**	**113,105**	**94,315**	**101,200**	**106,724**	**118,000**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7211 Building & Bldg. Improvements	64,313	347	48,438	62,000	62,000	15,600
7410 Equipment		430	1,382			3,250
7412 Computer Equipment				149,000	79,609	
7552 Furniture					7,047	2,500
Total:	**64,313**	**777**	**49,820**	**211,000**	**148,656**	**21,350**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	14,410	19,128	20,248	65,958	65,958	76,534
Total:	**14,410**	**19,128**	**20,248**	**65,958**	**65,958**	**76,534**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	215,753	164,248	276,859	298,800	271,504	310,520
Capital Outlay	15,772	57,734	42,642	149,000	67,000	119,000
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**231,525**	**221,982**	**319,501**	**447,800**	**338,504**	**429,520**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	231,525	221,982	319,501	447,800	338,504	429,520
Revenue Total:	**231,525**	**221,982**	**319,501**	**447,800**	**338,504**	**429,520**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

Personnel Services	**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
1111 Salaries - FT						-
1112 Salaries - PT						-
1115 Unemployment						
1211 Overtime						
1300 Employee Benefits						-
1511 FICA						-
1512 Medicare						-
1521 Retirement						-
1531 State Insurance Fund						
1541 Health Insurance						-
1545 Dental Insurance						-
1548 Vision Insurance						-
1551 HSA Admin Fees						
1561 Long Term Disability						-
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Materials, Supplies, Services	**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
2121 Dues, Subscriptions, Memberships						200
2320 Allocated Credit Cards						
2369 Meetings						
2513 Equipment, Supplies & Maintenance		1,730	3,546	2,500	2,500	3,000
3311 Telephone	40,855	33,837	29,436	30,000	30,000	30,000
3313 Cell Phones/Pagers	24,002	33,777	34,017	33,200	34,504	36,000
3315 DSL Service						
4221 Website Maintenance			46,018	10,000	10,000	10,000
4222 Printer/Copier Maintenance (Contracted)		7,725	10,619	12,000	12,000	12,000
4261 Computer Software & Maintenance	145,565	34,958	85,923	143,600	115,000	152,400
4531 Professional/Technical Services	5,331	52,220	67,299	67,500	67,500	66,920
Total:	**215,753**	**164,248**	**276,859**	**298,800**	**271,504**	**310,520**

Capital Outlay	**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
7211 Building & Bldg. Improvements						
7412 Computer Equipment	15,772	57,734	42,642	149,000	67,000	119,000
7552 Furniture						
Total:	**15,772**	**57,734**	**42,642**	**149,000**	**67,000**	**119,000**

Interfund Transactions	**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	139,976	150,715	144,109	149,586	150,189	229,167
Materials, Supplies & Services	88,491	28,036	16,643	26,000	26,000	26,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**228,467**	**178,751**	**160,752**	**175,586**	**176,189**	**255,167**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	228,467	178,751	160,752	175,586	176,189	255,167
Revenue Total:	**228,467**	**178,751**	**160,752**	**175,586**	**176,189**	**255,167**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	1.00	0.93	0.93	0.93	0.93	0.93
Part-time/Seasonal	1.40	1.25	1.25	1.25	1.25	2.25
FTE Total:	**2.40**	**2.18**	**2.18**	**2.18**	**2.18**	**3.18**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT	75,357	77,107	75,405	76,217	76,217	123,626
1112 Salaries - PT	24,020	31,940	33,217	33,475	33,475	37,700
1115 Unemployment						
1211 Overtime	598	336	564			
1300 Employee Benefits	4,663	4,781	176	4,725	4,725	7,665
1511 FICA	1,526	2,001	2,094	2,075	2,075	2,337
1512 Medicare	1,382	1,552	1,535	1,591	1,591	2,339
1521 Retirement	13,837	14,242	13,667	14,077	14,077	22,834
1531 State Insurance Fund						
1541 Health Insurance	16,693	16,911	15,817	15,656	16,096	28,784
1545 Dental Insurance	1,331	1,280	1,161	1,112	1,276	2,653
1548 Vision Insurance	214	208	181	197	197	482
1551 HSA Admin Fees						
1561 Long Term Disability	355	359	291	460	460	746
Total:	**139,976**	**150,715**	**144,109**	**149,586**	**150,189**	**229,167**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (3CMA, NIOA)	575	585	585	800	800	800
2321 Travel & Training	413	1,586	1,014	2,500	2,500	2,500
2369 Meetings	23	75	820	300	300	300
2421 Postage			-			
4531 Professional & Technical Services		4,776	2,388	2,400	2,400	2,400
4541 Printing and Mailing	2,126	2,126	1,057			
4561 Citizen Survey						
5003 Marketing & PR Events	10,533	11,772	10,692	8,000	8,000	12,000
5005 EM City Merchandise		7,116	86	12,000	12,000	8,000
5006 USP 20th Anniv. Celebration	74,820					
Total:	**88,491**	**28,036**	**16,643**	**26,000**	**26,000**	**26,000**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	112,716	119,751	116,606	130,750	159,934	157,913
Materials, Supplies & Services	82,010	69,454	106,905	86,375	118,219	92,250
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**194,726**	**189,205**	**223,511**	**217,125**	**278,153**	**250,163**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	194,726	189,205	223,511	217,125	278,153	250,163
Revenue Total:	**194,726**	**189,205**	**223,511**	**217,125**	**278,153**	**250,163**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	0.50	1.00	1.00	1.00
Part-time/Seasonal				0.50	0.50	0.50
FTE Total:	**1.00**	**1.00**	**0.50**	**1.50**	**1.50**	**1.50**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT	69,656	75,101	77,121	80,340	70,035	40,005
1112 Salaries - PT				-	41,206	67,995
1115 Unemployment				5,000	5,000	5,000
1211 Overtime						
1300 Employee Benefits	4,220	4,488	4,456	4,981	4,562	4,216
1321 Clothing Allowance	5,600	5,550	800	5,600	5,600	5,600
1511 FICA	149	161	25	-	1,864	2,480
1512 Medicare	1,072	1,152	1,112	1,165	855	1,566
1521 Retirement	13,280	13,879	14,235	14,839	11,000	12,559
1531 State Insurance Fund (Worker's Comp)			-			
1541 Health Insurance	16,856	17,542	17,108	16,925	17,733	14,953
1545 Dental Insurance	1,336	1,319	1,258	1,202	1,386	1,378
1548 Vision Insurance	215	214	196	213	209	250
1551 HSA Admin Fees			-			1,500
1561 Long Term Disability	331	345	295	485	485	410
Total:	**112,716**	**119,751**	**116,606**	**130,750**	**159,934**	**157,913**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (SHRM)	11,171	12,447	13,605	500	8,191	500
2320 Allocated Credit Cards						
2321 Travel & Training	558		2,498	2,250	2,250	2,750
2369 Meetings						
2371 Educational Assistance	7,500	5,895	4,500	9,000	9,000	9,000
2378 Safety Awards	310	1,487	429	1,500	1,500	1,500
2379 Employee Activities	3,666	4,418	7,360	10,000	10,653	12,500
2411 Office Expenses & Supplies	24,447	17,689	23,858	23,000	23,000	23,000
2421 Postage				2,000	2,000	2,000
2431 Uniforms & Clothing (Office Employees)	572		433			
2461 Computer Software & Maint			4,080	1,625	1,625	6,000
4531 Professional & Technical Services	9,817	4,750	4,673	11,500	35,000	10,000
6211 Insurance and Surety Bonds	23,969	22,768	45,470	25,000	25,000	25,000
Total:	**82,010**	**69,454**	**106,905**	**86,375**	**118,219**	**92,250**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	84,042	93,817	121,219	107,700	110,432	117,700
Materials, Supplies & Services	2,244,695	2,453,462	2,560,797	3,040,750	3,082,985	3,410,000
Capital Outlay	815	-	5,998	62,500	62,500	6,000
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**2,329,552**	**2,547,279**	**2,688,014**	**3,210,950**	**3,255,917**	**3,533,700**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	2,329,552	2,547,279	2,688,014	3,210,950	3,255,917	3,533,700
Revenue Total:	**2,329,552**	**2,547,279**	**2,688,014**	**3,210,950**	**3,255,917**	**3,533,700**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal	4.52	4.52	4.52	4.52	4.52	4.52
FTE Total:	**4.52**	**4.52**	**4.52**	**4.52**	**4.52**	**4.52**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1112 PT/Temp Seasonal Salaries	78,069	87,149	109,609	100,000	102,531	110,000
1211 Overtime						
1300 Employee Benefit						
1311 Bonus						
1511 FICA	4,840	5,403	10,020	6,200	6,404	6,200
1512 Medicare	1,132	1,264	1,590	1,500	1,497	1,500
1521 Retirement						
Total:	**84,042**	**93,817**	**121,219**	**107,700**	**110,432**	**117,700**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2513 Equipment, Supplies, and Maintenance						
3111 Utilities	2,312			4,500	4,500	4,500
3311 Telephone						
4410 Animal Control (NUVASSSD Cost)	26,576	27,612	30,336	31,000	46,049	31,000
4520 Contract Services	2,116,085	2,267,576	2,386,697	2,850,000	2,850,000	3,230,000
4520 Contract Services (Citation Credit)				(50,000)		(50,000)
4525 Utah Valley Dispatch	88,311	140,303	129,677	145,000	122,186	140,000
4531 Professional & Technical Services				9,000	9,000	
5002 Misc. Services & Supplies	1,414	1,944	1,353	2,250	2,250	3,000
5230 Emergency Management	1,851	2,269	1,019	2,500	2,500	5,000
5235 CERT Training			680	500	500	500
5797 Planning Grant Expenses			-			
5859 RadWomen		761	751	750	750	750
5860 RadKids-Women/Community Safety/VIPS	3,138	7,255	8,229	8,250	8,250	8,250
5861 Communities That Care Program	5,009	5,742	2,056	7,000	7,000	7,000
5862 DUI Blitzes w/ Beer Tax Funds	2,827	3,252	-	30,000	30,000	30,000
Total:	**2,244,695**	**2,453,462**	**2,560,797**	**3,040,750**	**3,082,985**	**3,410,000**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						
7410 Equipment	815					
7415 Emergency Management Equipment			5,998.00	62,500	62,500	6,000
Total:	**815**	**-**	**5,998**	**62,500**	**62,500**	**6,000**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Summary

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-			
Materials, Supplies & Services	-	-	-			
Capital Outlay	101,000	-	-			
Interfund Transactions						
Expenditure Total:	**101,000**	**0**	**-**	**-**	**-**	**-**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	101,000	-	-		-	
Revenue Total:	**101,000**	**-**	**-**	**-**	**-**	**-**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Detail

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries						
1112 PT/Temp Seasonal Salaries						
1116 GAP Time						
1122 Vacation Pay						
1123 Sick Leave						
1211 Overtime						
1250 Paid-Call						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2411 Office Expenses & Supplies						
2412 Safety Programs & Supplies						
2431 Uniforms & Clothing						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel						
2522 Vehicle Maintenance						
2610 Buildings & Ground Maintenance						
3311 Telephone						
4520 Contract Services						
4531 Professional/Technical Services						
4811 Equipment Rental/Lease						
5002 Misc. Services & Supplies						
5005 Wildfire Suppression						
5230 Fire Prevention Education						
Total:	-	-	-	-	-	-

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay	101,000					
7211 Building Improvements						
7410 Equipment						
7412 Computer Equipment						
7421 Furniture						
Total:	**101,000**	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Summary

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services						
Materials, Supplies & Services	-	-	-		-	
Capital Outlay						
Interfund Transactions						
Expenditure Total:	**-**	**0**	**-**	**-**	**-**	**-**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	-	-	-		-	
Revenue Total:	**-**	**-**	**-**	**-**	**-**	**-**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Detail

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries						
1211 Overtime						
1250 Volunteer Standby						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2373 Baseline Test New Firefighters						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
4520 Contract Services						
4531 Professional/Technical Services						
4532 Billing Services						
5002 Misc. Services & Supplies						
5770 Expendable EMS Supplies						
6530 EMS Grant Expenditures						
Total:	-	-	-	-	-	-

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment						
7413 Communications Equipment						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund						
9177 Due To Lease Purchase Debt Fund						
Total:	-	-	-	-		-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	455,300	442,268	433,183	417,648	351,781	460,114
Materials, Supplies & Services	22,254	50,081	14,121	122,650	45,590	97,400
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	9,932	-	22,049	27,447	27,447	27,021
Expenditure Total:	**487,486**	**492,349**	**469,354**	**567,745**	**424,818**	**584,535**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	487,486	492,349	469,354	567,745	424,818	584,535
Revenue Total:	**487,486**	**492,349**	**469,354**	**567,745**	**424,818**	**584,535**

PERSONNEL SUMMARY(FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	4.00	4.00	4.50	4.50	4.50	5.25
Part-time/Seasonal		0.50				
FTE Total:	**4.00**	**4.50**	**4.50**	**4.50**	**4.50**	**5.25**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	293,075	281,534	282,063	263,815	243,360	293,758
1112 Part-Time Salaries		360				
1211 Overtime	5,272	4,560	750			
1300 Employee Benefit	16,060	16,467	22,621	16,357		18,213
1311 Bonus						
1321 Clothing Allowance	400	800	400	800	800	800
1511 FICA		22	2,921	-		-
1512 Medicare	4,256	4,107	4,036	3,825	3,533	4,259
1521 Retirement	51,989	49,198	43,668	48,727	41,890	54,257
1531 State Insurance Fund			-			
1541 Health Insurance	75,889	77,335	70,005	76,164	56,635	78,503
1545 Dental Insurance	6,071	5,683	4,980	5,410	4,092	7,237
1548 Vision Insurance	967	923	743	959	621	1,314
1561 Long Term Disability	1,323	1,278	997	1,592	849	1,773
Total:	**455,300**	**442,268**	**433,183**	**417,648**	**351,781**	**460,114**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (APA, AICP, UOCA, ICMA)	1,495	2,283	1,372	2,150	2,150	2,250
2321 Travel & Training	5,245	3,851	6,379	8,500	8,500	8,650
2322 Planning Commissioner Expense		4,450	3,847	5,000	3,200	5,000
2369 Meetings	98	279		300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing						
2531 Mileage Reimbursement						
3111 Utilities						
4261 Software, Maintenance & GIS						
4531 Professional/Technical Services	1,800	1,939	1,948	3,600	3,340	5,000
5001 Misc. Services & Supplies	445	771	575	3,100	3,100	1,200
6310 Parks Fee-in-lieu Reimbursement		36,493				
6550 Capital - Studies				100,000	25,000	75,000
6810 Discounts of Permit Fees	13,171	15				
Total:	**22,254**	**50,081**	**14,121**	**122,650**	**45,590**	**97,400**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment						
7411 Office Equipment						
7412 Computer Equipment						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	9,932		22,049	27,447	27,447	27,021
Total:	**9,932**	**-**	**22,049**	**27,447**	**27,447**	**27,021**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	261,808	397,786	446,567	658,610	721,725	619,226
Materials, Supplies & Services	127,258	75,830	332,347	427,655	429,068	429,740
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	19,826	27,815	71,796	44,264	44,264	44,951
Expenditure Total:	**408,892**	**501,431**	**850,710**	**1,130,529**	**1,195,057**	**1,093,918**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	408,892	501,431	850,710	1,130,529	1,195,057	1,093,918
Revenue Total:	**408,892**	**501,431**	**850,710**	**1,130,529**	**1,195,057**	**1,093,918**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	4.00	5.00	7.50	7.50	7.50	6.75
Part-time/Seasonal	1.25	1.26	1.26	1.26	1.26	1.26
FTE Total:	**5.25**	**6.26**	**8.76**	**8.76**	**8.76**	**8.01**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries - FT	135,803	218,371	250,072	364,765	364,765	262,309
1112 Salaries - PT	28,723	47,355	55,959	70,185	70,185	142,272
1116 Fast Track Salaries	4,400		0	-	51,514	-
1211 Overtime	3,160	1,443	924	-	5,602	-
1242 Car Allowance			0	-		-
1300 Employee Benefits	11,241	16,007	16,842	22,615	28,796	22,809
1311 Bonus						
1321 Clothing Allowance	1,600	1,200	0	1,600	2,743	1,600
1511 FICA	1,787	2,954	6,642	4,351	4,351	2,275
1512 Medicare	2,488	3,837	4,392	6,307	6,307	5,866
1521 Retirement	21,622	34,738	39,632	67,372	67,372	67,949
1531 State Insurance Fund			0			
1541 Health Insurance	46,134	65,300	66,099	110,014	110,014	100,932
1545 Dental Insurance	3,622	4,825	4,443	7,814	7,814	9,304
1548 Vision Insurance	586	785	734	1,385	1,164	1,690
1561 Long Term Disability	643	971	829	2,201	1,098	2,220
Total:	**261,808**	**397,786**	**446,567**	**658,610**	**721,725**	**619,226**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships (ICC, Beehive Chapter ICC)	669	1,240	535	1,755	3,168	3,790
2321 Travel & Training	2,220	5,174	4,250	4,950	4,950	5,050
2369 Meetings	94	291	274	450	450	400
2411 Office Expenses & Supplies						
2421 Postage						
2431 Uniforms & Clothing		(20)				
2513 Equipment Supplies & Maintenance	190	330	634	500	500	500
3111 Utilities						
4531 Professional/Technical Services	124,085	68,814	326,654	420,000	420,000	420,000
5002 Misc. Services & Supplies						
Total:	**127,258**	**75,830**	**332,347**	**427,655**	**429,068**	**429,740**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						
7211 Building & Bldg. Improvements						
7410 Equipment						
7412 Computer Equipment						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	19,826	27,815	71,796	44,264	44,264	44,951
Total:	**19,826**	**27,815**	**71,796**	**44,264**	**44,264**	**44,951**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	456,226	454,222	592,051	545,304	527,551	570,470
Materials, Supplies & Services	1,290,443	2,462,746	1,977,048	1,815,221	2,326,693	2,069,625
Capital Outlay	49,712	312,974	157,201	54,500	73,067	42,000
Interfund Transactions	115,899	119,141	414,598	225,692	225,692	247,345
Expenditure Total:	**1,912,280**	**3,349,084**	**3,140,897**	**2,640,717**	**3,153,003**	**2,929,440**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes and Revenues	1,912,280	3,349,084	3,140,897	2,640,717	3,153,003	2,929,440
Revenue Total:	**1,912,280**	**3,349,084**	**3,140,897**	**2,640,717**	**3,153,003**	**2,929,440**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	5.51	5.41	6.91	6.91	6.91	7.41
Part-time/Seasonal	0.50	0.50	0.50	0.50	0.50	1.00
FTE Total:	**6.01**	**5.91**	**7.41**	**7.41**	**7.41**	**8.41**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	263,445	264,905	347,528	297,761	297,761	310,385
1112 Salaries PT	11,514	1,890	960	12,854	14,368	24,960
1211 Overtime	16,434	8,156	12,548	25,000		25,000
1212 Wellness Benefit						
1242 Car Allowance				-		-
1300 Employee Benefits	16,077	16,579	22,480	18,461	23,094	19,244
1311 Bonus				-		-
1321 Clothing Allowance	1,900	3,100	800	2,400	3,500	2,400
1511 FICA	737	117	7,364	797	797	1,548
1512 Medicare	4,149	3,892	5,160	4,504	4,504	4,863
1521 Retirement	46,770	45,552	59,980	54,996	54,996	57,328
1531 State Insurance Fund			-			
1541 Health Insurance	85,986	99,810	123,450	116,954	116,954	110,801
1545 Dental Insurance	6,894	7,716	9,135	8,307	8,307	10,214
1548 Vision Insurance	1,105	1,248	1,429	1,473	1,473	1,855
1561 Long Term Disability	1,213	1,256	1,216	1,797	1,797	1,873
Total:	**456,226**	**454,222**	**592,051**	**545,304**	**527,551**	**570,470**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2321 Travel & Training	830	1,927	2,912	4,700	4,700	4,700
2369 Meetings	86	87	275	300	370	350
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing			210			
2513 Equipment Supplies & Maintenance	36,970	38,026	33,503	50,000	50,000	50,000
2610 Buildings & Ground Maintenance	237		21			
3111 Utilities		42	-			
4121 Attorney Fees	7,380	3,402	2,375			
4320 Engineering Services						
4394 Collar Maintenance			10,000	10,000	10,000	10,000
4531 Professional/Technical Services	3,340	6,726	1,164	4,000	4,000	29,000
4811 Equipment Rental/Lease	23,813	26,481	29,413	36,000	36,000	38,000
5002 Misc. Services & Supplies			69			
5110 Street Material						
5121 Unimproved Road Maintenance	25,253	22,849		4,575	4,977	4,575
5122 Paved Road Maintenance	747,048	1,521,278	1,075,911	1,363,646	1,363,646	1,075,000
5124 Sidewalk Maintenance	14,890	17,633	21,950	70,000	70,000	70,000
5140 Street Light New Install	116,856	592,442	537,922		500,000	500,000
5141 Street Light Maintenance	179,180	135,006	172,298	150,000	150,000	150,000
5142 Traffic Signal Maintenance/Power	3,803	2,333	1,453	7,000	7,000	8,000
5721 Snow Removal	71,459	57,610	58,949	80,000	80,000	85,000
5730 Sign Maintenance	23,589	24,251	28,624	35,000	46,000	45,000
5731 Street Sweeping	11,580	12,656				
6000 Bad Debt Expense	24,130					
Total:	**1,290,443**	**2,462,746**	**1,977,048**	**1,815,221**	**2,326,693**	**2,069,625**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay		242,928				
7410 Equipment	49,712	70,047	157,201	54,500	73,067	42,000
Total:	**49,712**	**312,974**	**157,201**	**54,500**	**73,067**	**42,000**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9154 Due To Fleet Fund	115,899	119,141	414,598	225,692	225,692	247,345
9179 Due To Road Debt Fund						
Total:	**115,899**	**119,141**	**414,598**	**225,692**	**225,692**	**247,3**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	355,111	469,272	578,251	692,936	699,576	691,919
Materials, Supplies & Services	753,236	876,962	779,897	911,250	765,750	1,005,850
Capital Outlay	-	27,834	6,034	54,500	17,156	48,500
Interfund Transactions	67,315	69,071	69,071	114,861	114,861	202,386
Expenditure Total:	**1,175,662**	**1,443,139**	**1,433,253**	**1,773,547**	**1,597,343**	**1,948,655**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
General Taxes & Revenues	1,175,662	1,443,139	1,433,253	1,773,547	1,597,343	1,948,655
Revenue Total:	**1,175,662**	**1,443,139**	**1,433,253**	**1,773,547**	**1,597,343**	**1,948,655**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	4.55	8.13	10.13	10.13	10.13	9.63
Part-time/Seasonal	1.50	1.00	1.00	1.00	1.00	1.00
FTE Total:	**6.05**	**9.13**	**11.13**	**11.13**	**11.13**	**10.63**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	212,769	275,396	343,617	381,419	381,419	382,668
1112 PT/Temp Seasonal Salaries	3,140	7,001	14,221	32,136	32,136	52,100
1113 Salaries - FT Temp				-		-
1114 Salaries - PT Temp						
1211 Overtime	11,006	12,042	19,160	7,000		7,000
1212 Wellness Benefit						
1300 Employee Benefits	13,037	17,672	27,058	22,984	36,161	23,081
1311 Bonus				-		-
1321 Clothing Allowance	1,900	2,300	1,000	3,500	3,900	3,500
1511 FICA	195	434	889	1,992	1,992	3,230
1512 Medicare	3,288	4,253	5,360	5,841	5,903	6,153
1521 Retirement	39,209	49,319	60,425	68,470	68,470	68,758
1531 State Insurance Fund			-			
1541 Health Insurance	63,551	91,581	96,579	154,443	154,443	129,118
1545 Dental Insurance	5,235	7,010	7,558	10,970	10,970	11,903
1548 Vision Insurance	804	977	1,145	1,945	1,945	2,162
1561 Long Term Disability	977	1,287	1,240	2,237	2,237	2,246
Total:	**355,111**	**469,272**	**578,251**	**692,936**	**699,576**	**691,919**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, subscriptions, & memberships (UCFC, UCPA, UNLA, ISA)	175		4,250	750	750	750
2321 Travel & Training	1,624	2,831	3,859	3,500	3,500	4,500
2369 Meetings			36	300	300	400
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	58					
2513 Equipment Supplies & Maintenance	16,201	18,951	19,260	25,000	25,000	27,000
2521 Vehicle Fuel & Maintenance						
2610 Buildings & Ground Maintenance	3,912	11,211	10,648	7,500	12,000	12,000
3111 Utilities	88,162	166,536	147,250	150,000		150,000
4121 Attorney Fees	1,836	1,530	252			
4531 Professional/Technical Services	473,525	601,390	491,998	540,000	540,000	575,000
4811 Equipment Rental/Lease	14,629	21,844	22,996	27,200	27,200	27,200
5002 Misc. Services & Supplies	13,681		1,221			
5405 Park Amenities Repair/Replacement		6,554	8,162	15,000	15,000	70,000
5410 Landscaping Maintenance	27,482	45,591	45,648	55,000	55,000	74,000
5420 Trail Maintenance	81,766	525	6,993	50,000	50,000	20,000
5425 Silverlake Trees	30,000		933			
5430 City Wide Trees			13,452	30,000	30,000	40,000
5721 Chemicals & Fertilizers	185		2,940	7,000	7,000	5,000
5760 Other Special Departmental Supplies						
Total:	**753,236**	**876,962**	**779,897**	**911,250**	**765,750**	**1,005,850**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7410 Equipment		27,834	6,034	54,500	17,156	48,500
Total:	**-**	**27,834**	**6,034**	**54,500**	**17,156**	**48,500**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9118 Due To Impact Fee Fund						
9154 Due To Fleet Fund	67,315	69,071	69,071	114,861	114,861	202,386
Total:	**67,315**	**69,071**	**69,071**	**114,861**	**114,861**	**202,386**

Fund 54- Fleet Summary
Sub 45
Department- 54000

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
	Personnel Services	-	22,086	72,294	116,628	56,661	102,219
	Materials, Supplies & Services	519,950	512,071	453,090	234,000	250,272	235,000
	Capital Outlay	535,296	758,534	1,006,224	376,758	376,758	754,926
	Debt Service	3,425	1,321	-	-	-	-
	Interfund Transactions	-	-	-	-	-	-
	Expenditure Total:	**1,058,671**	**1,294,012**	**1,531,608**	**727,386**	**683,692**	**1,092,145**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
54-00-37010-0000	Interest Earnings						
54-00-37020-0000	Sale of Vehicles	49,116	36,855	39,654	-	-	-
54-00-37142-0000	Insurance Reimbursements	570	17,864	-			
54-00-38110-0000	Due From General Fund	288,668	317,070	689,498	569,718	569,718	733,541
54-00-38151-0000	Due From Water Fund	100,209	53,859	616,686	202,040	202,040	202,040
54-00-38152-0000	Due From Sewer Fund	111,613	72,749	165,006	167,349	167,349	227,348
54-00-38153-0000	Due From Electric Fund			-			
54-00-38155-0000	Due From Gas Fund			-			
54-00-38159-0000	Due From Storm Drain Fund	36,197	52,291	117,001	84,171	84,171	84,171
54-00-39730-0000	General Contributions			-			
	Revenue Total:	**586,373**	**550,688**	**1,627,845**	**1,023,278**	**1,023,278**	**1,247,100**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(169,861)**	**(27,429)**	**903,634**	**295,892**	**339,586**	**154,955**
Fund Balance (Deficit)- Beginning:	**417,528**	**247,667**	**220,238**	**1,123,872**	**1,123,872**	**1,463,458**
Fund Balance (Deficit)- Ending:	**247,667**	**220,238**	**1,123,872**	**1,419,764**	**1,463,458**	**1,618,414**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time		0.50	0.50	1.25	1.25	1.25
Part-time/Seasonal						
FTE Total:	**-**	**0.50**	**0.50**	**1.25**	**1.25**	**1.25**

Fund 54- Fleet Detail
Sub 45
Department- 54000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries		14,557	38,694	70,324	37,303	68,624
1211 Overtime						
1242 Car Allowance						
1300 Employee Benefits		902	2,294	4,360	2,313	4,255
1511 FICA						
1512 Medicare		201	944	1,020	524	995
1311 Bonus						
1521 Retirement		2,689	20,941	12,989	6,890	7,203
1531 State Insurance Fund						
1541 Health Insurance		3,386	8,552	25,388	8,699	18,691
1545 Dental Insurance		245	628	1,803	690	1,723
1548 Vision Insurance		40	98	320	104	313
1561 Long Term Disability		66	142	424	141	414
1999 Reserve For Pay Adjustments						
Total:	**-**	**22,086**	**72,294**	**116,628**	**56,661**	**102,219**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2521 Vehicle Fuel	76,128	90,478	92,634	120,000	82,840	120,000
2522 Vehicle Maintenance	160,623	76,690	76,214	100,000	153,432	100,000
4531 Professional & Technical (GPS Tracking)	9,576	9,337	9,337	14,000	14,000	15,000
5999 Depreciation	273,624	335,567	274,906			
Total:	**519,950**	**512,071**	**453,090**	**234,000**	**250,272**	**235,000**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						5,000
7421 New Vehicle Purchase	535,296	758,534	1,006,224	376,758	376,758	
Street Sweeper Lease						58,758
Replacement Vehicle - #82						37,000
Replacement Vehicle - #85						22,000
Replacement Vehicle - #87						37,000
Replacement Vehicle - #88						37,000
Replacement Vehicle - #89						40,000
Additional 10 wheel Dump						225,168
Additional Vehicle - Facilities 1/2 Ton						37,000
Additional Vehicle - Parks 3/4 Ton						40,000
Additional Vehicle - Parks 3/4 Ton						40,000
Additional Vehicle - Parks 3/4 Ton						42,000
Additional Vehicle - Engineering 1/2 Ton						37,000
Additional Vehicle - Sewer 1 Ton						60,000
Additional Vehicle - Building 1/2 Ton						37,000
Total:	**535,296**	**758,534**	**1,006,224**	**376,758**	**376,758**	**754,926**

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
8111 Principal						
8121 Interest	3,425	1,321				
8151 Paying Agent Fee						
Total:	**3,425**	**1,321**	**-**	**-**	**-**	**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9110 Due To General Fund						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 60- Economic Development/Business Incubator Summary
Sub 47
Department- 60000

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
	Personnel Services	67,291	-	-	-	-	-
	Materials, Supplies & Services	71,084	-	-	-	-	-
	Capital Outlay	-	-	-	-	-	-
	Debt Service	-	-	-	-	-	-
	Interfund Transactions	-	73,954	-	-	-	-
	Expenditure Total:	**138,375**	**-**	**-**	**-**	**-**	**-**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
60-00-33100-0000	Incubator Tenant Rental	12,153	3,648				
60-00-33101-0000	Golf Sponsorship	5,484	3,738				
60-00-33102-0000	Ladder Sign Revenue	2,009					
60-00-33103-0000	Vendor Street Fair		1,084				
60-00-37020-0000	Sale of Assets (Building)						
60-00-38110-0000	Due From General Fund	72,000	72,000				
60-00-38158-0000	Due From Golf Course Fund	30,000					
	Use of Fund Balance Reserve						
	Revenue Total:	**121,647**	**80,469**	**-**	**-**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(17,213)**	**71,071**	**-**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**141,742**	**124,529**	**195,600**	**195,600**	**195,600**	**195,600**
Use of Fund Balance Reserve:					-	-
Fund Balance (Deficit)- Ending:	**124,529**	**195,600**	**195,600**	**195,600**	**195,600**	**195,600**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	0.65					
Part-time/Seasonal						
FTE Total:	**0.65**	**-**	**-**	**-**	**-**	**-**

Fund 60- Economic Development/Business Incubator Detail
Sub 47
Department- 60000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries	48,313					
1211 Overtime						
1242 Car Allowance						
1300 Employee Benefits	3,200					
1511 FICA						
1311 Bonus						
1512 Medicare	690					
1521 Retirement	2,988					
1531 State Insurance Fund						
1541 Health Insurance	10,904					
1545 Dental Insurance	865					
1548 Vision Insurance	139					
1561 Long Term Disability	191					
1999 Reserve For Pay Adjustments						
Total:	**67,291**	-	-	-	-	-

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues, Subscriptions, Memberships	9,350					
(Lehi Area Chamber of Commerce						
EDCUtah Membership						
Utah Alliance for Economic Dev.						
Utah Technology Council)						
2321 Travel & Training	1,480					
(ICSC Conference						
GOED						
UV Chamber/Utah Alliance						
Smart Cities Summit						
Proactive Recruiting)						
2369 Meetings	92					
4121 Attorney Fees						
4320 Consulting Services	2,500					
4812 Building Rent	44,327					
5780 Marketing Tools	5,195					
6522 Economic Development	8,141					
Total:	**71,084**	-	-	-	-	-

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay						
Total:	-	-	-	-	-	-

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
8111 Principal						
8121 Interest						
8151 Paying Agent Fee						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
9110 Due To General Fund		73,954				
Total:	-	**73,954**	-	-	-	-

Fund 62- Cemetery Summary
Sub 49
Department - 62000

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
	Personnel Services	16,750	3,551	4,167	5,241	3,763	5,436
	Materials, Supplies & Services	5,725	4,243	225	11,650	5,249	-
	Capital Outlay	-	66,273	-	55,000	10,758	-
	Interfund Transactions						
	Expenditure Total:	**22,475**	**74,066**	**4,392**	**71,891**	**19,771**	**5,436**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
62-00-33200-0000	Burial Plot Sales	14,100	23,585	19,600	22,000	38,743	
62-00-33201-0000	Opening/Closing Fee	3,300	6,235	4,800	8,000	13,886	
62-00-33202-0000	Headstone Inspections	245	1,410	140	600	360	
62-00-33203-0000	Xfr of Ownership Fee-Cemetery					(171)	
62-00-33434-0000	Grant Revenue		14,430				
62-00-38110-0000	Due From General Fund	5,000	10,000				
62-00-38155-0000	Due From Gas - Sale Proceeds (USP)		51,654				
62-00-39210-0000	Cemetery Donations						
	Use of Fund Balance Reserve				41,291		
	Revenue Total:	**22,645**	**107,314**	**24,540**	**71,891**	**52,817**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**170**	**33,248**	**20,148**	**0**	**33,046**	**(5,436)**
Fund Balance (Deficit)- Beginning:	**-**	**170**	**33,418**	**53,566**	**53,566**	**86,612**
Use of Fund Balance Reserve:	**-**			**(41,291)**	**-**	**-**
Fund Balance (Deficit)- Ending:	**170**	**33,418**	**53,566**	**12,275**	**86,612**	**81,176**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	0.15	0.05	0.05	0.05	0.05	0.05
Part-time/Seasonal						
FTE Total:	**0.15**	**0.05**	**0.05**	**0.05**	**0.05**	**0.05**

Fund 62- Cemetery Detail
Sub 49
Department - 62000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
1111 Salaries FT	11,140	2,357	2,526.96	3,412	2,527	3,635
1112 Salaries PT						
1211 Overtime						
1300 Employee Benefits	691	146	152.45	212	157	225
1311 Bonus						
1511 FICA			432	-		-
1512 Medicare	161	34	36	49	36	53
1521 Retirement	2,050	435	454	630	467	671
1541 Health Insurance	2,434	522	512.21	846	521	748
1545 Dental Insurance	191	39	37.07	60	39	69
1548 Vision Insurance	31	6	5.87	11	6	13
1561 Long Term Disability	52	11	9.66	21	10	22
Total:	**16,750**	**3,551**	**4,167**	**5,241**	**3,763**	**5,436**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
2121 Dues and Subscriptions						
2321 Travel & Training				1,150	1,150	
2513 Equipment Supplies & Maintenance	55	1,847		1,500	2,846	
4121 Attorney Fees						
4531 Professional and Technical Services	5,580			7,000		
5002 Misc. Services & Supplies	34	210	225	1,000		
5410 Landscaping Maintenance	57	2,186		1,000	1,253	
5510 Burial Site Opening/Closing Costs						
6211 Insurance and Surety Bond						
Total:	**5,725**	**4,243**	**225**	**11,650**	**5,249**	**-**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
7000 Capital Outlay		66,084	-	55,000	10,758	
7410 Equipment		189				
Total:	**-**	**66,273**	**-**	**55,000**	**10,758**	**-**

FY20 GENERAL FUND CAPITAL NEEDS

H	2,600,000	**Recreation Center in the Aggregate - USP**
I	100,000	**Three Library Meeting Rooms (add-on to existing building)**
G	100,000	**CDB Extension/Move Salt Shed (Add 3 bays & wash bay) - Just Wash Bay Solutio**
H	20,000	**Cory Wride Park Improvements (backstops, infield mix) - Impact Fees**
	40,000	**Trail and Sidewalk Imp. (PE Pkwy @ SL, Rock Creek @ Plum Creek) - USP**
P	1,000,000	**City Center Medians/Streetscapes - USP**
R	500,000	**City Center Medians/Streetscapes - Impact Fees**
I	50,000	**Skyline Ridge Park Pavilion**
O	80,000	**Valley View Park Bathroom**
R	200,000	**Northmoor Detention Pond and Park**
I	10,000	**City Center Orchard in Paseos**
T	500,000	**Silverlake Woodhaven Park**
Y	250,000	**Smith Ranch Park Improvements**
	140,000	**Rodeo Ground Bathrooms**
	$ 5,590,000	**TOTAL OF PROJECTS**
	$ 3,489,448	FY18 General Fund Balance (Unreserved)
	1,440,957	FY18 General Fund Capital Projects Fund Balance
	446,721	FY19 General Fund Projected Revenues Over Expenditures (estimate)
	1,385,340	FY19 Capital Projects Fund Projected Revenues Over Expenditures (estimate)
	0	FY20 Budgeted Revenues Over Expenditures
	520,000	FY20 Transfer from Impact Fee Funds
		FY20 Grant Revenue for Capital Projects
		FY20 MAG Funding and/or Developer Contributions
	3,100,000	FY20 Due From Gas Fund (USP)
	$ 10,382,467	**TOTAL AVAILABLE (Including GF Reserve and Capital Projects Reserve)**
	$ 4,792,467	Projected Combined General Fund and Capital Projects Fund Balance with High Priority Projects Completed
	(996,298)	LESS FY20 Projected Capital Projects Fund Ending Fund Balance
	$ 3,796,169	**PROJECTED GENERAL FUND BALANCE RESERVE WITH HIGH PRIORITY PROJECTS COMPLETED** **25.33%**

Reserve Based on % of		$14,986,749
749,337	5%	Min.
1,049,072	7%	
1,348,807	9%	
1,648,542	11%	
1,948,277	13%	
2,248,012	15%	
2,547,747	17%	
2,847,482	19%	
3,147,217	21%	
3,446,952	23%	
3,746,687	25%	Max.

FY21 GENERAL FUND CAPITAL NEEDS

	$ 2,500,000	**Widening of PE Pkwy (Frontier to EM Blvd) - MAG Funded (2023-24) - Loan from Transportation IF Fund?**
H	25,000	**Trees (in Gen. Fund?)**
I	1,000,000	**Airport Road (Land or first phase plus light) - Use IF Fund if we only use MAG $ for PE Pkwy?**
G	175,000	**Lone Tree Light**
H	5,000	**Security System w/ Credentials**
		Recreation Center (USP)
P	100,000	**UB Office Remodel**
R	150,000	**Phase 2 Monument Signage w/Savings from FY20 (USP)**
I	1,000,000	**Woodhaven Park ($500k from '20 and rest from impact fees)**
O	1,000,000	**Smith Ranch Park ($250k from '20 and rest from impact fees)**
R	25,000	**Storage Sheds (Parks and Events)**
I	25,000	**Pave Rest Senior Center Parking Lot**
T	360,000	**Truck and equipment Storage building 160 X 40 steel building.**
Y	600,000	**Asphalt CDB Yard**
	$ 6,965,000	**TOTAL OF PROJECTS**

Reserve Based on % of		$14,986,749
749,337	5%	Min.
1,049,072	7%	
1,348,807	9%	
1,648,542	11%	
1,948,277	13%	
2,248,012	15%	
2,547,747	17%	
2,847,482	19%	
3,147,217	21%	
3,446,952	23%	
3,746,687	25%	Max.

$ 3,489,448	FY19 General Fund Balance (Unreserved)
2,655,850	FY20 General Fund Capital Projects Fund Projected Revenues Over Expenditures (includes projected Gen. Fund >25% Transfe
570,000	Ivory Homes 2021 Contribution for CWMP
0	FY21 General Fund Budgeted Revenues Over Expenditures
	FY21 Transfer from General Fund Balance
250,000	FY21 Storm Water Impact Fee Fund (PE Pkwy)
2,250,000	FY21 MAG Funding and/or Developer Contributions (2023-24 Funding Year - Transportation IF Fund Loan until then)
1,000,000	Use of Transportation IF Fund 2021 revenue for Airport Rd. (fund balance at end of 2020 for PE Pkwy)
1,250,000	Use of Parks Impact Fee Fund balance (rest of Woodhaven and Smith Ranch)
150,000	FY21 Due From Gas Fund (USP) - remaining amount of $400k from FY20
$ 11,615,298	**TOTAL AVAILABLE (Including GF Reserve and Capital Projects Reserve)**

$ 4,650,298	**PROJECTED COMBINED GENERAL FUND/GEN. FUND CAPITAL PROJECTS FUND BALANCE RESERVE**	
(1,185,850)	LESS ENDING 2021 GENERAL FUND CAPITAL PROJECTS FUND BALANCE	
$ 3,464,448	**PROJECTED GENERAL FUND BALANCE RESERVE**	**23.12%**

GENERAL FUND CHANGES FROM TENTATIVE (4/21/20 VERSION)

Amount	Department	Detail
$ (100,000)	Revenue	Gas Tax Reduction (7% from FY20 Projection)
$ (100,000)	**Total Change in Revenues**	
$ (100,000)	Expense	Reduction of preventative maintenance from $1M to $900,000
$ (100,000)	**Total Change in Expenditures**	

GENERAL FUND CHANGES FROM PRELIMINARY (5/5/20 VERSION)

Amount	Department	Detail
$ -	**Total Change in Revenues**	
$ -	**Total Change in Expenditures**	

GENERAL FUND CHANGES FROM PUBLIC HEARING (5/19/20 VERSION)

Amount	Department	Detail
$ -	**Total Change in Revenues**	
$ -	**Total Change in Expenditures**	

Fund 47- Capital Projects- General Fund
Department- 0

EXPENDITURES	2017 Actuals	2018 Actuals	2019 Actuals	2020 Adopted	2020 Projected	2021 Proposed
Streets						
47-80-44100-7100 USP - PE Pkwy Median Landscape	301,284	15,077	500,000			
47-80-44100-7101 USP - PE Pkwy Widening at Hidden Hollow		32,013	449,903			
47-80-44100-7102 USP - EM Blvd East Pulverize/Pave	545,772					
47-81-44100-7006 Bobby Wren Blvd. Construction	562,891	29,235				
47-81-44100-7008 Salt Shed	243,353	12,586				
47-81-44100-7014 Traffic Signals		118,712	479,147			175,000
47-81-44100-7015 PE Pkwy Widening at Hidden Hollow			2,654,761			
47-81-44100-7016 Road Paving Projects (Priority 1)	24,417					
47-81-44100-7018 Road Improvements for Signal @ Sunset & 73	291,683					
47-81-44100-7019 Misc. Street Dept Projects	43,247					
47-81-44100-7021 Golden Eagle Rd.		80,000				
47-81-44100-7020 Pony Express Widening Project (East Side)	14,378	62,528				
Pony Express Widening (Lake Mtn. to CW Park)					235,000	
Pony Express Widening (Midvalley to EM Blvd)						2,750,000
Airport Road (Land, First Phase, Light)						1,000,000
47-81-44100-7022 Aviator Ave. Extension		5,500	909,276			
47-81-44100-7023 Facebook Pony Express South Extension			2,814,849			
47-81-44100-7024 St. Andrews Dr. Reimbursement Agreement			115,506			
47-81-44100-7025 New Streetlights (Developer Installs)						
Parks						
47-80-45100-7100 USP - Cory Wride Memorial Park	212,690	3,475,345	82,725			
47-80-45100-7102 USP - Nolen Park-Pavilion/Pad	53,013					
47-80-45100-7103 USP - Bike Park Improvements	21,546		4,294			
47-80-45100-7104 USP - Park Bathrooms (Various)	224,969					
47-80-45100-7105 USP - Trail Additions	35,825	80,454	221	40,000	40,000	
47-80-45100-7106 USP - City Center Streetscape Landscape		5,831	32,806	1,000,000	1,000,000	
47-80-45100-7107 USP - Misc. Parks			41,815			
47-80-45100-7108 USP - Hidden Canyon Detention	519	21,928				
47-80-45100-7112 USP - Neighborhood Match Grant		15,235	48,617			
47-80-45100- USP - Eagle Park Pavillion						
47-80-45100- USP - Recreation Facilities				2,600,000	100,000	
47-81-45100-7001 Cory Wride Memorial Park	1,529,244	2,444,319	622,094	20,000	20,000	
47-81-45100-7021 Smith Ranch Park		(685)		250,000		1,000,000
47-81-45100-7024 Misc. Parks	8,400	25,998	31,413	535,000	535,000	7,500
47-81-45100-7026 Pony Express Trail						
47-81-45100-7027 Cemetery	80,120		2,731			
47-81-45100-7028 Trees	555	29,698	3,335			
47-81-45100-7029 Hidden Canyon Park	13,823					
47-81-45100-7031 Eagle Park Entrance						
47-81-45100-7034 Skid Steer with Tracks (Parks & Cemetery)						
47-81-45100-7035 Match Sweetwater HOA Play Structure	28,537					
47-81-45100-7036 City Entrance/Wayfinding Signs			14,859	400,000	250,000	150,000
47-81-45100-7037 Mountain Bike Trail Signs						
47-81-45100-7038 Petroglyph Signs			366			
47-81-45100-7039 Safe Routes to Blackridge Elementary			72,717			
47-81-45100-7040 Park Bathrooms (Rodeo/Cemetery/Skate Park)				220,000	220,000	
47-81-45100- Bike and Pedestrian Plan Improvements				240,000	240,000	
47-81-45100- City Center Medians/Streetscapes				500,000	500,000	
47-81-45100- Silverlake - Woodhaven Park				500,000		1,000,000
Other GF Projects						
47-80-45100-7111 USP - 20th Anniversary Campaign						
47-81-41710-7001 General Plan Rewrite	82,781	2,000	3,138			
47-81-41950-7002 Misc Facilities Projects	44,994		22,204		53,617	
47-81-41950-7003 Community Development Building Basement	80,631					
47-81-45100-7111 Land and Rights of Way						
47-81-45800-7211 Library Capital Project				100,000	100,000	
47-81-41955-7001 Security Cameras (City Hall, Energy, etc.)						5,[illegible]
47-81-41950-7002 Misc. Projects from List		141,525				1,110,000
47-81-41950-7002 CD Bldg Extension & Move Salt Shed				100,000	100,000	
Expenditure Total:	**4,444,671**	**6,597,298**	**8,906,776**	**6,505,000**	**3,393,617**	**7,197,500**

REVENUES	2017 Actuals	2018 Actuals	2019 Actuals	2020 Adopted	2020 Projected	2021 Proposed
47-00-33110-0000 UDOT Grant (Sweetwater trail)						
47-00-33110-0000 EDI Federal Grant Proceeds						
47-00-33112-0000 Recreational Trails Grant	13,823					
47-00-33310-0000 County Recreation Allotment						
47-00-33320-0000 Safe Routes to School Grant			72,717			
47-00-33330-0000 MAG Funding						
47-00-33400-0000 Misc State Grant Revenue		105,767				
47-00-34525-0000 Dev. Agreement - Facilities						
47-00-37010-0000 Interest Revenue	1,736	2,781	5,024			
47-00-39705-0000 Park Donations Restricted						
47-00-39710-0000 Contributions From Developer			2,614,261	200,589	770,589	570,000
47-00-39715-0000 Contributions for Parks						
47-00-39730-0000 Contributions - General						
47-00-39740-0000 Neighborhood Match Revenue	15,000	22,075				
47-00-38170-0000 Due From SID 97-1			247,380			
47-00-38173-0000 Due From SID 98-3			129,751			
47-00-38110-0000 Due From General Fund Balance	1,846,435	1,750,000	3,450,000	1,000,000	2,500,000	
47-00-38111-0000 Due From Water Impact Fee Fund			100,000			
47-00-38112-0000 Due From Wastewater Impact Fee Fund			60,000			
47-00-38117-0000 Due From Storm Water Impact Fee Fund			75,000			250,000
47-00-38118-0000 Due From Transportation Impact Fee Fund	550,000		815,000		235,000	3,500,000
47-00-38115-0000 Due From Parks Impact Fee Fund	1,200,000	640,000		1,020,000	1,020,000	1,250,000
47-00-38153-0000 Due From Electric Utility Sale Proceeds (USP)	653,892				250,000	150,000
47-00-38155-0000 Due From Gas Utility Sale Proceeds (USP)	2,181,383	3,500,000	1,160,380	3,100,000	1,140,000	
Use of Fund Balance Reserve						
Revenue Total:	**6,462,269**	**6,020,624**	**8,729,512**	**5,320,589**	**5,915,589**	**5,720,000**

BALANCE SUMMARY	2017 Actuals	2018 Actuals	2019 Actuals	2020 Adopted	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**2,017,599**	**(576,676)**	**(177,262)**	**(1,184,411)**	**2,521,972**	**(1,477,500)**
Fund Balance (Deficit)- Beginning:	**33**	**2,017,632**	**1,440,957**	**133,878**	**133,878**	**2,655,850**
Reserved for Park Fee-In-Lieu:			**(1,129,817)**			
Use of Fund Balance Reserve:				-		
Fund Balance (Deficit)- Ending:	**2,017,632**	**1,440,957**	**133,878**	**(1,050,533)**	**2,655,850**	**1,178,350**

CAPITAL PROJECTS CHANGES FROM TENTATIVE (4/21/20 VERSION)

Amount	Fund	Detail
$ (7,500)	General Capital Projects	Fencing for petroglyphs at top of Lone Tree area/Three Kings
$ (250,000)	Transporation I.F. Loan	Additional needed for expansion of PE Parkway (Midvalley to EM Blvd)
$ (257,500)	**Total Changes**	

CAPITAL PROJECTS CHANGES FROM PRELIMINARY (5/5/20 VERSION)

Amount	Fund	Detail
$ -	**Total Changes**	

CAPITAL PROJECTS CHANGES FROM PUBLIC HEARING (5/19/20 VERSION)

Amount	Fund	Detail
$ -	**Total Changes**	

Fund 11- Water Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
11-51-51000-4531	IFFP Update					17,499	
11-51-51000-6000	Bad Debt Expense		6,590				
11-51-51000-6301	SL6 Pony Express Well Reimbursement						
11-51-51000-6302	SITLA Impact Fee Reimbursement	20,053	23,851	32,055	15,000	29,269	15,000
11-51-51000-6303	EM Links Reimbursement						
11-51-51000-6305	Meadow Ranch Holdings Reimbursement	93,435	34,260	241,303			
11-51-51000-6306	EM Properties Reimbursement						
11-51-51000-6308	Cedar Valley Water Co. Reimbursement						
11-51-51000-6310	Developer Impact Fee Reimbursement	74,575	10,778				
	Pole canyon Interconnect						1,500,000
	Building (1/2 Water 1/2 WW)						2,000,000
11-61-48100-9110	Due To General Fund		65,934				
11-61-48100-9147	Due To General Fund Capital Projects Fund			100,000			
11-61-48100-9148	Due To Capital Projects Fund						
11-61-48100-9151	Due To Water Fund	2,300,000	1,121,663	1,465,300	821,700	821,700	650,000
11-61-48100-9151	Due To Water Fund (Debt Service Reimb.)						5,000,000
11-61-48100-9151	Due To Water Fund (CWP Shares)						
11-61-48100-9151	Due To Water Fund (Settlement)						
	Total Financing Uses:	**2,488,063**	**1,263,076**	**1,838,658**	**836,700**	**868,468**	**9,165,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
11-00-34805-0000	Buy In Water SA 1	419,958	533,007	515,367.65	440,000	765,264	400,000
11-00-34806-0000	Buy In Water SA 2	429,601	281,792	341,362.00	250,000	258,075	250,000
11-00-34810-0000	EM Properties Well						
11-00-34820-0000	EMP Buy-In						
11-00-34825-0000	Future Facilities SSA						
11-00-34830-0000	CP Water LC Equity Buy-In						
11-00-34831-0000	Sunset Dr Dist Line Equity Buy-In						
11-00-34832-0000	Spyglass Dist Line Equity Buy-In						
11-00-34833-0000	Valley View Wtr Tank Equity Buy-In						
11-00-34834-0000	Storage Reimbursement						
11-00-34840-0000	SITLA 12"Water Line NSA						
11-00-34841-0000	SITLA 12"Water Line SSA						
11-00-34844-0000	Pony Express Well						
11-00-34845-0000	Future Facilities NSA						
11-00-34860-0000	Future Facilities Water SA 1	2,111,076	2,679,361	2,529,735.50	2,200,000	3,846,888	2,000,000
11-00-34870-0000	Future Facilities Water SA 2	473,889	310,842	379,161.60	250,000	284,680	250,000
11-00-37010-0000	Interest Earnings	1,125	39,728	107,719.94	75,000	71,117	50,000
11-00-38151-0000	Due From Water Fund						
	Total Financing Sources:	**3,435,649**	**3,844,730**	**3,873,347**	**3,215,000**	**5,226,024**	**2,950,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**401,199**	**2,581,654**	**2,034,689**	**2,378,300**	**4,357,555**	**(6,215,000)**
Fund Balance (Deficit)- Beginning:	**1,955,901**	**2,357,101**	**4,938,754**	**6,973,443**	**6,973,443**	**11,330,998**
Fund Balance (Deficit)- Ending:	**2,357,101**	**4,938,754**	**6,973,443**	**9,351,743**	**11,330,998**	**5,115,998**

Fund 12- Wastewater Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
12-61-48100-9149	Due To Capital Project Fund						
12-61-48100-9152	Due To Sewer Fund						
12-51-52000-4531	IFFP Update						
12-51-52000-6303	EM Links Reimbursement						
12-51-52000-6306	EM Properties Reimbursement	19,870					
12-51-52000-6309	Evan's Ranch Reimbursement	259,115					
12-51-52000-6310	Developer Impact Fee Reimbursement		37,763	61,218	35,000	53,865	35,000
	Building (1/2 Water 1/2 WW)						2,000,000
	Plant Expansion						3,000,000
	PE Parkway Line Upgrade						200,000
12-61-48100-9147	Due To General Fund Capital Projects Fund			60,000			
12-61-48100-9152	Due To Sewer Fund DEQ Debt Service						
12-61-48100-9152	Due To Sewer Fund		712,500				
	Total Financing Uses:	**278,985**	**750,263**	**121,218**	**35,000**	**53,865**	**5,235,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
12-00-34805-0000	S Revenue Bond Equity Buy-In	345,463	447,932	616,402	450,000	1,159,682	350,000
12-00-34820-0000	EMP Property Buy-In	19,870	25,764	35,454	28,000	66,702	20,000
12-00-34825-0000	Future Facilities SSA	238,094	308,716	424,826	320,000	799,256	250,000
12-00-34835-0000	Collection Line						
12-00-34845-0000	Future Facilities WW NSA	228,679	274,794	224,295	205,000	251,776	150,000
12-00-34846-0000	Carlton Sewer Line EM Links						
12-00-34816-0000	Evans Ranch Trunk Line	169,768	206,211	168,316	150,000	188,938	100,000
12-00-34830-0000	Ranches Pkwy Ext.	676	821	670	625	752	500
12-00-34855-0000	Camp Williams Sewer Line	14,574	17,697	14,450	13,000	16,220	10,000
12-00-37010-0000	Interest Earnings	15	25,200	69,388	45,000	45,811	25,000
12-00-38152-0000	Due From Sewer Fund						
	Total Financing Sources:	**1,017,140**	**1,307,134**	**1,553,801**	**1,211,625**	**2,529,138**	**905,500**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**738,155**	**556,871**	**1,432,583**	**1,176,625**	**2,475,273**	**(4,329,500)**
Fund Balance (Deficit)- Beginning:	**1,036,900**	**1,775,055**	**2,331,926**	**3,764,509**	**3,764,509**	**6,239,782**
Fund Balance (Deficit)- Ending:	**1,775,055**	**2,331,926**	**3,764,509**	**4,941,134**	**6,239,782**	**1,910,282**

Fund 15 -Parks/Trails Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
15-51-51000-4531	Professional & Technical Services			9,709		530	
15-51-45100-6000	Bad Debt Expense		3,109				
15-51-51000-6302	SITLA Impact Fee Reimbursement	61,028	83,468	101,090	120,000	156,279	
15-61-48100-9146	Due To General Capital Proj Fund	1,200,000	640,000		520,000	520,000	1,250,000
	Total Financing Uses:	**1,261,028**	**726,577**	**110,799**	**640,000**	**676,809**	**1,250,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
15-00-34825-0000	Future Facilities SSA	176,105	230,437	354,015	260,000	658,199	250,000
15-00-34840-0000	SITLA Equity Buy-In NSA	64,438	77,990	63,140	50,000	70,066	50,000
15-00-34841-0000	SITLA Equity Buy-In SSA	19,030	23,100	34,100	25,000	62,523	20,000
15-00-34845-0000	Future Facilities NSA	607,230	731,041	589,886	540,000	673,237	250,000
15-00-37010-0000	Interest Earnings	1	6,213	17,111	12,000	11,297	5,000
15-00-38110-0000	Due From General Fund						
	Use of Fund Balance Reserve						
	Total Financing Sources:	**866,803**	**1,068,781**	**1,058,252**	**887,000**	**1,475,322**	**575,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(394,225)**	**342,205**	**947,454**	**247,000**	**798,513**	**(675,000)**
Fund Balance (Deficit)- Beginning:	**617,172**	**222,947**	**565,151**	**1,512,605**	**1,512,605**	**2,311,118**
Use of Fund Balance Reserve:				-		
Fund Balance (Deficit)- Ending:	**222,947**	**565,151**	**1,512,605**	**1,759,605**	**2,311,118**	**1,636,118**

Fund 16- Public Safety Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
16-61-48100-9110	Due To General Fund (Reimbursement)	91,023					
	Total Financing Uses:	**91,023**	**-**	**-**	**-**	**-**	**-**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
16-00-34805-0000	Equity Buy-In Public Safety SSA						
16-00-34806-0000	Equity Buy-In Public Safety NSA						
16-00-34825-0000	Future Facilities SSA	6,110					
16-00-34845-0000	Future Facilities NSA	18,283					
16-00-37010-0000	Interest Earnings	1					
16-00-38110-0000	Due From General Fund Impact Fees			49			
	Use of Fund Balance Reserve	66,629					
	Total Financing Sources:	**24,394**	**-**	**49**	**-**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(66,628)**	**-**	**49**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**66,629**	**0**	**0**	**49**	**49**	**49**
Use of Fund Balance Reserve:			**-**			
Fund Balance (Deficit)- Ending:	**0**	**0**	**49**	**49**	**49**	**49**

Fund 17- Storm Water Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
17-51-59000-4531	IFFP Update		27,058	6,188		3,857	
17-51-59000-6000	Bad Debt Expense		280				
17-51-59000-6306	EM Property Reimbursement	4,837					
17-51-59000-6310	Developer Impact Fee Reimbursement			15,092	6,800	13,609	5,000
17-81-59000-	Storm Water Improvements						
17-61-48100-9147	Due To General Fund Capital Projects Fund						
17-61-48100-9159	Due To Storm Water Fund				200,000	200,000	
	Total Financing Uses:	**4,837**	**27,338**	**6,188**	**206,800**	**217,466**	**5,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
17-00-34806-0000	N Revenue Bond Equity Buy-In						
17-00-34820-0000	EMP Property Buy-In	4,837	6,189	8,903	6,800	16,670	5,000
17-00-34825-0000	Future Facilities SSA	77,451	100,084	143,983	100,000	269,591	100,000
17-00-34833-0000	Tickville Wash/Basin Equity Buy-In	42,923	50,910	42,195	35,000	44,855	30,000
17-00-34845-0000	Future Facilities NSA	91,568	108,608	90,016	75,000	95,691	70,000
17-00-37010-0000	Interest Earnings	2,258	9,237	22,015	16,000	14,534	10,000
17-00-38110-0000	Due From General Fund Impact Fees						
	Total Financing Sources:	**219,036**	**275,028**	**307,112**	**232,800**	**441,342**	**215,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**214,200**	**247,689**	**300,924**	**26,000**	**223,876**	**210,000**
Fund Balance (Deficit)- Beginning:	**380,239**	**594,439**	**842,129**	**1,143,053**	**1,143,053**	**1,366,929**
Fund Balance (Deficit)- Ending:	**594,439**	**842,129**	**1,143,053**	**1,169,053**	**1,366,929**	**1,576,929**

Fund 18- Transportation Impact Fee

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
18-51-44100-4531	Professional & Technical Services	16,957		40,891		23,154	30,000
18-51-44100-6000	Bad Debt Expense		1,603	-			
18-51-44100-6301	SL6 Pony Express Pkwy Reimbursement		171,440	345,210	200,000	200,000	175,000
18-51-44100-6302	SITLA Impact Fee Reimbursement	104,266	115,276	84,430	95,000	178,382	75,000
18-51-44100-6306	EM Property Reimbursement	273,078		-			
18-51-44100-6310	Developer Impact Fee Reimbursement	191,745	29,805	658,125	300,000	368,362	250,000
18-51-44100-7000	Capital Outlay			-			
18-61-48100-9146	Due To Capital Projects Fund	550,000					3,500,000
18-61-48100-9179	Due To Debt Service Fund						
18-61-48200-9147	Reimburse Impact Fee Payments						
	Total Financing Uses:	**1,136,045**	**318,124**	**1,128,656**	**595,000**	**769,898**	**4,030,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
18-00-34820-0000	EMP Buy-In	273,429	334,854	323,271	260,000	427,593	250,000
18-00-34825-0000	Future Facilities SSA	70,977	222,121	375,635	280,000	717,844	200,000
18-00-34840-0000	Sweetwater Rd Equity Buy-In NSA	46,748	248	-			
18-00-34841-0000	ROW & Sweetwater Rd Equity Buy-In SSA	42,656	52,700	80,600	60,000	142,954	50,000
18-00-34844-0000	Pony Express Ext through Silver Lake	145,040	176,490	170,385	135,000	225,370	125,000
18-00-34845-0000	Future Facilities NSA	243,407	699,046	645,879	580,000	693,114	250,000
18-00-34847-0000	Airport Road ROW NSA	20,031	24,470	20,163	15,000	21,020	20,000
18-00-34848-0000	Airport Road ROW SSA	5,841	7,013	10,230	7,800	19,181	5,500
18-00-34849-0000	Airport Road ROW WSA						
18-00-34850-0000	Future Facilities Trans WSA			-			
18-00-37010-0000	Interest Earnings	13	7,575	20,844	15,000	13,761	5,000
18-00-38110-0000	Due From General Fund Impact Fees						
	Use of Fund Balance Reserve			-			
	Total Financing Sources:	**848,142**	**1,524,515**	**1,647,007**	**1,352,800**	**2,260,837**	**905,500**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(287,904)**	**1,206,388**	**518,351**	**757,800**	**1,490,939**	**(3,124,500)**
Fund Balance (Deficit)- Beginning:	**578,047**	**290,144**	**1,496,532**	**2,014,883**	**2,014,883**	**3,505,822**
Use of Fund Balance Reserve:						**-**
Fund Balance (Deficit)- Ending:	**290,144**	**1,496,532**	**2,014,883**	**2,772,683**	**3,505,822**	**381,322**

IMPACT FEE FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Account	Detail

IMPACT FEE FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Account	Detail

IMPACT FEE FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Account	Detail

IMPACT FEE FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Account	Detail

$ -	Total Changes

City Of Eagle Mountain

Budget Summary- Debt Service Fund

Final Budget Appropriation

Fiscal Year 2021

Expenditures Sources from various Debts:		
98-1 SID	$	0
2013-1 SAA		126,750
2000-1 SID		0
97-1 SID		250,000
98-3 SID		150,000
Total Debt Service expenditures:		526,750
Revenues:		
98-1 SID		0
2013-1 SAA		105,000
2000-1 SID		0
97-1 SID		400,000
98-3 SID		150,000
Total Revenues	$	655,000
Total proposed appropriation		655,000
Excess/Deficit Revenues over Appropriation	$	128,250

*Deficit to come from fund balance

Fund 70: 97-1 SID

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
70-61-48100-9147	Due To Capital Projects			247,380			
70-71-47170-4140	Banking Fees	20	20		20		
70-71-47170-8151	Paying Agent Fee						
70-81-70000-6600	Reimbursement of Equity Buy-In	169,798	209,780	306,032	240,000	379,084	250,000
	Total Financing Uses:	**169,818**	**209,800**	**553,412**	**240,020**	**379,084**	**250,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
70-00-34851-0000	Equity Buy-In Transportation	212,248	262,225	382,540	300,000	816,085	400,000
70-00-37010-0000	Interest	5	6	11	10		
70-00-37090-0000	Other Revenue						
	Total Financing Sources:	**212,253**	**262,231**	**382,551**	**300,010**	**816,085**	**400,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**42,435**	**52,431**	**(170,861)**	**59,990**	**437,001**	**150,000**
Fund Balance (Deficit)- Beginning:	**81,857**	**124,292**	**176,722**	**5,861**	**5,861**	**442,863**
Fund Balance (Deficit)- Ending:	**124,292**	**176,722**	**5,861**	**65,851**	**442,863**	**592,863**

Fund 71: 2005A SID Debt Service Fund

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
71-71-47171-6000	Bad Debt Expense		3,004				
71-71-47171-9110	Admin Charges to General Fund						
71-71-47171-9110	Due To General Fund						
71-81-71000-4121	Attorney Fees	36					
71-81-71000-6600	Reimbursement of Equity Buy-In	224,751	342,847	389,854			
	Total Financing Uses:	**224,787**	**345,851**	**389,854**	**-**	**-**	**-**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
71-00-34311-0000	Assessments- Collected						
71-00-34855-0000	98-1 SID Equity Buy-In WW	217,196	146,347	4,210			
71-00-34856-0000	98-1 SID Equity Buy In Trans	204,174	132,012				
71-00-34857-0000	98-1 SID Equity Buy In SW	13,350	78				
71-00-34858-0000	98-1 SID Equity Buy In Power						
71-00-34859-0000	98-1 SID Equity Buy In Parks/Trails	19,140	12,672				
71-00-34865-0000	98-1 SID Equity Buy In Water						
71-00-37010-0000	Interest Income						
71-00-37011-0000	Interest Income- Special Assessments						
71-00-39111-0000	Bond Proceeds						
	Use of Fund Balance Reserve						
	Total Financing Sources:	**453,859**	**291,109**	**4,210**	**-**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**229,073**	**(54,742)**	**(385,643)**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**325,148**	**554,221**	**499,478**	**113,835**	**113,835**	**113,835**
Use of Fund Balance Reserve:	**-**	**-**	**-**	**-**	**-**	**-**
Fund Balance (Deficit)- Ending:	**554,221**	**499,478**	**113,835**	**113,835**	**113,835**	**113,835**

Fund 72: 2013 AA

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
72-71-47172-4140	Banking Fees	1,620	1,620	1,750	1,750	2,360	1,750
72-71-47172-8111	Principal	180,000	155,000	140,000	55,000	55,000	55,000
72-71-47172-8121	Interest	63,006	56,119	49,813	48,312	48,312	45,000
72-71-47172-8151	Paying Agent Fees	5,992	8,033	4,775	12,000	1,500	5,000
72-71-47172-9110	Administration Overhead	20,000		20,000	20,000	20,000	20,000
72-81-72000-6600	Reimbursement of Bond Proceeds						
	Total Financing Uses:	**270,618**	**220,772**	**216,338**	**137,062**	**127,172**	**126,750**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
72-00-34311-0000	Assessments Collected	250,663	228,830	215,647	200,000	117,993	100,000
72-00-34861-0000	Equity Buy-In						
72-00-34862-0000	Equity Buy-In						
72-00-37010-0000	Interest	2,654	4,053	8,607	8,000	5,684	5,000
72-00-39111-0000	SAA Proceeds						
	Total Financing Sources:	**253,316**	**232,883**	**224,254**	**208,000**	**123,677**	**105,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(17,301)**	**12,111**	**7,916**	**70,938**	**(3,495)**	**(21,750)**
Fund Balance (Deficit)- Beginning:	**297,199**	**279,898**	**292,009**	**299,925**	**299,925**	**296,430**
Fund Balance (Deficit)- Ending:	**279,898**	**292,009**	**299,925**	**370,863**	**296,430**	**274,680**

Fund 73: 98-3 SID

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
73-71-47173-4140	Banking Fees	20	20				
73-71-47173-8111	Principal						
73-71-47173-8121	Interest						
73-61-48100-9147	Due to Capital Projects Fund			129,751			
73-81-73000-6600	Reimbursement of Equity Buy-In	85,715	110,228		120,000	193,097	150,000
	Total Financing Uses:	**85,735**	**110,248**	**129,751**	**120,000**	**193,097**	**150,000**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
73-00-34311-0000	Assessments Collected						
73-00-34861-0000	Equity Buy-In Transportation	88,408	109,225	159,340	120,000	339,925	120,000
73-00-34862-0000	Equity Buy-In Storm Water	18,735	28,560	36,914	30,000	75,333	30,000
73-00-37010-0000	Interest	17	18	38			
73-00-38146-0000	Due From Road Cap Project Fund						
	Total Financing Sources:	**107,160**	**137,803**	**196,292**	**150,000**	**415,259**	**150,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**21,426**	**27,554**	**66,541**	**30,000**	**222,161**	**-**
Fund Balance (Deficit)- Beginning:	**47,262**	**68,688**	**96,242**	**162,783**	**162,783**	**384,944**
Fund Balance (Deficit)- Ending:	**68,688**	**96,242**	**162,783**	**192,783**	**384,944**	**384,944**

Fund 74: 2000-1 SID Debt Service Fund

EXPENDITURES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
74-71-47174-9110	Due To General Fund						
74-61-48100-9146	Due To Road Cap Project Fund						
74-71-47174-4140	Banking Fees	40	40				
74-71-47174-6000	Bad Debt Expense		6,576				
74-71-47174-8111	Principal						
74-71-47174-8121	Interest	(57)					
74-71-47174-8151	Paying Agent Fee	18,153	2,510	1,982			
74-71-47174-8152	Other Bond Expense						
74-71-47174-8158	Bond Call Premium						
74-71-47174-9110	Admin Charges to Gen. Fund	30,000					
74-81-74000-4121	Attorney Fees	3,222	6,138	1,656			
74-81-74000-4174	Other Bond Expense						
74-81-74000-5001	Misc. - Expenses	3					
74-81-74000-6600	Reimbursement of Equity Buy-in	235,473	162,216	19,255			
	Total Financing Uses:	**286,834**	**177,480**	**22,893**	**-**	**-**	**-**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
74-00-34311-0000	Assessments- Collected	48,714	27,820	10,081		1,938	
74-00-34312-0000	Assessments- Coverage	8,264	1,900				
74-00-34865-0000	2000-1 SID Equity Buy In Water						
74-00-34866-0000	2000-1 Equity Buy In Transportation	387,600	1,938				
74-00-34867-0000	2000-1 Equity Buy In Parks & Trails	191,649	129,752	331			
74-00-37010-0000	Interest Earning	4,870	7,231	13,946		4,102	
74-00-39111-0000	Bond Proceeds						
	Use of Fund Balance Reserve						
	Total Financing Sources:	**641,097**	**168,642**	**24,358**	**-**	**6,040**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**354,263**	**(8,839)**	**1,466**	**-**	**6,040**	**-**
Fund Balance (Deficit)- Beginning:	**254,424**	**608,687**	**599,848**	**601,314**	**601,314**	**607,354**
Use of Fund Balance Reserve:	**-**	**-**	**-**	**-**	**-**	**-**
Fund Balance (Deficit)- Ending:	**608,687**	**599,848**	**601,314**	**601,314**	**607,354**	**607,354**

City Of Eagle Mountain
Budget Summary- ENTERPRISE FUND
Final Budget Appropriation
Fiscal Year 2021

Revenue Sources from various Enterprises:		
Solid Waste	$	1,700,000
Water		11,072,300
Wastewater		5,200,000
Gas		0
Electric		0
Golf		0
Stormwater		658,000
Total revenues	$	18,630,300
Total fund Balance- (from previous year)		
Total appropriable revenues		18,630,300
Expenditures:		
Solid Waste	$	2,349,052
Water		3,962,120
Wastewater		4,428,201
Gas		0
Electric		0
Golf		0
Stormwater		579,130
Total expenditures	$	11,318,503
Other Financing Uses:		
Debt Service		0
Transfer to capital projects fund		0
Total proposed appropriation		11,318,503
Excess/(Deficit) Revenues over Appropriation	$	7,311,797

FTE

	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed	Changes this year
Solid Waste	-	-	-	-	-	-	-
Water	5.93	7.47	9.09	9.09	9.09	9.44	0.35
Wastewater	5.30	5.83	5.83	5.83	5.83	6.25	0.42
Gas	-	-	-	-	-	-	-
Electric	-	-	-	-	-	-	-
Golf	0	0	0	0	0	0	-
Special Revenue							
Stormwater	3.63	3.58	3.58	3.58	3.58	3.58	-
Internal Service							
Utility Billing	3.50	3.50	3.88	3.88	3.88	3.89	
GIS	1.00	1.00	1.50	1.66	1.50	1.50	

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	424,998	445,130	469,273	656,396	596,251	691,662
Materials, Supplies & Services	2,692,569	3,072,149	3,227,303	1,515,425	1,624,213	1,802,360
Capital Outlay	-	-	790	1,386,700	13,067,976	-
Debt Service	303,455	331,675	258,979	587,155	673,014	587,155
Interfund Transactions	656,488	592,221	1,183,641	844,062	844,062	880,943
Expenditure Total:	**4,077,510**	**4,441,175**	**5,139,985**	**4,989,738**	**16,805,517**	**3,962,120**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-00-33550-0000	CWP Water Shares Sold	519,452	3,777,277	4,269,483	500,000	6,852,680	500,000
51-00-34890-0000	Reimbursement Miscellaneous			-			
51-00-35100-0000	BB Deferred Revenue - Water			-			
51-00-35110-0000	Utility Billing- Water	3,184,896	3,528,186	3,966,794	4,250,000	4,686,924	5,000,000
51-00-35120-0000	Damage to Service		1,361	4,138		3,406	
51-00-35130-0000	Hydrant Meter Revenue	24,150	77,618	88,924	50,000	51,839	50,000
51-00-35160-0000	Meter Fee- Water	95,220	154,500	136,000	100,000	206,777	100,000
51-00-35170-0000	Connection Fees	352,350	338,850	356,000	345,000	509,143	350,000
51-00-35999-0000	YEC Audit Adjustments & Accruals	88,832	11,071	76,219			
51-00-36020-0000	Late/Delinquent Fees Penalties & Charges	57,151	57,000	70,300	57,000	57,000	70,000
51-00-37010-0000	Interest Earnings	859	1,388	2,584	2,300	2,268	2,300
51-00-37020-0000	Gain on Sale of Vehicles			-	37,000	37,000	
51-00-37090-0000	Other Miscellaneous	1,513	1	832,622		2,794	
51-00-38153-0000	Due From Electric Fund			-			
51-00-38155-0000	Due From Gas Fund						
51-00-38112-0000	Due From Sewer Fund	100,000					
51-00-38158-0000	Due From Golf Course Fund	464,157		-			
51-00-39111-0000	Bond Proceeds			-			
51-00-39710-0000	Contributions- From Developer	2,497,783	2,759,430	5,353,840		4,385,334	
51-00-38111-0000	Due From Water Impact Fee Fund	2,365,934	1,121,663	1,465,300	837,000	837,000	5,000,000
	Use of Water Fund Balance Reserve						
	Revenue Total:	**9,752,297**	**11,828,343**	**16,622,205**	**6,178,300**	**17,632,166**	**11,072,300**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**2,690,140**	**8,986,299**	**4,283,811**	**1,188,562**	**826,649**	**7,110,180**
Fund Balance (Deficit)- Beginning:	**1,819,453**	**4,509,593**	**13,495,892**	**17,779,703**	**17,779,703**	**18,606,353**
Reserved for Current CWP Share Liability:						**(21,500,000)**
Use of Fund Balance Reserve:				-		-
Fund Balance (Deficit)- Ending:	**4,509,593**	**13,495,892**	**17,779,703**	**18,968,265**	**18,606,353**	**4,216,533**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	5.93	6.84	7.84	7.84	7.84	8.81
Part-time/Seasonal		0.63	1.25	1.25	1.25	0.63
FTE Total:	**5.93**	**7.47**	**9.09**	**9.09**	**9.09**	**9.44**

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

Personnel Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-45-51000-1111	Salaries - FT	237,948	255,721	286,997.54	356,947	334,952	388,523
51-45-51000-1112	Salaries - PT	7,837	25,619	11,873.00	32,136	8,823	18,200
51-45-51000-1122	Vacation Pay						
51-45-51000-1211	Overtime	18,587	15,234	12,733.67	20,000		20,000
51-45-51000-1242	Car Allowance						
51-45-51000-1300	Employee Benefits	19,857	22,393	28,639.92	22,131	27,850	18,024
51-45-51000-1311	Bonus						
51-45-51000-1321	Clothing Allowance	2,500	2,900		2,850	2,850	2,850
51-45-51000-1511	FICA	498	401	3,831.05	1,992	1,992	7,193
51-45-51000-1512	Medicare	3,743	4,145	4,378.31	5,642	5,086	5,897
51-45-51000-1521	Retirement	47,811	35,872	43,809.75	65,928	65,928	70,079
51-45-51000-1531	Worker's Compensation (State Insurance Fund)	8,778	3,252	3,454.04	3,000	3,000	3,000
51-45-51000-1541	Health Insurance	70,006	70,900	65,899.38	132,694	132,694	143,865
51-45-51000-1545	Dental Insurance	5,559	6,582	5,923.42	9,425	9,425	10,218
51-45-51000-1548	Vision Insurance	886	857	730.76	1,671	1,671	1,812
51-45-51000-1561	Long Term Disability	988	1,253	1,001.89	1,980	1,980	2,000
	Total:	**424,998**	**445,130**	**469,273**	**656,396**	**596,251**	**691,662**

Materials, Supplies, Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-45-51000-2121	Dues, Subscriptions, Memberships (RWAU, APWA)	2,558	2,349	1,894	2,025	1,342	2,750
51-45-51000-2211	Public Notices						
51-45-51000-2321	Travel & Training	4,791	2,905	8,793	11,000	7,039	14,260
51-45-51000-2369	Meetings (Education)	58	76	55	300	300	300
51-45-51000-2411	Office Expenses & Supplies						
51-45-51000-2431	Uniforms & Clothing						
51-45-51000-2513	Equipment Supplies & Maintenance	159,694	357,875	148,600	191,000	274,294	220,000
51-45-51000-2515	SCADA Maintenance and Upgrades	5,000	5,748	25,807	28,000	28,000	28,000
51-45-51000-2521	Vehicle Fuel & Maintenance						
51-45-51000-2610	Buildings & Grounds Maintenance	600		770	2,500	2,500	2,500
51-45-51000-3111	Utilities	555,009	530,655	560,226	650,000	515,715	650,000
51-45-51000-4121	Attorney Fees	33,896	23,873	15,181	25,000	25,000	25,000
51-45-51000-4140	Banking Fees	27,285	30,047	33,462	34,000	34,000	34,000
51-45-51000-4211	Computer Network & Data Process						
51-45-51000-4271	Itron Support	6,707	4,199	1,508		15,045	
51-45-51000-4320	Engineering Services						200,000
51-45-51000-4391	Blue Staking	2,959	4,796	4,824	4,200	7,332	7,800
51-45-51000-4392	Valve Maintenance				30,000	30,000	30,000
51-45-51000-4394	Collar Maintenance		2,745	16,000	10,000	10,000	20,000
51-45-51000-4393	Lab Work	13,625	9,090	27,073	20,000	28,896	20,000
51-45-51000-4521	Collection Fees						
51-45-51000-4531	Professional/Technical Services	6,093	21,071	11,327	25,000	151,946	
51-45-51000-4541	Utility Bill Printing & Mailing						
51-45-51000-4550	Capital Facility Impact Study and Economic Analysis						
51-45-51000-4811	Equipment Rental/Lease	16,736	15,400	5,500	7,000	9,643	7,750
51-45-51000-5002	Misc. Services & Supplies	450		15,000			
51-45-51000-5311	Meters-Water (New)	140,017	239,784	202,441	240,400	241,105	300,000
51-45-51000-5312	Meters-Water (Replacement)	69,339	79,918	176,936	200,000	200,000	200,000
51-45-51000-5721	Chemicals/Fertilizers	4,602	11,311	6,571	10,000	17,058	15,000
51-45-51000-5760	Other Special Departmental Supplies						
51-45-51000-5999	Depreciation	1,532,550	1,690,388	1,830,601			
51-45-51000-6000	Bad Debt Expense	30,471	(4,554)	71,331			
51-45-51000-6211	Insurance & Surety Bonds	80,129	44,476	63,406	25,000	25,000	25,000
	Total:	**2,692,569**	**3,072,149**	**3,227,303**	**1,515,425**	**1,624,213**	**1,802,360**

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

Capital Outlay		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-45-51000-7000	Capital Outlay						
51-45-51000-7211	Building & Building Improvements				75,000	425,000	
51-45-51000-7311	South Well Improvements Upgrades					75,000	
51-45-51000-7313	CWP Improvements						
51-45-51000-7319	Cap. Impr. Proj. (Pony Express Well, Expl. Well)				65,000		
51-45-51000-7410	Equipment			790		65,000	
51-45-51000-7412	Computer Equipment						
51-45-51000-7691	Water Rights						
51-80-51100-7100	USP - Water Preparedness Measures (Well Generators)						
51-81-51000-7010	Water System Improvements Design						
51-81-51100-7314	CWP Shares				425,000		
51-81-51100-7315	EMP Settlement					5,299,586	
51-81-51100-7316	2.5 MG VV Water Tank Project						
51-81-51100-7317	Unity Pass Parallel Lines						
51-81-51100-7319	Silverlake PRV					1,996,356	
51-81-51100-7320	Facebook City Center Well					20,571	
51-81-51100-7321	Facebook 3.5 MG Tank					331,616	
51-81-51100-7322	Facebook Redundant Water Line					1,414,509	
51-81-51100-7323	Facebook Reuse Storage & Pump					340,408	
51-81-51100-	Facebook Pumps to CWP Booster					2,278,229	
51-81-51100-	SR 73 Water Lines				821,700		
51-81-51100-7324	Aviator Ave Water Lines					821,700	
	Total:	**-**	**-**	**790**	**1,386,700**	**13,067,976**	**-**

Debt Service		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-71-47100-8111	Principal S07 & S14 W&S				213,850	335,400	213,850
51-71-47100-8112	Principal S13 W&S				107,000	107,000	107,000
51-71-47100-8121	Interest S07 & S14 W&S	225,572	221,507	177,387	231,699	184,212	231,699
51-71-47100-8122	Interest - S13 W&S	38,425	36,653	34,607	34,606	34,606	34,606
51-71-47100-8131	Bond Refunding Cost	28,822	28,822	28,822			
51-71-47100-8132	Bond Issuance Cost		37,238	-			
51-71-47100-8151	Paying Agent Fee	10,637	7,456	7,471		7,450	
	Principal Paid on Capital Debt					4,346	
51-71-47100-8161	White Hills Loan Reimbursement			10,692			
	Total:	**303,455**	**331,675**	**258,979**	**587,155**	**673,014**	**587,155**

Interfund Transactions		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
51-45-51000-9152	Due To Sewer Fund						
51-45-51000-9111	Due To Water Impact Fee Fund						
51-45-51000-9148	Due To Water Cap. Proj. Fund						
51-61-48000-9110	Due To General Fund (Administrative Charge)	401,970	411,112	443,479	496,356	496,356	535,272
51-61-48000-9153	Due To Electric Fund						
51-61-48000-9154	Due To Fleet Fund	100,209	53,859	616,686	202,040	202,040	202,040
51-61-48000-9163	Due To Utility Billing Internal Service Fund	75,406	76,366	75,655	96,188	96,188	105,367
51-61-48000-9164	Due To GIS Internal Service Fund	49,936	50,884	47,821	49,478	49,478	38,264
51-61-48000-9158	Due To Golf Course Fund	28,967					
	Total:	**656,488**	**592,221**	**1,183,641**	**844,062**	**844,062**	**880,943**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	367,373	391,446	410,837	466,693	417,946	503,679
Materials, Supplies & Services	2,339,346	2,649,172	3,053,985	1,586,850	1,616,705	1,769,060
Capital Outlay	-	(48)	-	70,000	70,000	400,000
Debt Service	403,347	321,410	387,661	863,117	863,117	863,117
Interfund Transactions	735,901	606,391	726,885	801,415	801,416	892,345
Expenditure Total:	**3,845,967**	**3,968,371**	**4,579,369**	**3,788,075**	**3,769,184**	**4,428,201**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
52-00-33435-0000	DEQ Grant						
52-00-34802-0000	Bond Equity Buy In						
52-00-34805-0000	Bond Equity Buy In						
52-00-34820-0000	Property Buy In						
52-00-34825-0000	Future Facilities SSA						
52-00-34870-5000	Collection Line						
52-00-34890-0000	Reimbursement - Misc.			11,550			
52-00-35200-0000	Utility Billing- Sewer	3,494,013	3,842,554	4,293,764	4,400,000	4,694,408	5,000,000
52-00-35270-0000	Connection Fees	73,100	90,400	87,200	90,000	123,943	100,000
52-00-35999-0000	YEC Audit Adjustment & Accrual	24,984	32,966	63,577			
52-00-36020-0000	Late/Delinquent Fees Penalties & Charges	63,167	63,000	157,695	65,000	65,000	75,000
52-00-37010-0000	Interest Earnings	1,233	1,895	30,757	2,000	31,424	25,000
52-00-37020-0000	Gain on Sale of Vehicles			2,477	22,000	22,000	
52-00-38112-0000	Due From WW Impact Fee Fund (DEQ)						
52-00-38112-0000	Due From WW Impact Fee Fund		712,500				
52-00-38148-0000	Due From Water Cap Project Fund						
52-00-38151-0000	Due From Water Fund						
52-00-38153-0000	Due From Electric Fund						
52-00-38155-0000	Due From Gas Fund						
52-00-39710-0000	Contributions- From Developer	3,232,970	2,046,225	6,403,599		177,105	
52-00-39111-0000	Bond Proceeds						
	Use of Sewer Fund Balance Reserve						
	Revenue Total:	**6,889,467**	**6,789,541**	**11,050,618**	**4,579,000**	**5,113,880**	**5,200,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**592,952**	**593,458**	**1,702,976**	**790,925**	**1,344,696**	**771,799**
Fund Balance (Deficit)- Beginning:	**1,789,992**	**2,382,944**	**2,976,403**	**4,679,379**	**4,679,379**	**6,024,074**
Use of Fund Balance Reserve:						**-**
Fund Balance (Deficit)- Ending:	**2,382,944**	**2,976,403**	**4,679,379**	**5,470,304**	**6,024,074**	**6,795,873**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	5.30	5.83	5.83	5.83	5.83	6.25
Part-time/Seasonal						
FTE Total:	**5.30**	**5.83**	**5.83**	**5.83**	**5.83**	**6.25**

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

Personnel Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020	2021 Proposed
52-45-52000-1111	Salaries - FT	245,819	243,789	241,470	274,783	244,171	302,962
52-45-52000-1112	Salaries - PT						
52-45-52000-1122	Vacation Pay						
52-45-52000-1211	Overtime	9,823	1,952	4,621	6,000		6,000
52-45-52000-1242	Car Allowance						
52-45-52000-1300	Employee Benefits	20,661	14,221	11,273	17,037	17,037	18,332
52-45-52000-1311	Bonus						
52-45-52000-1321	Clothing Allowance	2,000	1,600		2,650	2,650	2,650
52-45-52000-1511	FICA			2,501			
52-45-52000-1512	Medicare	3,595	3,316	3,363	3,984	3,984	4,393
52-45-52000-1521	Retirement	4,010	29,953	54,742	50,752	50,752	54,613
52-45-52000-1531	Worker's Compensation	7,340	2,034	2,091	3,000	3,000	3,000
52-45-52000-1541	Health Insurance	66,604	85,864	82,992	98,674	86,706	101,552
52-45-52000-1545	Dental Insurance	5,536	6,541	5,995	7,009	6,844	7,213
52-45-52000-1548	Vision Insurance	857	1,060	938	1,242	1,242	1,279
52-45-52000-1561	Long Term Disability	1,129	1,117	853	1,561	1,561	1,686
52-45-52000-1999	Reserve For Pay Adjustments						
	Total:	**367,373**	**391,446**	**410,837**	**466,693**	**417,946**	**503,679**

Materials, Supplies, Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
52-45-52000-2121	Dues, Subscriptions, Memberships (RWAU, WEAU)	2,793		170	1,500	1,500	10,760
52-45-52000-2211	Public Notices					385	
52-45-52000-2321	Travel & Training	3,738	4,899	6,877	9,350	9,350	10,450
52-45-52000-2369	Meetings		39	5	300	300	300
52-45-52000-2411	Office Expenses & Supplies						
52-45-52000-2421	Postage						
52-45-52000-2431	Uniforms & Clothing						
52-45-52000-2513	Equipment Supplies & Maintenance	83,689	87,446	131,828	140,000	162,643	167,000
52-45-52000-2515	SCADA Maintenance	5,753	17,454	1,066	15,000	15,000	15,000
52-45-52000-2516	Pre-Treatment Program		1,270		10,000	10,000	10,000
52-45-52000-	Bio Solids Disposal				21,000	21,000	30,000
52-45-52000-2521	Vehicle Fuel						
52-45-52000-2610	Buildings & Grounds Maintenance	3,630	1,214	1,268	7,000	7,000	14,000
52-45-52000-3111	Utilities	71,424	73,797	86,200	75,000	75,389	75,000
52-45-52000-4121	Attorney Fees	12,408	2,574	6,929	15,000	15,000	15,000
52-45-52000-4140	Banking Fees	27,285	30,047	33,462	34,000	34,000	34,000
52-45-52000-4211	Computer Network & Data Process						
52-45-52000-4320	Engineering Services			792	25,000	25,000	25,000
52-45-52000-4394	Collar Maintenance		2,745	10,000	10,000	10,000	20,000
52-45-52000-4391	Blue Staking	3,350	4,796	4,824	4,200	7,332	7,800
52-45-52000-4393	Lab Work	34,447	39,333	33,297	45,000	45,000	55,000
52-45-52000-4521	Collection Fees						
52-45-52000-4531	Professional/Technical Services	13,828	19,989	4,934	20,000	20,790	20,000
52-45-52000-4541	Utility Bill Printing & Mailing						
52-45-52000-4550	Capital Facility Impact Study and Economic Analysis						
52-45-52000-4581	TSSD Services	863,278	1,073,469	1,157,341	1,100,000	1,100,000	1,200,000
52-45-52000-4811	Equipment Rental		5,500	5,500	7,500	10,016	7,750
52-45-52000-5001	Misc. Expenses						
52-45-52000-5002	Misc. Services & Supplies						
52-45-52000-5721	Chemicals/Fertilizer			4,867	22,000	22,000	27,000
52-45-52000-5999	Depreciation	1,094,290	1,227,842	1,392,587			
52-45-52000-6000	Bad Debt Expense	39,303	12,283	108,635			
52-45-52000-6211	Insurance & Surety Bonds	80,129	44,476	63,406	25,000	25,000	25,000
	Total:	**2,339,346**	**2,649,172**	**3,053,985**	**1,586,850**	**1,616,705**	**1,769,060**

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

Capital Outlay		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
52-45-52000-7000	Capital Outlay				60,000	60,000	400,000
52-45-52000-7001	White Hills Sewer						
52-45-52000-7211	Building & Building Improvements				10,000	10,000	
52-45-52000-7319	Improvements Other Than Building						
52-45-52000-7410	Equipment						
52-45-52000-7412	Computer Equipment						
52-45-52000-7421	Vehicles		(48)				
52-81-52100-7301	Facebook Lift Station & Force Main						
52-81-52100-	Facebook Sanitary Sewer & Force Main						
52-81-52100-	Facebook Winter Storage Ponds						
	Total:	**-**	**(48)**	**-**	**70,000**	**70,000**	**400,000**

Debt Service		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
52-71-47100-8111	Principal S07 & S14 W&S				241,150	241,150	241,150
52-71-47100-8112	Principal DEQ				310,000	310,000	310,000
52-71-47100-8121	Interest S07 & S14 W&S	303,028	176,489	246,044	261,277	261,277	261,277
52-71-47100-8122	Interest DEQ	58,950	52,760	54,000	50,690	50,690	50,690
52-71-47100-8131	Bond Refunding Cost	38,205	38,205	38,205			
52-71-47100-8132	Bond Issuance Cost		49,362	47,133			
52-71-47100-8151	Paying Agent Fee	3,164	4,594	2,279			
	Total:	**403,347**	**321,410**	**387,661**	**863,117**	**863,117**	**863,117**

Interfund Transactions		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
52-61-48000-9076	Due To DEQ Bond Fund						
52-61-48000-9110	Due To General Fund (Administration Charge)	398,086	406,392	438,403	488,401	488,401	521,366
52-61-48000-9153	Due To Electric Fund						
52-61-48000-9154	Due To Fleet Fund	111,613	72,749	165,006	167,349	167,349	227,348
52-61-48000-9158	Due To Golf Course Fund	860					
52-61-48000-9163	Due To Utility Billing Internal Service Fund	75,406	76,366	75,655	96,188	96,188	105,367
52-61-48000-9164	Due To GIS Internal Service Fund	49,936	50,884	47,821	49,478	49,478	38,264
52-61-52000-9151	Due To Water Fund	100,000					
	Total:	**735,901**	**606,391**	**726,885**	**801,415**	**801,416**	**892,345**

Fund 53- Electric Utility Summary
Sub 45- Utility Services
Department 53000

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	50,041	10,622	146,146	-	-	-
Capital Outlay	-	-	-		-	-
Debt Service*	5,388	-	2,535	-	-	-
Interfund Transactions	760,385	-	-	-	-	-
Expenditure Total:	**815,813**	**10,622**	**148,681**	**-**	**-**	**-**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
53-00-34010-0000 In-house Construction						
53-00-34218-0000 Subdivision Inspection Fees						
53-00-34805-0000 South Bond Equity Buy In						
53-00-34806-0000 North Bond Equity Buy In						
53-00-34825-0000 Future Facilities Fee SSA						
53-00-34845-0000 Future Facilities Fee NSA						
53-00-34890-0000 Reimbursement Miscellaneous						
53-00-35300-0000 Utility Billing- Electric	(5,806)	(1,843)	(1,325)			
53-00-35320-0000 Damages to Services-Electric						
53-00-35360-0000 Meter Fee - Electric						
53-00-35365-0000 Fiber Boots - Direct Comm.						
53-00-35370-0000 Connection Fees						
53-00-35375-0000 Temporary Power Connection						
53-00-35385-0000 Service Calls			(1,148)			
53-00-35999-0000 YEC Audit Adjustment & Accrual						
53-00-36020-0000 Late/Delinquent Fees Penalties						
53-00-37010-0000 Interest Earnings						
53-00-37020-0000 Sale of Assets						
53-00-37021-0000 Cost of Assets Sold						
53-00-37090-0000 Miscellaneous						
53-00-38113-0000 Due From Electric Impact Fee Fund		0				
53-00-38151-0000 Due From Water Fund						
53-00-38152-0000 Due From Sewer Fund						
53-00-38155-0000 Due From Gas Fund						
53-00-39710-0000 Contributions- From Developer						
53-00-39111-0000 Bond Proceeds-Less Purchased Fixed Assets						
Revenue Total:	**(5,806)**	**(1,843)**	**(2,473)**	**-**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	**(636,454)**	**(5,873)**	**(151,154)**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**653,892**	**17,438**	**11,565**	**(139,590)**	**(139,590)**	**(139,590)**
Fund Balance (Deficit)- Ending:	**17,438**	**11,565**	**(139,590)**	**(139,590)**	**(139,590)**	**(139,590)**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 53- Electric Utility Detail
Sub 45- Utility Services
Department 53000

Personnel Services		**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
53-45-53000-1111	Salaries - FT						
53-45-53000-1112	Salaries - PT						
53-45-53000-1121	Holiday Pay						
53-45-53000-1211	Overtime						
53-45-53000-1212	Wellness Benefit						
53-45-53000-1300	Employee Benefits						
53-45-53000-1311	Bonus						
53-45-53000-1511	FICA						
53-45-53000-1512	Medicare						
53-45-53000-1521	Retirement						
53-45-53000-1531	Worker's Compensation						
53-45-53000-1541	Health Insurance						
53-45-53000-1545	Dental Insurance						
53-45-53000-1548	Vision Insurance						
53-45-53000-1561	Long Term Liability						
	Total:	**-**	**-**	**-**	**-**	**-**	**-**

Materials, Supplies, Services		**2017 Actual**	**2018 Actual**	**2019 Actual**	**2020 Approved**	**2020 Projected**	**2021 Proposed**
53-45-53000-2121	Dues, Subscriptions, Memberships						
53-45-53000-2211	Public Notices						
53-45-53000-2321	Travel & Training						
53-45-53000-2368	Sustainability Committee						
53-45-53000-2369	Meetings						
53-45-53000-2411	Office Expenses & Supplies						
53-45-53000-2431	Uniforms & Clothing						
53-45-53000-2513	Equipment Supplies & Maintenance						
53-45-53000-2515	SCADA						
53-45-53000-2521	Equipment Fuel & Maintenance						
53-45-53000-2610	Buildings & Ground Maintenance						
53-45-53000-3111	Utilities						
53-45-53000-4121	Attorney Fees						
53-45-53000-4140	Banking Fees						
53-45-53000-4211	Computer Network & Data Process						
53-45-53000-4271	Itron Support						
53-45-53000-4320	Engineering Services						
53-45-53000-4350	In-house Construction Materials & Supplies						
53-45-53000-4351	In-house Construction Rental						
53-45-53000-4391	Blue Staking						
53-45-53000-4521	Collection Fees						
53-45-53000-4531	Professional/Technical Services						
53-45-53000-4541	Utility Bill Printing & Mailing						
53-45-53000-4811	Equipment Rental/Lease						
53-45-53000-5002	Misc. Services & Supplies						
53-45-53000-5141	Streetlight Repair						
53-45-53000-5321	Meters-Electric		4,476				
53-45-53000-5323	Service Calls - Materials & Supplies		(350)				
53-45-53000-5325	Service Calls - Rentals						
53-45-53000-5331	Residential Connections (Materials & Supplies)						
53-45-53000-5335	Commercial Connections (Materials & Supplies)						
53-45-53000-5630	UMPA Purchase For Resale- Electricity						
53-45-53000-5650	UAMPS Fees						
53-45-53000-5670	Horsebutte Purchase for Resale						
53-45-53000-5999	Depreciation						
53-45-53000-6000	Bad Debt Expense	50,041	6,496	146,146			
53-45-53000-6211	Insurance & Surety Bonds						
53-45-53000-7500	USP - EMC 20th Anniv.						
	Total:	**50,041**	**10,622**	**146,146**	**-**	**-**	**-**

Fund 53- Electric Utility Detail (continued)

Sub 45- Utility Services
Department 53000

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
53-45-53000-7000 Capital Outlay						
53-45-53000-7211 Building & Building Improvements						
53-45-53000-7319 Capital Improvement Projects						
53-45-53000-7410 Equipment						
53-45-53000-7411 Office Equipment						
53-45-53000-7412 Computer Equipment						
53-45-53000-7415 System Equipment						
53-45-53000-7421 Vehicles						
Total:	-	-	-	-	-	-

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
53-71-47100-8111 Principal						
53-71-47100-8121 Interest						
53-71-47100-8151 Paying Agent Fee	5,388		2,535			
53-71-47100-8155 Letter of Credit Fee						
53-71-47100-8157 Bond Costs						
Total:	**5,388**	-	**2,535**	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
53-45-53000-9113 Due To Electric Impact Fee Fund						
53-45-53000-9145 Due To Gas/Elec. Capital Projects Fund						
53-45-53000-9900 Loss on sale of Capital Asset						
53-61-48000-9110 Due To General Fund (Administrative Charge)						
53-61-48000-9147 Due To Cap Proj-Sale Proceeds	653,892					
53-61-48000-9151 Due To Water Fund						
53-61-48000-9152 Due To Sewer Fund						
53-61-48000-9154 Due To Fleet Fund						
53-61-48000-9158 Due To Golf Course Fund	106,493					
53-61-48000-9163 Due To Utility Billing Internal Service Fund						
53-61-48000-9164 Due To GIS Internal Service Fund						
Total:	**760,385**	-	-	-	-	-

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	51,798	3,929	156,690	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service	4,863	-	2,301	-	-	-
Interfund Transactions	2,185,351	3,551,654	1,160,380	-	-	-
Expenditure Total:	**2,242,012**	**3,555,582**	**1,319,371**	**-**	**-**	**-**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-00-34010-0000 In-house Construction						
55-00-34218-0000 Subdivision Inspections						
55-00-34311-0000 NR SAA Assessments Collected						
55-00-34890-0000 Reimbursement- Miscellaneous						
55-00-35385-0000 Service Calls						
55-00-35500-0000 Utility Billing- Gas	(5,070)	(2,751)	26			
55-00-35511-0000 CPR Gas Extension Fees						
55-00-35520-0000 Damage to Services- Gas						
55-00-35560-0000 Meter Fee - Natural Gas						
55-00-35570-0000 Connection Fees						
55-00-35575-0000 Temporary Gas Connection						
55-00-35999-0000 YEC Audit Adjustments & Accrual						
55-00-37010-0000 Interest Earnings	54,781	25,419	112,849			
55-00-37011-0000 Interest Earnings - NR SAA	768	11,137	1,187			
55-00-37020-0000 Sale of Assets						
55-00-37021-0000 Cost of Assets Sold						
55-00-39710-0000 Contributions- From Developer						
Bond Proceeds - Less Capital Assets						
Use of Gas Fund Balance Reserve			2,100,000	3,100,000		
Revenue Total:	**50,480**	**50,480**	**33,805**	**3,100,000**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(2,085,678)**	**(3,472,711)**	**(1,253,176)**	**3,100,000**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**12,100,579**	**10,014,901**	**6,542,190**	**5,289,014**	**5,289,014**	**5,289,014**
Use of Fund Balance Reserve:				**(3,100,000)**	**-**	**-**
Fund Balance (Deficit)- Ending:	**10,014,901**	**6,542,190**	**5,289,014**	**5,289,014**	**5,289,014**	**5,289,014**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 55- Natural Gas Utility Summary (continued)
Sub 45
Department 55000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-45-55000-1111 Salaries - FT						
55-45-55000-1112 Salaries - PT						
55-45-55000-1211 Overtime						
55-45-55000-1242 Car Allowance						
55-45-55000-1300 Employee Benefits						
55-45-55000-1511 FICA						
55-45-55000-1512 Medicare						
55-45-55000-1521 Retirement						
55-45-55000-1531 Worker's Compensation						
55-45-55000-1541 Health Insurance						
55-45-55000-1545 Dental Insurance						
55-45-55000-1548 Vision Insurance						
55-45-55000-1561 Long Term Disability						
Total:	**-**	**-**	**-**	**-**	**-**	**-**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-45-55000-2121 Dues, Subscriptions, Memberships						
55-45-55000-2211 Public Notices						
55-45-55000-2321 Travel & Training						
55-45-55000-2369 Meetings						
55-45-55000-2411 Office Expenses & Supplies						
55-45-55000-2431 Uniforms & Clothing						
55-45-55000-2513 Equipment Supplies & Maintenance						
55-45-55000-2515 SCADA						
55-45-55000-2521 Vehicle Fuel & Maintenance						
55-45-55000-2610 Buildings & Ground Maintenance						
55-45-55000-3111 Utilities						
55-45-55000-4121 Attorney Fees	252					
55-45-55000-4140 Banking Fees						
55-45-55000-4211 Computer Network & Data Process						
55-45-55000-4271 Itron Support						
55-45-55000-4320 Engineering Services						
55-45-55000-4350 In-House Construction (Materials & Supplies)						
55-45-55000-4351 In-House Construction (Rentals)						
55-45-55000-4391 Blue Staking						
55-45-55000-4521 Collection Fees						
55-45-55000-4531 Professional/Technical Services						
55-45-55000-4541 Utility Bill Printing & Mailing						
55-45-55000-4550 Cap. Facil./Impact/Econ. Study						
55-45-55000-5002 Misc. Services & Supplies						
55-45-55000-5321 Meters-Gas						
55-45-55000-5331 Connection Services						
55-45-55000-5333 Service Call-Gas						
55-45-55000-5620 Purchase For Resale- Gas						
55-45-55000-5999 Depreciation						
55-45-55000-6000 Bad Debt Expense	51,546	3,929	156,690			
55-45-55000-6211 Insurance & Surety Bonds						
Total:	**51,798**	**3,929**	**156,690**	**-**	**-**	**-**

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-45-55000-7111 Land and Rights of Way						
55-45-55000-7211 Building & Building Improvements						
55-45-55000-7319 Capital Improvement Projects						
55-45-55000-7410 Equipment						
55-45-55000-7412 Computer Equipment						
55-45-55000-7502 Sale Proceeds - CW Park w/Grant						
Total:	-	-	-	-	-	-

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-71-47100-8111 Principal						
55-71-47100-8121 Interest						
55-71-47100-8151 Paying Agent Fee	4,863		2,301			
55-71-47100-8157 Bond Costs						
Total:	**4,863**	-	**2,301**	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
55-45-55000-9145 Due To Gas/Elec. Capital Projects Fund						
55-61-48000-9110 Due To General Fund (Administrative Charge)						
55-61-48000-9147 Due To General Fund Capital Projects (USP)	2,181,383	3,551,654	1160380.48			
55-61-48000-9151 Due To Water Fund						
55-61-48000-9152 Due To Sewer Fund						
55-61-48000-9155 Due To Electric Fund						
55-61-48000-9154 Due To Fleet Fund						
55-61-48000-9158 Due To Golf Course Fund	3,968					
55-61-48000-9163 Due To Utility Billing Internal Service Fund						
55-61-48000-9164 Due To GIS Internal Service Fund						
Total:	**2,185,351**	**3,551,654**	**1,160,380**	-	-	-

Fund 57- Solid Waste Summary
Sub 45
Department- 57000

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	934	1,831	186	-	-	-
Materials, Supplies & Services	1,076,872	1,174,704	1,327,828	1,335,500	1,319,000	1,541,500
Capital Outlay	-	-	-	-	-	680,000
Debt Service						
Interfund Transactions	97,721	299,327	102,141	115,557	115,557	127,552
Expenditure Total:	**1,175,527**	**1,475,862**	**1,430,154**	**1,451,057**	**1,434,557**	**2,349,052**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-00-35700-0000	Utility Billing- Solid Waste	1,242,875	1,349,005	1,500,386	1,500,000	1,625,000	1,650,000
	Green Waste Revenue						25,000
57-00-35705-0000	Garbage Fuel Surcharge	(25)	(7)	0.3			
57-00-35999-0000	YEC Audit Adjustment & Accrual	10,904	8,903	14057.2			
57-00-36020-0000	Late/Delinquent Fees Penalties & Charges	22,560	22,500	27750	23,500		25,000
	Use of Solid Waste Fund Balance						
	Revenue Total:	**1,276,313**	**1,380,401**	**1,542,193**	**1,523,500**	**1,625,000**	**1,700,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**154,851**	**(123,124)**	**112,039**	**72,443**	**190,443**	**(649,052)**
Fund Balance (Deficit)- Beginning:	**407,026**	**561,877**	**438,753**	**550,793**	**550,793**	**741,236**
Use of Fund Balance Reserve:				-	-	-
Fund Balance (Deficit)- Ending:	**561,877**	**438,753**	**550,793**	**623,236**	**741,236**	**92,184**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 57- Solid Waste Summary
Sub 45
Department- 57000

Personnel Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-45-57000-1111	Salaries - FT						-
57-45-57000-1112	Salaries - PT	523					
57-45-57000-1211	Overtime						
57-45-57000-1300	Employee Benefits	81	198	64.73			-
57-45-57000-1511	FICA	62	46				
57-45-57000-1512	Medicare	32	41	8.41			-
57-45-57000-1521	Retirement	194	348	93.51			-
57-45-57000-1531	Worker's Compensation						
57-45-57000-1541	Health Insurance	43	1,079	18.96			-
57-45-57000-1545	Dental Insurance		89				-
57-45-57000-1548	Vision Insurance		14				-
57-45-57000-1561	Long Term Disability		15				-
	Total:	**934**	**1,831**	**186**	**-**	**-**	**-**

Materials, Supplies, Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-45-57000-2321	Travel & Training						
57-45-57000-2369	Meetings						
57-45-57000-2431	Uniforms & Clothing						
57-45-57000-2513	Equipment, Supplies & Maintenance						
57-45-57000-4121	Attorney Fees						
57-45-57000-4140	Banking Fees	4,473	4,926	5486	5,000	5,000	6,000
57-45-57000-4211	Computer Network & Data Processing						
57-45-57000-4521	Collection Expense				500	500	500
57-45-57000-4541	Utility Bill Printing & Mailing						
57-45-57000-4585	City Cleanup Areas (Waste)	25,461	7,865	160	50,000	3,500	50,000
57-45-57000-4586	City-Wide Cleanup Project(s)	15,366	26,942	11097	50,000	25,000	50,000
	Green Waste Program						50,000
57-45-57000-5640	Solid Waste Disposal Contract	1,016,213	1,114,403	1248567	1,200,000	1,250,000	1,350,000
57-45-57000-6000	Bad Debt Expense	13,518	(779)	29387			
57-45-57000-6810	Dump Passes	1,842	21,347	33131	30,000	35,000	35,000
	Total:	**1,076,872**	**1,174,704**	**1,327,828**	**1,335,500**	**1,319,000**	**1,541,500**

Capital Outlay		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-45-57000-7000	Capital Outlay						30,000
	Composting Yard (Land)/Green Waste & Chipper						650,000
57-45-57000-7421	New Vehicle Purchase						
	Total:	**-**	**-**	**-**	**-**	**-**	**680,000**

Debt Service		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-71-47100-8111	Principal						
57-71-47100-8121	Interest						
57-71-47100-8151	Paying Agent Fee						
	Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
57-61-48000-9110	Due To General Fund (Administrative Charge)	58,568	59,675	62,858	65,613	65,613	72,842
57-61-48000-9163	Due To Utility Billing Internal Service	39,153	39,652	39283	49,944	49,944	54,710
57-61-48000-9159	Due To Storm Drain Fund		200,000				
	Total:	**97,721**	**299,327**	**102,141**	**115,557**	**115,557**	**127,552**

Fund 58- Golf Course Summary
Sub 40
Department 58000

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Interfund Transactions	-	53,611	-	-	-	-
Expenditure Total:	**-**	**53,611**	**-**	**-**	**-**	**-**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-00-35710-0000	Cell Tower Revenue						
58-00-37010-0000	Interest Earnings						
58-00-37090-0000	Miscellaneous Revenue		3,064				
58-00-39710-0000	Contributions from Developer						
	Use of Golf Fund Balance Reserve						
	Revenue Total:	**-**	**3,064**	**-**	**-**	**-**	**-**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	**-**	**(50,547)**	**-**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**53,611**	**53,611**	**3,064**	**3,064**	**3,064**	**3,064**
Use of Fund Balance Reserve:				**-**	**-**	**-**
Fund Balance (Deficit)- Ending:	**53,611**	**3,064**	**3,064**	**3,064**	**3,064**	**3,064**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	**-**	**-**	**-**	**-**	**-**	**-**

Fund 58- Golf Course Summary
Sub 40
Department 58000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-40-58000-1111 Salaries						
58-40-58000-1211 Overtime						
58-40-58000-1300 Employee Benefits						
58-40-58000-1311 Bonus						
58-40-58000-1511 FICA						
58-40-58000-1512 Medicare						
58-40-58000-1521 Retirement						
58-40-58000-1531 Worker's Compensation						
58-40-58000-1541 Health Insurance						
58-40-58000-1545 Dental Insurance						
58-40-58000-1548 Vision Insurance						
58-40-58000-1561 Long Term Disability						
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-40-58000-2121 Dues, Subscriptions, Memberships						
58-40-58000-2321 Travel & Training						
58-40-58000-2411 Office Expenses $ Supplies						
58-40-58000-2431 Uniforms & Clothing						
58-40-58000-2513 Equipment Supplies & Maintenance						
58-40-58000-4520 Contract Services						
58-40-58000-4531 Professional & Technical Services						
58-40-58000-5002 Misc. Services and Technical Services						
58-40-58000-5999 Depreciation						
Total:	-	-	-	-	-	-

Fund 58- Golf Course Summary
Department 58000

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-40-58000-7611 Golf Course Pumps and Wells						
Total:	-	-	-	-	-	-

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-71-47100-8121 Interest						
58-71-47100-8151 Paying Agent Fee						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
58-40-58000-9210 Due To General Fund		53,611				
58-61-48000-9151 Due To Water Fund						
58-61-48000-9154 Due To Fleet Fund						
Total:	-	**53,611**	-	-	-	-

Fund 59- Storm Water Utility Summary
Sub 45
Department 59000

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	240,793	320,101	328,575	271,274	339,468	274,266
Materials, Supplies & Services	87,939	429,226	469,092	102,625	94,309	103,625
Capital Outlay	55,594	-	438	205,300	209,063	-
Debt Service	-	-	-	-	-	-
Interfund Transactions	135,477	153,127	221,833	199,217	196,084	201,239
Expenditure Total:	**519,802**	**902,454**	**1,019,938**	**778,416**	**838,924**	**579,130**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-00-35900-0000	Utility Billing - Storm Drain	370,671	496,331	566,431	585,000	609,147	650,000
59-00-35920-0000	Damage to Services - Storm Drain			923			
59-00-35999-0000	YEC Audit Adjustments & Accrual	2,372	12,692	7,167			
59-00-36020-0000	Late/Delinquent Fees Penalties & Charges	7,520	7,500	9,250	8,000	8,000	8,000
59-00-38117-0000	Due From Storm Water Impact Fee Fund				200,000	200,000	
59-00-38157-0000	Due From Solid Waste Fund		200,000				
59-00-39710-0000	Contributions From Developers		1,838,034	1,230,861			
59-00-39730-0000	Contributions - General		10,220,601				
	Use of Storm Water Fund Balance						
	Revenue Total:	**380,562**	**12,775,158**	**1,814,632**	**793,000**	**817,147**	**658,000**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**(104,791)**	**173,580**	**(34,480)**	**14,584**	**(21,777)**	**78,870**
Fund Balance (Deficit)- Beginning:	**93,793**	**(10,998)**	**162,582**	**128,102**	**128,102**	**106,326**
Use of Fund Balance Reserve:						**-**
Fund Balance (Deficit)- Ending:	**(10,998)**	**162,582**	**128,102**	**142,686**	**106,326**	**185,196**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	3.63	3.58	3.58	3.58	3.58	3.58
Part-time/Seasonal						
FTE Total:	**3.63**	**3.58**	**3.58**	**3.58**	**3.58**	**3.58**

Fund 59- Storm Water Utility Summary (continued)
Sub 45
Department 59000

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-45-59000-1111 Salaries - FT	140,078	165,691	198,788	156,456	194,761	158,817
59-45-59000-1112 Salaries - PT	3,571	3,852	4,428	-	18,093	
59-45-59000-1211 Overtime	10,539	8,483	8,106	5,000		5,000
59-45-59000-1300 Employee Benefits	13,757	15,510	19,104	9,700	18,837	9,847
59-45-59000-1311 Bonus						
59-45-59000-1321 Clothing Allowance	800	800		1,300	1,300	1,300
59-45-59000-1511 FICA	221	241	2,867	-	1,143	-
59-45-59000-1512 Medicare	2,177	2,510	2,998	2,269	3,175	2,303
59-45-59000-1521 Retirement	25,153	74,305	35,043	28,898	34,441	29,334
59-45-59000-1531 Worker's Compensation	3,835	1,219	1,307	1,000	1,062	1,000
59-45-59000-1541 Health Insurance	36,550	42,858	50,960	60,593	60,593	60,593
59-45-59000-1545 Dental Insurance	3,021	3,351	3,701	4,304	4,304	4,304
59-45-59000-1548 Vision Insurance	470	526	568	763	769	763
59-45-59000-1561 Long Term Disability	620	755	705	992	992	1,007
Total:	**240,793**	**320,101**	**328,575**	**271,274**	**339,468**	**274,266**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-45-59000-2121 Dues, Subscriptions, Memberships (Storm Drain Coalition, Storm Permit)	4,416	4,416	4,846	5,000	8,307	6,000
59-45-59000-2321 Travel & Training	880	1,072	1,044	2,375	2,375	2,375
59-45-59000-2369 Meetings				50	50	50
59-45-59000-2431 Uniforms & Clothing				22,500	22,500	22,500
59-45-59000-2513 Equipment Supplies & Maintenance	11,262	14,574	15,956	30,000	18,399	30,000
59-45-59000-2514 Stormdrain Maint.	22,627	13,186	14,853	2,500	2,500	2,500
59-45-59000-2520 Public Education & Outreach			328			
59-45-59000-2610 Building & Grounds Maintenance				3,000	2,000	3,000
59-45-59000-3111 Utilities	98	1,982	1,902	1,000	1,000	1,000
59-45-59000-4121 Attorney Fees	54		144	3,700	3,700	3,700
59-45-59000-4140 Banking Fees	3,131	3,448	3,840			
59-45-59000-4211 Computer Network & Data Processing						
59-45-59000-4391 Blue Staking						
59-45-59000-4521 Collection Fees				5,000	5,972	5,000
59-45-59000-4531 Professional & Technical Services		500	992			
59-45-59000-4541 Utility Bill Printing & Mailing				17,500	17,500	17,500
59-45-59000-4811 Equipment Rental/Lease	11,072	16,389	11,470			
59-45-59000-5002 Misc. Services & Technical Services		261		5,000	5,000	5,000
59-45-59000-4394 Collar Maintenance		2,295	5,000		5	
59-45-59000-5731 Street Sweeping	19,733	13,898	1,720			
59-45-59000-5999 Depreciation		350,490	391,820			
59-45-59000-6000 Bad Debt Expense	3,219	361	6,120	5,000	5,000	5,000
59-45-59000-6211 Insurance & Surety Bonds	11,447	6,354	9,058			
Total:	**87,939**	**429,226**	**469,092**	**102,625**	**94,309**	**103,625**

Fund 59- Storm Water Utility Summary
Department 59000

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-45-59000-7000 Capital Purchases						
59-45-59000-7111 Land and Rights of Way						
59-45-59000-7410 Equipment	55,594		438	5,300	9,063	
59-81-59100-7001 Pony Express Improvements				200,000	200,000	
Total:	**55,594**	**-**	**438**	**205,300**	**209,063**	**-**

Debt Service	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-71-47100-8121 Interest						
59-71-47100-8151 Paying Agent Fee						
Total:	**-**	**-**	**-**	**-**		**-**

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
59-61-48000-9110 Due To General Fund (Administrative Charge)	59,335	60,853	66,370	71,167	71,167	76,069
59-61-48000-9154 Due To Fleet Fund	36,197	52,291	117,001	84,171	84,171	84,171
59-61-48000-9158 Due To Golf Course Fund	602					
59-61-48000-9163 Due To Utility Billing Internal Service Fund	17,194	17,413	17,251	21,933	18,800	24,026
59-61-48000-9164 Due To GIS Internal Service Fund	22,149	22,570	21,211	21,946	21,946	16,972
Total:	**135,477**	**153,127**	**221,833**	**199,217**	**196,084**	**201,239**

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	145,246	131,386	144,825	194,777	190,698	203,870
Materials, Supplies & Services	61,825	56,771	73,911	91,246	95,050	85,600
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**207,071**	**188,157**	**218,736**	**286,023**	**285,748**	**289,470**

REVENUES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
63-00-38151-0000 Due From Water Fund	75,406	76,366	75655	96,188	96,188	105,367
63-00-38152-0000 Due From Sewer Fund	75,406	76,366	75655	96,188	96,188	105,367
63-00-38153-0000 Due From Electric Fund						
63-00-38155-0000 Due From Gas Fund						
63-00-38157-0000 Due From Solid Waste Fund	39,153	39,652	39283	49,944	49,944	54,710
63-00-38159-0000 Due From Storm Drain Fund	17,194	17,413	17251	21,933	21,933	24,026
Revenue Total:	**207,159**	**209,797**	**207,844**	**264,252**	**264,253**	**289,470**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**6,938**	**23,557**	**(10,892)**	**(21,771)**	**(21,495)**	**-**
Fund Balance (Deficit)- Beginning:	**97,832**	**104,770**	**128,328**	**117,436**	**117,436**	**95,941**
Fund Balance (Deficit)- Ending:	**104,770**	**128,328**	**117,436**	**95,665**	**95,941**	**95,941**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	2.00	2.00	2.00	2.00
Part-time/Seasonal	2.50	2.50	1.88	1.88	1.88	1.89
FTE Total:	**3.50**	**3.50**	**3.88**	**3.88**	**3.88**	**3.89**

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

Personnel Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
63-43-63000-1111 Salaries	39,364	41,783	43,484	77,148	45,043	83,018
63-43-63000-1112 Salaries - PT/Temporary	68,857	61,250	67,914	56,238	78,552	58,563
63-43-63000-1211 Overtime	471	257	18			
63-43-63000-1212 Wellness Benefit						
63-43-63000-1300 Employee Benefits	3,179	3,156	3,086	4,783	10,964	5,147
63-43-63000-1311 Bonus						
63-43-63000-1511 FICA	4,269	3,798	5,365	3,487	3,487	3,631
63-43-63000-1512 Medicare	1,502	1,404	1,537	1,934	1,934	1,204
63-43-63000-1521 Retirement	13,402	3,191	4,099	14,249	11,656	15,333
63-43-63000-1531 State Insurance Fund	627	2,439	2,548		2,123	
63-43-63000-1541 Health Insurance	12,337	12,866	15,363	33,851	33,851	33,851
63-43-63000-1545 Dental Insurance	916	903	1,078	2,404	2,404	2,404
63-43-63000-1548 Vision Insurance	146	145	169	214	214	214
63-43-63000-1561 Long Term Disability	176	194	164	470	470	506
Total:	**145,246**	**131,386**	**144,825**	**194,777**	**190,698**	**203,870**

Materials, Supplies, Services	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
63-43-63000-2321 Travel & Training			149	500	500	1,500
63-43-63000-2369 Meetings	303	274	276	375	350	500
63-43-63000-2411 Office Expenses & Supplies						
63-43-63000-2431 Uniforms & Clothing						
63-43-63000-2513 Equipment Supplies & Maintenance						
63-43-63000-4121 Attorney Fees	6,929	5,746	2,690	7,000	7,000	7,000
63-43-63000-4211 Computer Network and Data						
63-43-63000-4271 Itron Support				21,771	-	
63-43-63000-4521 Collection Fees						
63-43-63000-4531 Professional/Technical Services			5,400		12,700	
63-43-63000-4541 Utility Billing Mailing/Printing	48,844	46,427	55,122	55,000	70,000	70,000
63-43-63000-5002 Misc. Services & Supplies						
63-43-63000-5999 Depreciation	2,799	2,799	2,799			
63-43-63000-6211 Insurance & Surety Bonds						
63-43-63000-6820 Deployed Military Abatement	2,950	1,525	7,475	6,600	4,500	6,600
Total:	**61,825**	**56,771**	**73,911**	**91,246**	**95,050**	**85,600**

Capital Outlay	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
63-43-63000-7412 Computer Equipment						
63-43-63000-7552 Furniture						
Total:	-	-	-	-	-	-

Interfund Transactions	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
63-43-63000-9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

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

EXPENDITURES	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Personnel Services	77,100	80,475	80,230	-	-	93,500
Materials, Supplies & Services	34,246	37,877	34,529	-	-	-
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	**111,346**	**118,352**	**114,759**	**-**	**-**	**93,500**

REVENUES		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
64-00-38151-0000	Due From Water Fund	49,936	50,884	47821			38,264
64-00-38152-0000	Due From Sewer Fund	49,936	50,884	47821			38,264
64-00-38153-0000	Due From Electric Fund						
64-00-38155-0000	Due From Gas Fund						
64-00-38159-0000	Due From Storm Drain Fund	22,149	22,570	21211			16,972
	Revenue Total:	**122,021**	**124,338**	**116,853**	**-**	**-**	**93,500**

BALANCE SUMMARY	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	**4,140**	**10,706**	**2,094**	**-**	**-**	**-**
Fund Balance (Deficit)- Beginning:	**27,521**	**31,661**	**42,367**	**44,461**	**44,461**	**44,461**
Fund Balance (Deficit)- Ending:	**31,661**	**42,367**	**44,461**	**44,461**	**44,461**	**44,461**

PERSONNEL SUMMARY (FTE)	2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	1.00
Part-time/Seasonal			0.50	0.66	0.50	0.50
FTE Total:	**1.00**	**1.00**	**1.50**	**1.66**	**1.50**	**1.50**

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

Personnel Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
64-46-64000-1111	Salaries	39,725	39,973	39,259			43,748
64-46-64000-1112	Salaries - PT/Temporary	13,927	13,113	9,304			18,382
64-46-64000-1211	Overtime	29	36				
64-46-64000-1300	Employee Benefits	6,470	6,514	6,490			2,712
64-46-64000-1311	Bonus						
64-46-64000-1511	FICA	855	813	1,080			1,140
64-46-64000-1512	Medicare	763	738	686			901
64-46-64000-1521	Retirement	(3,015)	1,224	4,848			8,080
64-46-64000-1531	State Insurance Fund	502	407	432			
64-46-64000-1541	Health Insurance	16,114	15,931	16,523			16,925
64-46-64000-1545	Dental Insurance	1,331	1,317	1,256			1,202
64-46-64000-1548	Vision Insurance	214	214	196			107
64-46-64000-1561	Long Term Disability	185	197	158			303
	Total:	**77,100**	**80,475**	**80,230**	**-**	**-**	**93,500**

Materials, Supplies, Services		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
64-46-64000-2321	Travel & Training		4,071	1,310			
64-46-64000-2369	Meetings						
64-46-64000-2411	Office Expenses & Supplies						
64-46-64000-2431	Uniforms & Clothing						
64-46-64000-2513	Equipment Supplies & Maintenance						
64-46-64000-4211	Computer Network and Data	26,316	26,890	26,302			
64-46-64000-4531	Professional/Technical Services	1,014					
64-46-64000-4541	Utility Billing Mailing/Printing						
64-46-64000-5002	Misc. Services & Supplies						
64-46-64000-5999	Depreciation	6,916	6,916	6,916			
64-46-64000-6211	Insurance & Surety Bonds						
	Total:	**34,246**	**37,877**	**34,529**	**-**	**-**	**-**

Capital Outlay		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
64-46-64000-7412	Computer Equipment						-
64-46-64000-7552	Furniture						
	Total:	**-**	**-**	**-**	**-**	**-**	**-**

Interfund Transactions		2017 Actual	2018 Actual	2019 Actual	2020 Approved	2020 Projected	2021 Proposed
64-46-64000-9154	Due to Fleet Fund						
	Total:	**-**	**-**	**-**	**-**	**-**	**-**

ENTERPRISE FUND CHANGES FROM TENTATIVE (4/21/20 VERSION)

Amount	Fund	Detail
$ -	Total Changes	

ENTERPRISE FUND CHANGES FROM PRELIMINARY (5/5/20 VERSION)

Amount	Fund	Detail
$ -	Total Changes	

ENTERPRISE FUND CHANGES FROM PUBLIC HEARING (5/19/20 VERSION)

Amount	Fund	Detail
$ -	Total Changes	

RESOLUTION NO. R-   -2020

A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH, ADOPTING THE EAGLE MOUNTAIN CITY TENTATIVE BUDGET FOR FISCAL YEAR 2020-2021 AND SETTING A PUBLIC HEARING FOR ADOPTION OF THE FINAL BUDGET

WHEREAS, on May 5, 2020, the Finance Director submitted a tentative budget to the City Council; and

WHEREAS, the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS, the City Council desires to make the budget available for public review and comment at least ten days prior to the public hearing; and

WHEREAS, the City Council desires to set a public hearing for May 19, 2020, at 7:00 p.m. to receive additional public input on the budget; and

WHEREAS, the City Council desires to adopt the final budget on June 16, 2020;

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

1. The City Council hereby adopts the tentative budget attached as Exhibit A.
2. The City Council will conduct a public hearing to review the final budget for fiscal year 2020-2021 on May 19, 2020, at 7:00 p.m.
3. The City Council plans to adopt the final budget for fiscal year 2020-2021 on June 16, 2020.

PASSED AND APPROVED this 5th day of May, 2020.

EAGLE MOUNTAIN CITY

____

Tom Westmoreland, Mayor

ATTEST:

____

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the Redevelopment Agency of Eagle Mountain City on the 21st day of May, 2019.

Those voting aye:	Those voting nay:	Those excused:
☐ Donna Burnham	☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis	☐ Colby Curtis
☐ Jared Gray	☐ Jared Gray	☐ Jared Gray
☐ Carolyn Love	☐ Carolyn Love	☐ Carolyn Love

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Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A