EAGLE MOUNTAIN
CITY COUNCIL MEETING

February 19, 2019, 4:00 PM
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

1. **CITY ADMINISTRATOR INFORMATION ITEMS**
   This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

   1.A. Capital Projects Update
   Discussion

   1.B. Parks Amenity Points
   Discussion

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.

4. **CALL TO ORDER**

5. **PLEDGE OF ALLEGIANCE**

6. **INFORMATION ITEMS/UPCOMING EVENTS**

7. **PUBLIC COMMENTS**

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

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

8. CITY COUNCIL/MAYOR'S ITEMS

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

CONSENT AGENDA

9. BID AWARDS

9.A. Smith Ranch Traffic Signal
Cache Valley Electric

9.B. 2019 Well #6 Drilling
Lang Equipment, LLC

9.C. Pony Express Widening Project Phase 3
Kenny Seng Construction

10. BOND RELEASES

10.A. Brandon Park Phase A Plat 1
Into Warranty
BR--Brandon Park A-1 Into Warranty

10.B. Evans Ranch Phase G Plat 1
Into Warranty
BR--Evans Ranch G-1 Into Warranty

11. MINUTES

11.A. February 5, 2019 Minutes
Regular City Council Meeting
City Council Minutes -- 02.05.2019

12. RESOLUTIONS

12.A. Consolidated Fee Schedule
Amending and adopting Library, Park and Stage Rental Fees.
Eagle Mountain City Stage Rental Application 1
RES--CFS-Park Fees, Library Fees, and Stage Rental Fees

12.B. Joint Interlocal Agreement
Interlocal Cooperative Agreement between Utah County and Eagle Mountain City, Utah, for the Eagle Mountain Pony Express Parkway Widening Phase 3 Project.
2019-1-08-Updated Joint InterLocal Agreement
RES--Pony Express Widening Phase 3 Interlocal Agreement

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

13.A. The Landing at Eagle Mountain Phase 4
The proposed Landing Preliminary Plat, Phase 4 is located north of Eagle Mountain Boulevard and east of City Hall.
Proposed Preliminary Plat
The Landing at Eagle Mountain Phase 4 -- 07.28.1998
Planning Commission Minutes -- 01.22.2019

13.B. SilverLake Clubhouse and Pool Site Plan
The proposed site plan is for a clubhouse and pool to serve the multifamily developments south of the wash, in the SilverLake development. The proposed site is located west of SilverLake Parkway and south of Golden Eagle Road.
SilverLake Clubhouse Renderings -- Revised 02.05.19
Explanation of Special District Areas for SilverLake Master Home Owners Association, Inc.
SilverLake Clubhouse Revised Site Plan
HOA Pool Research
Planning Commission Minutes -- 01.08.2019

13.C. Skyline Ridge Phase 2 Preliminary Plats 5 and 6
The proposed Skyline Ridge Phase 2 Preliminary Plats 5 and 6 are located south of Golden Eagle Road and north of Plats 1 and 2. Plat 5 consists of 20 lots and Plat 6 has 23 lots for a total, overall density of 2.98 dwelling units per acre.
Phasing Plan 1
Preliminary Plat Phase 2 Plat 5
Preliminary Plat Phase 2 Plat 6
Approved Phase 2 Preliminary Plat
Planning Commission Minutes -- 01.22.2019

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

16.A. Upcoming Agenda Items
Information Item
CI--Upcoming Agenda Items.pdf

16.B. Financial Report
Information Item
Executive Summary of Revenues and Expenses

17. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **14th Day of February 2019,** on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website http://www.utah.gov/pmn/index.html, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder

	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** FEBRUARY 19, 2019		
TITLE:	Smith Ranch Traffic Signal		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$85,000		
APPLICANT:	Chris Trusty		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council approve the bid award to Cache Valley Electric in the amount of $85,000.

BACKGROUND:
City staff solicited for proposals for the installation of the traffic signal at Smith Ranch and Pony Express Parkway. Two bids were received. CVE's bid was for $85,000, and the other bid received was from SCI in the amount of $133,108. The proposal is to award the bid to CVE. The traffic sign will be installed this spring/summer.

Attachments:

EAGLE MOUNTAIN

EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
FEBRUARY 19, 2019

TITLE:	2019 Well #6 Drilling
ITEM TYPE:	Bid Award
FISCAL IMPACT:	$580,483.00
APPLICANT:	Chris Trusty

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
That the City Council awards the 2019 Well #6 Drilling Project to Lang Equipment, LLC in the amount of $580,483.00.

BACKGROUND:
During 2018, as part of the well #6 project being constructed by the City and funded by Facebook, the City drilled a test well. After conducting the pump test, the recommendation was to enlarge the hole to enable the completion of the well.

Attachments:

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** FEBRUARY 19, 2019		
TITLE:	Pony Express Widening Project Phase 3		
ITEM TYPE:	Bid Award		
FISCAL IMPACT:	$2,814,231.73		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION NA	**CURRENT ZONE** NA	**ACREAGE** NA	**COMMUNITY** NA

PUBLIC HEARING:
No

REQUIRED FINDINGS:
NA

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Fionnuala Kofoed, Public Works

RECOMMENDATION:
That the City Council award the bid for the construction of the Pony Express widening project to Kenny Seng Construction in the amount of $2,814,231.73.

BACKGROUND:
As part of the ongoing project to widen Pony Express, the City received funding from MAG for the next phase of this project. This project will widen Pony Express from Hidden Hollow to Lake Mountain Road. A traffic signal will also be installed at Hidden Hollow, as well as a redundant water line from Cedar Pass Road to Lake Mountain Road.

A bid tabulation is shown below:

Kenny Seng- $2,814,231.73
Silver Spur- $2,859,547.05
Condie Construction- $3,013,746.40
Staker- $3,125,600.00
Geneva- $3,390,069.10
Granite- $3,490,447.00
Van Con- $3,653,360.00

Attachments:

EAGLE
MOUNTAIN

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

Wednesday, February 06, 2019

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

SUBJECT: **Brandon Park phase "A" plat 1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

Christopher T. Trusty

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

Cc: Fionnuala Kofoed, City Recorder

EAGLE
MOUNTAIN

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

Wednesday, February 13, 2019

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

SUBJECT: **Evans Ranch plat G-1 into warranty Bond Release**

City Recorder:

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

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

Sincerely,

Christopher T. Trusty

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

Cc: Fionnuala Kofoed, City Recorder
Chris Cozens, DAI

EAGLE MOUNTAIN

BOND RELEASE REQUEST LETTER
Evans Ranch plat G-1 Bond
Reduced

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

1st Bond Release		
Original Bond Amount:	$	226,700.08
Previous Release Amount:	$	-
Amount to Release this Period:	$	189,504.00
Amount Remaining in Bond :	$	37,196.08

Bond Releases Summary		
#1	$	189,504.00
#2	$	-
#3	$	-
#4	$	-
TOTAL	$	189,504.00

2/13/2019

							QUANTITIES COMPLETED			MONIES RELEASED	
ITEM	DESCRIPTION	ORIGINAL QUANTITY	REDUCED QUANTITY	UNIT	UNIT COST	TOTAL	Previous Period	This Period	% to date	This Period	To Date
1	**ROADWAY IMPROVEMENTS**										
a	3" asphalt	34583	34583	SF	$1.20	$41,499.60	0	34583	100%	$41,499.60	$41,499.60
b	6" Road base, under curb & gutter	34583	34583	SF	$0.65	$22,478.95	0	34583	100%	$22,478.95	$22,478.95
c	9" subbase, under curb & gutter	34583	34583	SF	$0.75	$25,937.25	0	34583	100%	$25,937.25	$25,937.25
d	30" curb & gutter w/prep.	1962	1962	LF	$12.00	$23,544.00	0	1962	100%	$23,544.00	$23,544.00
e	5' sidewalk w/prep.	1962	1962	LF	$15.00	$29,430.00	0	1962	100%	$29,430.00	$29,430.00
2	**CULINARY WATER**										
a	8" PVC water main & fittings	1046	209.2	LF	$22.00	$4,602.40	0	1046	100%	$4,602.40	$4,602.40
b	8" construction valve	1	0.2	LF	$900.00	$180.00	0	1	100%	$180.00	$180.00
c	8" gate valve	1	0.2	EA	$1,200.00	$240.00	0	1	100%	$240.00	$240.00
d	3/4" water service with meter	24	4.8	EA	$525.00	$2,520.00	0	24	100%	$2,520.00	$2,520.00
e	Fire Hydrant w/valve	2	0.4	EA	$3,300.00	$1,320.00	0	2	100%	$1,320.00	$1,320.00
f	Connect to existing	1	0.2	EA	$1,200.00	$240.00	0	1	100%	$240.00	$240.00
g	2" blow off	1	0.2	EA	$1,500.00	$300.00	0	1	100%	$300.00	$300.00
3	**STORM DRAIN**										
a	30" RCP storm drain pipe	1367	273.4	LF	$40.00	$10,936.00	0	1367	100%	$10,936.00	$10,936.00
b	24" RCP storm drain pipe	544	108.8	LF	$28.00	$3,046.40	0	544	100%	$3,046.40	$3,046.40
c	15" RCP storm drain pipe	146	29.2	LF	$26.00	$759.20	0	146	100%	$759.20	$759.20
d	60" manholes	11	2.2	EA	$4,200.00	$9,240.00	0	11	100%	$9,240.00	$9,240.00
e	Curb Inlet	5	1	EA	$1,650.00	$1,650.00	0	5	100%	$1,650.00	$1,650.00
f	Combo Box	1	0.2	EA	$5,000.00	$1,000.00	0	1	100%	$1,000.00	$1,000.00
g	Pond grading	1103	220.6	CY	$2.50	$551.50	0	1103	100%	$551.50	$551.50
h	Connect to existing	1	0.2	EA	$800.00	$160.00	0	1	100%	$160.00	$160.00
4	**SEWER**										
a	8" PVC sewer main	1007	201.4	LF	$20.50	$4,128.70	0	1007	100%	$4,128.70	$4,128.70
b	48" manholes	4	0.8	EA	$2,800.00	$2,240.00	0	4	100%	$2,240.00	$2,240.00
c	4" sewer service	24	4.8	EA	$500.00	$2,400.00	0	24	100%	$2,400.00	$2,400.00
d	Connect to existing	1	0.2	EA	$500.00	$100.00	0	1	100%	$100.00	$100.00
5	**MISC.**										
a	Street Signs	2	2	EA	$500.00	$1,000.00	0	2	100%	$1,000.00	$1,000.00
	TOTAL CONSTRUCTION COST					**$189,504.00**					
	Original 10% Bond Coverage					$37,196.08	Released this Period			$189,504.00	
	TOTAL BOND AMOUNT:					**$226,700.08**					

2-13-19
Date

2-13-19
Date

Christopher T. Trusty P.E.
Engineering Director

Robert Ballif
Engineering Assitant

EAGLE MOUNTAIN
CITY COUNCIL MEETING MINUTES

February 5, 2019
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development Director; Mike Hadley, Planning Manager; Tayler Jensen, Planner; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities Operations Director; Ross Fowlks, Fire Chief; Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:00 p.m.

1) CITY ADMINISTRATOR INFORMATION ITEMS

1.A Introduction.

Clay Shelley, Park Manager at Camp Floyd State Park, introduced himself and informed the Council of activities at the park. Traditional activities include Johnson's Army Adventure Camp, and day camps. New programs include Star Parties, a summer concert series the last Saturday of the month from April to September, and the Day of the Cowboy event July 26 and 27, which includes cowboy poetry, vendors, music and wagon rides. He said residents can drive to the park, or they can bike to the park over the Pony Express Trail. Mr. Shelley presented a folder listing the 2019 events at Camp Floyd, and said residents can find more information at campfloyd.utah.gov.

2) AGENDA REVIEW

10) BID AWARDS

10.A Aviator Road Project

City Engineer Chris Trusty explained the bid award changed from Green Construction to Kenny Seng Construction. He said Green Construction's bid did not include all required documentation, and therefore was rejected. Staff recommended awarding the bid to Kenny Seng Construction. Councilmember Curtis asked how the project was being funded, and if Alpine School District is responsible for any of the costs. Mr. Trusty explained the road is impact fee-eligible, and the 12-inch water line is water impact fee-eligible. The school district is being charged transportation impact fees, which can be used to fund the road construction, but this project is not a direct cost to Alpine School District.

10.B Eagle Mountain Reuse Storage, Pump Station, and Distribution Line

Councilmember Reaves noted the difference in bid amounts between contractors was nominal, and asked what caused the City to recommend Kenny Seng Construction. Mr. Trusty explained Kenny Seng Construction submitted the lowest cost bid. The City has worked with them in previous projects and is comfortable with their prior performance.

11) BOND RELEASES

11.B Oak Hollow Phase A Plat 1

Councilmember Curtis stated resident Daniel Billings previously expressed concerns regarding flooding in this area and asked staff if that concern had been addressed. Planner Tayler Jensen said they received an email a year ago and believe it was handled; they have not received communication otherwise. Mr. Trusty agreed and said he believed the issue had been taken care of, and will confirm before policy session.

12) MINUTES

12.A January 15, 2019 Minutes

Councilmember Burnham requested a change from "he" to "she," and Councilmember Reaves requested two corrections from “Commissioner” to “Councilmember.”

13) PRELIMINARY PLATS & SITE PLANS

13.A Scenic Mountain Phase B Preliminary Plat and Site Plan

Councilmember Clark requested the item be removed from the consent agenda and placed as a scheduled item for discussion.

13.B Overland Phase C Preliminary Plat

Mr. Jensen said the updated plan adds a road stub the City requested to allow connection to future developments and better connectivity throughout the area. The new plan lowers the total number of units to 189, and the density to 4.1 dwelling units per acre. Village One has a minimum of 431 units and a maximum of 647 units. If the proposed preliminary plat is approved, a maximum of 216 units remain in Village One.

Councilmember Curtis confirmed with staff that the units cannot be moved to another village in the project. Mr. Jensen said the villages cannot all build the maximum number of units available, as that would put the project over the permitted overall density.

Councilmember Curtis expressed concerns regarding building facades facing public rights-of-way, and asked if specific design standards are dictated in the master development agreement. Mr. Jensen said they are not, but the project will abide by the design standards in the Municipal Code.

13.C SilverLake Clubhouse and Pool Site Plan

Mr. Jensen presented the proposed site plan for a clubhouse and pool that will serve the multifamily developments south of Tickville Wash in the SilverLake development. The 3,614-square foot clubhouse includes a 1,017-square foot gathering room, a 997-square foot exercise room, and a kitchen and children's playroom. The updated elevations show changes to the building color and added architectural features. The Planning Commission recommended approval of the project.

Councilmember Clark asked if the City would be required to take over management of the facility if the SilverLake Master HOA were to dissolve. Mr. Cook said it would depend greatly on why the HOA dissolved, and he does not see a situation in which the City would be required to take over the clubhouse.

Councilmember Clark expressed concerns that a sub-HOA was not in place for the clubhouse.

Councilmember Curtis expressed concerns regarding residents potentially being added to the area which is assessed fees for use, but would not feasibly be able to utilize the amenity.

Councilmember Curtis asked how many units can be served by a clubhouse, according to Municipal Code. Mr. Jensen explained the Code allows a clubhouse to serve up to 250 units.

Bronson Tatton with Flagship Homes said the area the clubhouse will serve will be a cost center; the residents within the cost center will pay higher HOA dues than other residents throughout SilverLake for the use of the facility. He explained the CC&Rs for SilverLake 16 recorded the cost center.

Councilmember Curtis asked if the HOA could add surrounding residences at a later date. Mr. Cook said he will research the CC&Rs and inform the Council of his findings.

Ms. Kofoed stated she previously requested that staff have a clear understanding of what plats would be assessed and would have access to the facility; her communication with Mr. Tatton shows Phases 16, 17, 18, 19, and 20 will be assessed the cost center dues and will have access. She said associations in the past have combined, such as happened with Rock Springs and Plum Creek. The changes would depend on CC&Rs and bylaws, and would be made according to homeowner votes.

Councilmember Clark asked if the clubhouse will be sufficient for five plats. Mr. Tatton said it will be. He said the plats combined are entitled to 1,200 units, but the development is currently approximately 1,100 units. Councilmember Curtis asked staff if the proposed clubhouse is sufficient according to Municipal Code. Mr. Jensen explained the Code allows a clubhouse to serve up to 250 Tier III and IV (multifamily) units. A second clubhouse and pool is required with the construction of the 251st unit. The Code does not require clubhouses for Tier II, and does not address Tier II utilizing clubhouses.

13.D Cold Springs Site Plan

Councilmember Clark asked if the Planning Commission's recommended conditions of approval are included if the City Council approves the consent agenda. City Recorder Fionnuala Kofoed explained if the conditions are not changed by the Council and are included in the staff report, they are included in the motion for approval.

14) ARRIVAL - PUBLIC HEARING

14.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Plan.

Mr. Jensen said the proposal seeks to reduce the size of the Arrival park, relocate trails, increase one lot from a half acre to a full acre, and add an additional residential lot. The applicant has committed to using the proceeds from the sale of two lots to improve the park with sod, sprinklers, and a pavilion with picnic tables. This commitment is included in the Master Development Agreement. He explained residents of the HOA have requested the park changes, and noted the subdivision is a base density development and does not require any open space. Councilmember Reaves asked that HOA meeting minutes be included in future packets for projects that reflect changes requested by homeowners.

Mr. Jensen explained the Planning Commission was initially concerned about the changes, but no residents spoke against the proposals at two separate public hearings. The Planning Department did not receive any communications from residents regarding the changes. The Planning Commission unanimously recommended approval, with the condition to add a hitching post to every park entrance.

Arrival developer Scot Hazard explained less than ten percent of the residents have large animals, and the hitching posts would not be utilized. Councilmember Gricius asked why the Planning Commission added the condition. Mr. Jensen explained one of the Commissioners has mentioned in previous meetings that he would like to see hitching posts throughout the City. There are no hitching posts located in the City at this time.

Discussion ensued on possible dual-use amenities such as bike racks that could function as hitching posts.

Councilmember Reaves asked Mr. Hazard why the trails were changed. Mr. Hazard explained Tickville Wash extends into lots, and moving the twenty-foot trail around the Wash would further encumber the property. The original design did not fully take into account the topography of the land. He said the north-south trails are sufficient, so he added east-west trails for better connectivity.

14.B [RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Agreement.]

Councilmember Curtis asked why the sunset clause was being extended. Mr. Jensen said the agreement will expire in four years, and as the development will not be built out at that time, the developer is requesting a six-year extension now. The current agreement contains a clause allowing a ten-year extension. Councilmember Curtis asked City Attorney Jeremy Cook to inform the Council if the amended agreement still contains the clause allowing for another ten-year extension.

Mr. Hazard said the development in Arrival is slower than a typical subdivision, as the homes are custom homes, which is the reason for his request to extend the agreement.

Discussion ensued on sunset clauses throughout developments in the City. The Council agreed that Arrival contains features and lot sizes the City desires, and the extension would allow this product to be fully developed.

Councilmember Clark asked for clarification regarding the water pressure issue noted in the agreement. Mr. Trusty explained the water pressure issue was resolved with the new water tank that was built last summer, and the agreement may need to be amended to remove that section. A lot within the development was set aside for an additional water tank, but was removed from the plans, as the additional tank is no longer needed.

Mr. Cook said the included language is typical and states that if the development needs additional water, the developer is responsible to construct a water tank. If additional developments would utilize the water tank, the added cost to build a larger tank would be reimbursable. He explained the clause may be irrelevant, as pressure issues are corrected, but he preferred to leave the agreement as is currently written.

15) ORDINANCE - PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.35 for Conditional Uses, Chapter 17.55 for Commercial Off-site Parking, 17.80 for Signs

15.A Commercial Zone Conditional Uses and Commercial Off-street Parking.

Mr. Jensen explained anything not specifically allowed in Municipal Code is prohibited. This amendment will allow Meeting/Reception Rooms in the Commercial zone, and sets the requirement of one parking stall for every 250 square feet of building space.

Councilmember Clark expressed concerns that the parking requirement will not be adequate. She noted Garden Near the Green does not have sufficient parking stalls, which causes safety concerns. She said many event attendees will drive to the City, so the possibility exists that reception rooms within the City will have more cars than those located in more central locations.

Mr. Jensen said staff researched parking standards throughout the state and found requirements to be greatly varied. Some standards were based on seats in the facility and some on building square footage. The recommended requirement is in the middle of the range of parking standards. He said staff researched rural locations that were not central, such as Sandy or Lehi; Kamas has a parking standard of one parking stall per 250 square feet of building space, and Uintah County has one stall per six seats.

Councilmember Reaves said the City has the current problem of adequate parking. He prefers to not have a standard rule for the entire City, rather specific zone-related standards.

Councilmember Clark asked how many parking stalls are required for church buildings. Mr. Jensen said church buildings require one stall for every twenty square feet of space in the main assembly room.

Discussion ensued on shared parking lots.

15.B Signs.

Mr. Jensen said this staff-proposed amendment replaces an example of an Exempt Sign, and creates standards for school monument signs. He explained the current illustration shows balloons, which are not allowed in Municipal Code. The amendment does not change what is permitted.

Mr. Jensen explained the Alpine School District will use this section of Municipal Code for Cedar Valley High School's signage. The school district requested that the amendment state a limit of 45 square feet, instead of 32 square feet for the electronic portion of the sign.

Councilmember Curtis asked if schools are required to abide by the sign code. Mr. Cook explained that signs may not fall under the area in which school districts do not have to abide. He recommended the requirement be codified.

Councilmember Clark requested a discussion on signs at a later meeting. She said the Eagle Mountain Chamber of Commerce could host an event in which local businesses provide feedback. Mayor Westmoreland stated the first meeting in March can include a discussion item for sign standards.

3) ADJOURN TO A CLOSED EXECUTIVE SESSION

No closed executive session was held. The meeting was adjourned at 5:24 p.m.

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

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Donna Burnham, Melissa Clark, Colby Curtis, Stephanie Gricius, and Benjamin Reaves.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Linda Peterson, Communications and Community Relations Director; Steve Mumford, Community Development

Director; Mike Hadley, Planning Manager; Tayler Jensen, Planner; Chris Trusty, City Engineer; Ross Fowlks, Fire Chief; Eric McDowell, Chief Deputy.

4) CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:04 p.m.

5) PLEDGE OF ALLEGIANCE

Councilmember Gricius led the Pledge of Allegiance.

6) INFORMATION ITEMS/UPCOMING EVENTS

- **What I Love About Eagle Mountain Photo Contest –** Visit the City's Facebook page to vote for your favorite entries in the What I Love About Eagle Mountain Photo Contest. Voting ends at 5:00 p.m. on February 11. The top three vote earners will have their photos printed on canvas and the winning entries will be displayed at City Hall through March.

- **City Offices & Library Closures –** The City offices and Library will be closed Monday, February 18 in observance of the President's Day holiday.

- **Shoe Drive –** Miss Eagle Mountain, Kaylee Mahoney, is asking Eagle Mountain residents for help gathering shoes for the needy around the world. She has placed collection bins at various drop off locations around the City. You can donate new or used shoes at local Eagle Mountain schools, Westlake High School, Eagle Mountain City Hall, or at Beyond Limits Physical Therapy. Shoes may be in any condition. If they are too worn to wear they will be recycled.

- **Eagle Mountain Symphony Orchestra –** The Eagle Mountain Symphony Orchestra is holding rehearsals on Friday evenings at 7:00 p.m. at Faith Community Church, 3535 Ranches Parkway. They will be playing Vaughn Williams, Haydn, and The Greatest Showman. Email eaglemountainsymphony@gmail.com if you are interested in joining the orchestra.

- **City Notifications –** We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

7) PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:10 p.m. As there were no comments, he closed public comment.

8) CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked those in attendance. He stated would like to have a discussion regarding agenda items and deadlines for documentation. He does not want to receive items within 48 hours of City Council meetings, as Municipal Code sets that deadline. City Recorder Fionnuala Kofoed clarified the Recorder's Office has a deadline for City staff to submit agenda items before the packet is sent to Council. Currently, staff must deliver agenda item documentation by close of business the Tuesday before City Council meetings. The agenda is set with the Mayor on Wednesday, and the Recorder's Office delivers packets to Council by Thursday; however, she will work with staff if conditions necessitate flexibility regarding the Tuesday deadline. She noted the tight turn-around time between Planning Commission meetings and City Council meetings. She stated her office distributes information as they receive it, and a cut-off for documentation received after the packet is posted is at the discretion of the Council. The Council can table an item if they have received documentation after the Thursday before the meeting. There is a State regulation that items added to the agenda are noticed 24 hours before the meeting is held, with the exception of emergency items.

Discussion ensued regarding potential changes in deadlines. Ms. Kofoed said the Recorder's Office will follow Council's guidance.

Councilmember Burnham

Councilmember Burnham said she is excited about the upcoming construction of Aviator Avenue. She said it will give an additional exit for the school and will be great for the City.

Councilmember Reaves

Councilmember Reaves thanked those in attendance and said he appreciates residents attending City meetings.

Councilmember Clark

Councilmember Clark said she appreciates the fact that residents hold the Council accountable and she is grateful for their involvement. She asked for input from residents on all aspects of the City. She said the military homecoming parade with the school children waving was a great example of what sets our City apart from others.

Councilmember Gricius

Councilmember Gricius agreed with the other Councilmembers' statements.

Mayor Westmoreland

Mayor Westmoreland said he is excited about the transportation improvements coming to the City. He also recognized the youth in attendance.

9) RECOGNITION

9.A Ifo Pili

Lehi City Administrator Jason Walker, on behalf of the Utah City/County Management Association (UCMA), presented City Administrator Ifo Pili a plaque in commemoration of Mr. Pili receiving his International City Managers' Association Credentialed Manager Certification. Mr. Walker said only fifteen city managers in Utah hold this certification. Mr. Pili thanked Mr. Walker for presenting the award, and said he obtained the certification out of respect for the UCMA and its members.

CONSENT AGENDA

10. BID AWARDS

10.A. Aviator Road Project
Kenny Seng Construction

10.B. Eagle Mountain Reuse Storage, Pump Station, and Distribution Line
Kenny Seng Construction

10.C. 2019 Concrete Collar Replacement
Precision Manholes

10.D. 3.5 MG Water Tank Project
Pro Build

11. BOND RELEASES

11.A. Spring Run Phase A Plat 3
Into Warranty

11.B. Oak Hollow Phase A Plat 1
Out of Warranty

11.C. Oak Hollow Phase A Plat 2
Out of Warranty

12. MINUTES

12.A. January 15, 2019 Minutes
Regular City Council Meeting

13. PRELIMINARY PLATS & SITE PLANS

13.B. Overland Phase C Preliminary Plat
The proposed preliminary plat is for 190 single-family units located on 46.15 acres of property within the Overland Master Development. The project is located west of Pony Express Parkway and north of Frontier Middle School.

13.D. Cold Springs Site Plan
The proposed amended site plan removes two parking stalls, and replaces them with a dumpster enclosure. The Cold Springs development is located west of the Chevron on the south side of Pony Express Parkway.

MOTION: ***Donna Burnham moved to approve the consent agenda. Stephanie Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

SCHEDULED ITEMS

13. PRELIMINARY PLATS & SITE PLANS

13.A Scenic Mountain Phase B Preliminary Plat and Site Plan

This item was discussed after item 15.

Councilmember Curtis asked if Wride Memorial Highway will have a right-in/right-out turn lane. Mr. Jensen said initially, UDOT denied both of the requested accesses, but after working with the applicant for over a year, they have now approved a single right-in/right-out access. An updated traffic study was performed and still shows an acceptable level of service with the single right-in/right-out access.

Councilmember Clark asked for the density allowed in the flex pod. Mr. Cook stated 91 units are available.

Councilmember Burnham stated the applicant has requested 40 units and Council wants 34 units. She asked if Council would approve 37 units. Dylan Young with Fieldstone Homes said the density for the flex pod is 16.69 dwelling units per acre. He explained 91 units can be built in that area to meet that density.

Mr. Young said they have a new engineer who determined the flex pod area is actually 5.88 acres, not 5.48 acres as originally thought. He proposed adding the 0.4 acres to the townhome pod, which would bring the permitted units to 37 without any density overages. He said they planned larger lots in the single-family home pod to reduce density, with the assumption that they would be able to add units in the townhome pod.

Councilmember Curtis said a clause in the master development agreement was clear that density transfers outside of the UDOT expansion area were not allowed. Mr. Cook explained no density in the UDOT portion of the project could be transferred out. He said moving 0.4 acres from the flex pod with a density of 16.69 to the lower density townhome pod would result in fewer units.

Councilmember Curtis expressed frustrations regarding density transfers. Mr. Cook clarified the City has an argument to allow only 34 units. The City received a non-binding assessment from the State's private property ombudsman and the ombudsman interpreted the agreement language as Mr. Cook did; however, there is enough ambiguity in the agreement that Mr. Cook understands the applicant's interpretation. He said the applicant is not asking to transfer density from the UDOT area, rather he is taking acreage from the flex pod with a higher density and placing that acreage in the lower density townhome pod. According to the master development agreement, that move would be allowed, and the result is less density overall. The City does have the right to deny the additional three units that would bring the total to forty units.

Councilmember Clark said applicants come and request permissions in order to make their projects financially feasible. She asked at what point does the Council hold to the initial agreement.

Mr. Young stated he is not asking for additional units in the project, but he understands the difference of opinion regarding the interpretation of the agreement. He explained they felt removing single-family units was a good decision, as it provided lower density that the City wanted. He said the Planning Commission staff report stated staff's opinion was the request meets the intent of the master development agreement.

Councilmember Clark said City Planners are not attorneys and look at agreements with their best effort. Mr. Cook is the City's legal counsel.

Councilmember Burnham asked what Council is trying to protect within the City. She said the additional units do not affect the overall density of the project.

Councilmember Curtis said the proposal does not fit the master development agreement. Residents ask him to decrease the density in the City. Councilmember Gricius asked if the type of housing unit matters. Councilmember Curtis said it does; Council worked diligently to set the number of units for each type.

Mr. Young reiterated that he is not adding units. He is looking at the overall project and is not trying to increase density. He stated if they presented the townhomes before the single-family units, they would have built forty units. He stated his legal counsel believes the proposed plan meets the intent of the master development agreement.

Councilmember Clark asked what uses are planned for the flex pod. Mr. Young said a buyer is considering the site for multifamily units. He stated the property has been on the market for two years and this is the first offer presented.

Councilmember Clark asked if the traffic study included the 91 units in the flex pod. She expressed concerns that the Council approved the original plan with two access points onto Wride Memorial Highway, and the proposed plan only contains one.

Councilmember Reaves said the 91 units in the flex pod are not accounted for in the traffic study, as they are potential units and are not in place. He stated the Evans Ranch development fit the minimum standards of the Municipal Code, but the Council tried to mitigate future traffic issues. The applicant threatened to sue, so the Council approved the project. That area is now a problem area in regard to traffic issues.

Mr. Jensen clarified the updated traffic study did take into account the 91 proposed townhomes, as well as the 80 single-family lots, and 40 townhomes with only one access point onto Wride Memorial Highway. He said the applicant has included a potential connection to Mt Saratoga in the current plan. Mr. Young explained an additional traffic study was conducted due to the fact that UDOT only approved one access point.

Discussion ensued regarding future road plans once Wride Memorial Highway is expanded. Mayor Westmoreland confirmed with the Council that their transportation concerns had been remedied.

Mr. Cook stated based on acreage, the project was originally permitted 86 single-family lots, 34 townhomes in the townhome pod, and 91 townhomes in the flex pod. He explained the applicant did not decrease the cluster home area; they removed six units and increased the lot sizes. Mr. Young said they decreased density in the single-family area as they believed the agreement allowed them to add the removed units to the townhome pod, as long as the overall density was not over the permitted amount.

Councilmember Curtis expressed frustration that applicants ask for what they consider nominal increases after plans are approved.

Mr. Young reiterated that they do not feel they are asking for additional units and believe the proposal meets the intent of the master development agreement. They are only building 211 units over the project, not the 217 units as originally granted. He explained they were forced to sell property to UDOT, and that sale has set the project back two years.

Councilmember Burnham said her concern is the overall density of the project, not the product type. She expressed support for 38 units; fewer than that is not fair based on the movement of 0.4 acres from the flex pod to the townhome pod. If 38 units are granted, she requested a condition that the flex pod can only contain 90 units, not 91.

Councilmember Curtis said he does not support more than 35 units.

Councilmember Gricus stated 37 units is reasonable.

Councilmember Reaves said he prefers fewer units. He stated he is struggling with how the applicant will ease the burden of congestion. He would like to see the plans for roads and future projects in the area.

Councilmember Clark confirmed with staff that a road will be in place to Wride Memorial Highway by Spring 2019. The master development agreement states access to Wride Memorial Highway will be complete before the 31st building permit is issued in the overall project.

MOTION: ***Donna Burnham moved to approve the Scenic Mountain Phase B Preliminary Plat and Site Plan with 38 townhomes. The motion failed for lack of a second.***

MOTION: ***Stephanie Gricius moved to approve the Scenic Mountain Phase B Preliminary Plat and Site Plan with 37 townhomes. Colby Curtis seconded the motion.***

AMENDED MOTION: ***Stephanie Gricius moved to approve Scenic Mountain Phase B Preliminary Plat and Site Plan with the following conditions:***

1. The site plan must be approved prior to any building permits being issued;
2. Hurstbourne Drive must connect to Vernham Lane prior to any townhome building permits being issued;
3. The sewer lift station must be maintained by the HOA;
4. The plans must comply with all requirements within UDOT's traffic permit;
5. Townhome elevations must provide additional features such as a pop-out, bay window, or awning on side and rear elevations facing a public ROW;
6. Applicant shall provide model numbers of playground equipment to the Parks and Recreation Director; and
7. The maximum density is 8.23 dwelling units per acre with the maximum number of units permitted in this pod being 37.

Colby Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Donna Burnham, Melissa Clark. Those voting nay: Benjamin Reaves. The motion carried with a vote of 4: 1.

Mr. Young explained the end units and the middle units of the seven-plex structures will have pop-outs in the dining rooms and shed roofs will be placed over the pop-outs.

13.C SilverLake Clubhouse and Pool Site Plan

Mr. Jensen said the proposed site plan is for a clubhouse and pool to serve the multifamily developments south of Tickville Wash in the SilverLake development. The clubhouse will have a gathering area, kitchen, exercise area, and a children's playroom.

Councilmember Clark expressed concerns regarding cost centers, and said she prefers a sub-HOA be in place. Mr. Cook said the cost center was not recorded, so he will work with the developer to confirm it is in place. He stated the developer is confident that a mechanism is in place to ensure only the specified neighborhoods will be assessed dues for the amenity.

Councilmember Curtis expressed concerns regarding the amenity serving 1,200 units. He stated 1,200 units will be assessed dues for the amenity, but not all units will be able to utilize an amenity of that size. Mr. Jensen said the City can only require clubhouses in townhome developments. The Council can add a condition of approval that only townhome units can access the clubhouse, but the developer has expressed the desire to open it to the single-family units.

Mr. Tatton said they don't anticipate the entire community going at the same time, similar to the fact that the entire community will not utilize a pocket park at the same time. He explained homebuyers are purchasing their homes with the understanding that they have access to the clubhouse, so he cannot remove access after the fact.

Councilmember Burnham asked how the developer will fix potential problems regarding overuse, if they arise. Councilmember Reaves asked if Flagship has clubhouses or pools in areas similar in size to the SilverLake development. Mr. Tatton explained Flagship's development in Vineyard has 2,100 units and that development has one large and one small clubhouse. The residents will self-regulate in SilverLake, as they do in Vineyard. Councilmember Clark stated he is building an amenity that will not support all the residents who will be paying for it.

Discussion ensued regarding the amenities in Evans Ranch and Overland.

Councilmember Burnham asked the applicant to work with staff and determine the feasibility of increasing the size of the pool and clubhouse. A concession from the City could be allowing fourteen additional units in the development without adding the required additional pool and clubhouse. She directed staff to research the cost center and ensure outside existing residents cannot be added at a later date.

MOTION: ***Donna Burnham moved to table the SilverLake Clubhouse and Pool site plan to the next scheduled City Council meeting. Council instructed staff and the applicant to discuss the possibility of enlarging the pool, allowing 14 additional units without requiring another clubhouse and pool facility, and asked staff to verify that cost centers are in place. Colby Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

14) ARRIVAL - PUBLIC HEARING

This item was discussed after the consent agenda.

14.A ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the First Amendment to the Arrival Master Development Plan.

Mr. Jensen said the proposal reduces the size of the park, increases the size of one lot, adds an additional residential lot, and relocates trails. The applicant has committed to use the sale of two lots to improve the park with sod, sprinklers, a pavilion and picnic tables, and playground equipment. The Planning Commission reviewed the project twice with two separate public hearings and recommended approval of the project.

Councilmember Burnham asked for clarification on the locations of the hitching posts. Mr. Jensen said the Planning Commission did not detail exact locations. Councilmember Clark said if the residents desire hitching posts at a later date, they can be installed in the future.

Mayor Westmoreland opened the public hearing at 7:40 p.m. As there were no comments, he closed the public hearing.

Councilmember Gricius said she does not think it is pertinent to add the hitching posts. She said the Planning Commission did not specify required materials, and asked if the City would maintain the posts. Councilmember Burnham said if hitching posts are to be required, the locations need to be specified.

Councilmember Reaves said the area is unique and needs to be preserved. The hitching post condition can be approved and maintenance of the posts can be addressed later.

Councilmember Curtis said the Municipal Code does not require open space for this development, and expressed concerns that the Council would add additional amenities to a voluntary park.

Mr. Hazard said less than ten percent of residents in the development have horses. He stated he has not seen horses on the trails, and does not want horses on the landscaping, lawn, or concrete trails. He sees the hitching posts as a waste of space and an unnecessary expense.

MOTION: ***Stephanie Gricius moved to approve an Ordinance of Eagle Mountain City, Utah, approving the first amendment to the Arrival Master Development Plan, removing the recommended condition of approval requiring hitching posts. Melissa Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

14.B RESOLUTION - A Resolution of Eagle Mountain City, Utah, Approving the Second Amendment to the Arrival Master Development Agreement.

Councilmember Curtis confirmed with staff that the extension of the agreement would move the sunset clause six years further than it stands currently. Councilmember Gricius said the product in the development is one the Council wants in the City, so the extension of the agreement is beneficial to both parties.

MOTION: ***Melissa Clark moved to approve a resolution of Eagle Mountain City, Utah, approving the second amendment to the Arrival Master Development Agreement. Benjamin Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

14.C MOTION - Arrival Amended Preliminary Plat.

MOTION: ***Melissa Clark moved to approve the Arrival amended preliminary plat. Stephanie Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

15) ORDINANCE - PUBLIC HEARING - An Ordinance of Eagle Mountain City, Utah, Amending Municipal Code Chapter 17.35 for Conditional Uses, Chapter 17.55 for Commercial Off-site Parking, 17.80 for Signs

15.A Commercial Zone Conditional Uses and Commercial Off-street Parking.

Mr. Jensen explained that anything not specifically allowed in Municipal Code is prohibited. The amendment allows meeting/reception rooms within the Commercial zone, and creates a parking standard of one parking stall per 250 square feet of gross floor area.

Councilmember Burnham asked if it was possible to require more parking stalls in the Municipal Code, but allow the Planning Commission to reduce the number required based on findings such as shared parking lots. Mr. Jensen stated that was an option, but specific findings would need to be clarified in the Code. He said most businesses will want more parking than is allowed and the City has maximum limits as well.

Councilmember Clark asked Mr. Jensen for the range of parking standards other municipalities have. Mr. Jensen said on the high side, standards required one parking stall per 100 square feet of gross floor area, and the low side required one parking stall per 500 square feet of gross floor area. Lehi's standard is one parking stall per 500 square feet of gross floor area.

Councilmember Curtis stated he values staff's research and would like the option to have Planning Commission adjust the requirements, as needed. Mr. Mumford explained the Municipal Code allows the Planning Commission to grant alternative parking requirements. He said a shared parking lot could be a reason to grant that exception.

15.B Signs.

Mr. Jensen said this staff-proposed amendment replaces an example of an exempt sign, and creates standards for school monument signs. He explained the current illustration shows balloons, which are not allowed in Municipal Code.

Mr. Jensen explained the Alpine School District will use this section of Municipal Code for Cedar Valley High School's signage. Councilmember Curtis asked where the high school sign will be placed. Mr. Mumford said it will be located on the corner of Pony Express Parkway and Aviator Avenue.

Mayor Westmoreland opened the public hearing at 8:05 p.m. As there were no comments, he closed the public hearing.

MOTION: ***Melissa Clark moved to approve an ordinance of Eagle Mountain City, Utah, amending Municipal Code Chapter 17.35 for Conditional Uses, Chapter 17.55 for Commercial Off-site Parking, 17.80 for Signs with the electronic portion of the school sign changed to a maximum of 45 square feet. Stephanie Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

16) MOTION - Appointment of a City Councilmember as Mayor Pro Tempore

Mayor Westmoreland said all Councilmembers are capable and qualified to serve as Mayor Pro Tempore. He explained daytime availability is an important factor, and nominated Colby Curtis to serve as Mayor Pro Tempore for 2019.

MOTION: ***Melissa Clark moved to appoint Colby Curtis as Mayor Pro Tempore for 2019. Stephanie Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote.***

17) CITY COUNCIL/MAYOR'S BUSINESS

18) CITY COUNCIL BOARD LIAISON REPORTS

Councilmember Gricius
Nothing to report.

Councilmember Curtis
Councilmember Curtis expressed appreciation for the Senior Advisory Council and stated the board functions well.

Councilmember Burnham
Councilmember Burnham stated the Planning Commission is regularly holding meetings.

Councilmember Reaves
Councilmember Reaves said the boards he is liaison to have not met at this time. Meetings are scheduled for March.

Councilmember Clark
Councilmember Clark said the Youth Council attended Local Officials Day at the State Capital and met with State Representative Jefferson Moss. Representative Moss appreciated that the Youth Council is informed and engaged. She appreciated community involvement in the Welcome Home parade. A HAM radio class and test will be held March 1 and 2 at City Hall, and an opioid drug overdose help training will be held on Thursday, March 14 at 8:00 p.m. at City Hall.

Mayor Westmoreland
Mayor Westmoreland explained Unified Fire Authority is in the process of updating its interlocal agreement. Ranked voting was discussed, and it was determined that on budget issues, two members can request ranked voting.

19) COMMUNICATION ITEMS

20) ADJOURNMENT

MOTION: ***Melissa Clark moved to adjourn at 10:15 p.m. Colby Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin***

Reaves, Donna Burnham, Melissa Clark. The motion passed with a unanimous vote

Approved by the City Council on February 19, 2019.

____

Fionnuala B. Kofoed, MMC
City Recorder

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 19, 2019**
TITLE:	Consolidated Fee Schedule
ITEM TYPE:	Resolution
FISCAL IMPACT:	NA
APPLICANT:	Staff

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
NA	NA	NA	City Wide

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
NA

PREPARED BY:
Fionnuala Kofoed, Planning

RECOMMENDATION:
Staff recommends that the City Council adopts a Resolution of Eagle Mountain City, Utah, amending the Consolidated Fee Schedule for Library, Park and Stage Rental Fees.

BACKGROUND:
LIBRARY

Staff recommends that the Council permanently adopts a "fine free library". We have completed our 6 month test run and have found that we have not had significant negative effects.

- We have increased return users – some have avoided the library for some time as fines were an obstacle for their family
- We have not had a major decrease in revenue-

Between 7/1/17 & 12/31/17 we collected $1236.49 in various fees such as copies, faxes, scans, process fee, tag/barcode replacement
Between 7/1/18 & 11/28/18 we collected $1134.46 in the same areas

- Fine collection in FY18 (same 6 mo. period) = $1496.02

Fine collection in FY19 (same period) = $546.92 (these were fines previously incurred by patron prior to going fine free

- In FY17 we added 1399 new patrons ; in FY18 we added 1703 new

In FY19 (to date) we have added 783 new users – word is getting out and our residents are coming

- The items never returned from the 2017 period are 167. The items never returned from the 2018 period are 162. Overall, it may seem like a lot but keep in mind that a good number of these items end up being paid for, or replaced with donated identical copy.

PARKS

City staff recommends that the City Council, by resolution, adopt an amendment to the Consolidated Fee Schedule for Eagle Mountain City adjusting the fee schedule for Park Field Rentals.

City staff is updating the fee schedule (1.9.2 Soccer Field Rental). This would remove the previous fees as listed in 1.9.2.1, 1.9.2.2, 1.9.2.3 in the Consolidated Fee Schedule. In its place would add an exhibit of Park Field Rental Schedule (1.9.2). This will update the previous fees listed in this section and add additional fees specifically for baseball field rentals within the community.

STAGE RENTAL

Eagle Mountain City has purchased a mobile stage for special events. It is proposed that fees related to rental of the mobile stage be added to the fee schedule so that it may be rented by outside organizations when available. The proposed fees are based on a structure in place at Lehi City for a similar stage.

Attachments:
Eagle Mountain City Stage Rental Application 1
RES--CFS-Park Fees, Library Fees, and Stage Rental Fees

Office Use Only

First Day Fee: ________ x ____ $1,000 for partial stage or ____ $1,500 for full stage
Additional Day Fee (with move): ________ x ____ $1,000 for partial stage or ____ $1,500 for full stage
Additional Day Fee (without move): ________ x $750.00
Hourly Transportation Cost (if outside Eagle Mountain City): ________ x $200.00
Total Cost: ______________________
Date Paid: ______________________ Receipt By: ____________________

Office Notes:

EAGLE
MOUNTAIN

Stage Rental Application

Contact the Special Events office at 801-789-6635 with questions.

This application is to request the use of the Eagle Mountain City mobile stage. Requests are considered on a first come, first served basis. Eagle Mountain City has priority over any request.

Any organization or group using the stage must provide a Certificate of Liability for the duration of the rental period in the amount of $200,000.00, listing Eagle Mountain City as an additional insured. A copy of this certificate must arrive at our office and be approved before a rental can be finalized.

In addition, a $500.00 cash deposit (to be applied to the total cost) is required prior to the rental.

Fees may be waived for Eagle Mountain City affiliated organizations.

Contact Information

Organization/Group Requesting Rental:

____

Contact Person:

____

Contact Phone: ______________________________________

Secondary Phone: ____________________________________

Contact Email:

____

Billing Address:

____

City: ___________________________ State: _______________________

Zip: ______________

Rental Information

Location/Address of Delivery:

____

Dates Needed: From _________________________ to

____

Set-Up to be Completed By:

Date _______________________ Time________________________

Take-Down Can Occur:

Date __________________________ Time ________________________

Does the stage need to be moved during the requested dates: (drop down menu for Yes or No)

If yes, please explain below.

____

____

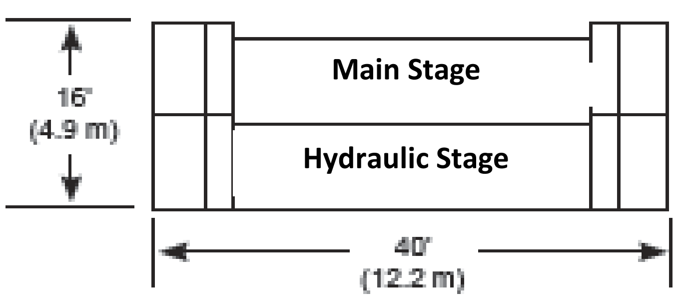
____

Please describe in detail how the stage will be used:

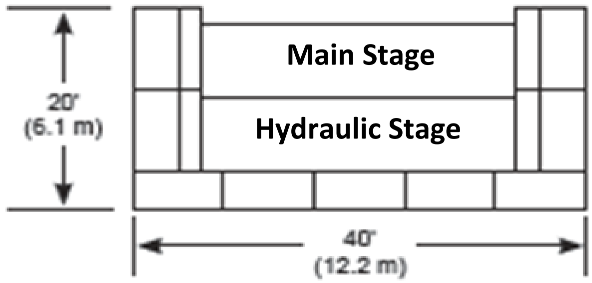
Rental Selection

Option you are requesting: *(drop down menu for A, B or C)*

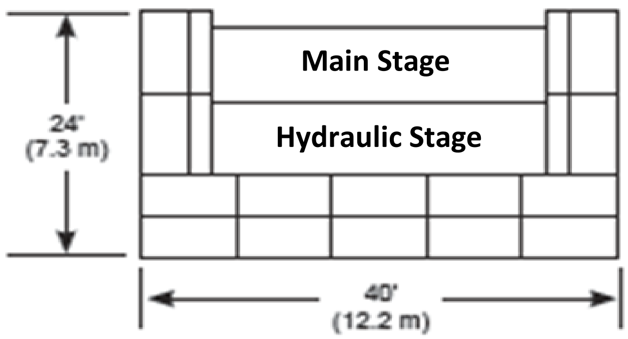
Rental Option A:
16x40 = Hydraulic Stage and Side Extension



Rental Option B:
20x40 = Partial Extension – Hydraulic Stage, Side Extension and One Front Extension



Rental Option C:
24x40 = Full Extension – Hydraulic Stage, Side Extension and Full Front Extension



Rules and Regulations

- No adhesive tape may be used other than official painter's tape or easy release tape.
- Only authorized Eagle Mountain City personnel or other trained designees may operate stage controller mechanisms.
- No one is authorized to be under the stage at any time.
- The stage canopy shall not have any banners, signs, or props that weigh more than 50 pounds.
- Props, sound boxes, or any other items placed on the stage during rentals shall not be permanently attached to the stage in any way.
- A 110 Volt, 20 Amp breaker is required for stage power and the charging system. An optional 220 Volt, 50 Amp breaker system is needed for stage lighting systems. No additional lighting or power is authorized with this stage.

- In the event of inclement weather, the Eagle Mountain City Parks department must be contacted immediately at 801-789-5959, option 2. The stage canopy must be closed if winds reach 35 MPH.
- No alcoholic beverages, including beer, wine, or liquor are allowed on the stage at any time.
- Once the stage set up has been inspected by Eagle Mountain City personnel, no adjustments or alterations may be made.
- No open flames, including but not limited to, fire dancers, candles, fire pits, lighters or matches are allowed on the stage at any time.

I agree to abide by the above conditions while renting the Eagle Mountain City Stage and to indemnify and hold Eagle Mountain City and its Officials and City Staff harmless for injuries to persons or property that are not the result of Eagle Mountain City's actions. I have read and understand the stage rules and regulations on this form and will ensure that the stage is neat, clean and orderly, or I will be assessed and pay additional fees to compensate for cleaning based on the city fee schedule. I also agree to pay for any damage that occurs to the stage as a result of my use of the stage.

____ ____________________________

Signature Date

Eagle Mountain City Stage Rental Inspection

Contact the Special Events office at 801-789-6635 with questions.

I have inspected the Eagle Mountain City stage with a staff member and accept the stage with no major damage. I agree to return the stage in its same condition. I have been trained on the opening and closing of the canopy and have been given a copy of the rules and regulations.

Contact Information

Organization/Group Requesting Rental: ____

Contact Person: ____

Contact Phone: ___________________________ Secondary Phone: ________________________

Delivery Acceptance:

___________________________________ ____________________________________

Renter Name Date

___________________________________ ____________________________________

Eagle Mountain City Employee Date

Stage Return Acceptance: Was the stage cleaned: Y N? If no, please explain:

____

Eagle Mountain City accepts the return of the stage with no major damage, in the same condition as it was rented.

___________________________________ ______________________________________

Eagle Mountain City Employee Date

___________________________________ ______________________________________

Renter Name Date

RESOLUTION NO. R-   -2019

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

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

WHEREAS, the City Council has determined that it is necessary and appropriate to amend the library fees, park fees, and stage rental fee within the City; and

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

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

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.

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

This Resolution shall take effect at 12:01 a.m. on February 20, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

____
Tom Westmoreland, Mayor

____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City on the 19th day of February, 2019.

Those voting aye:	Those voting nay:
☐ Donna Burnham	☐ Donna Burnham
☐ Melissa Clark	☐ Melissa Clark
☐ Colby Curtis	☐ Colby Curtis
☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves

____
Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A

EAGLE MOUNTAIN CITY

CONSOLIDATED FEE SCHEDULE

Effective February 20, 2019

1. The following fees are hereby imposed as set forth herein:

1.1. Miscellaneous Fees

1.1.1. Compiling records in a form other than that are maintained by the City - actual cost and expense for employee time or time of any other person hired plus supplies and equipment .... Minimum Charge of $10.00 per request
1.1.2. Certification of record $1.00/certification
1.1.3. Postage .... Actual Cost to City
1.1.4. Other costs allowed by law .... Actual Cost to City
1.1.5. Miscellaneous copying..$0.10 printed page (8 ½ x 11)
....$0.15 printed page (11 x 14)
....$0.20 printed page (11 x 17)
1.1.6. Electronic copy of minutes of meetings .... $30.00 per meeting
1.1.7. Bound copy of Development Code $22.00
1.1.8. Bound copy of Street Guide $8.00
1.1.9. Standard Specifications $20.00
1.1.10. Policies & Procedures Manual $20.00
1.1.11. Map Fees

Map Fees (Black & White)		
Maps (Paper Sizes in Inches)	Cost	Cost with Aerials
8 ½ x 11 (under 5 pages)	Free	$1.00
11 x 17	$1.00	$3.00
24 x 36	$10.00	$12.00
36 x 48	$15.00	$16.00

Map Fees (Color)	
Maps (Paper Sizes in Inches)	Cost
8 ½ x 11	$5.00
24 x 36	$15.00
36 x 48	$20.00

1.1.12. Subdivision Ordinance Packet $5.00
1.1.13. Recreation Master Plan (bound copy) $30.00
1.1.14. Capital Facilities Plan $15.00
1.1.15. Solid Waste Collection:
1.1.15.1. One Container $9.50
1.1.15.2. Second Container $6.25
1.1.15.3. Recycling Container $5.00
1.1.15.4. Surcharge .... Varies monthly according to Energy Information Administration Index

1.1.16. Electronic Copy of Documents on CD (per CD) $3.00
1.1.17. Motor Vehicle Access to Open Space Permit $25.00

1.1.17.1. Damage Deposit (may be waived by Asst. PW Director).................................... $2,000.00
1.1.17.2. Monitoring Fee (if required by Asst. PW Director)....................................$50.00 per hour

1.1.18. Use of the City Hall Building for small events (accommodating less than 25 people) not involving food .... $50.00 + $15.00 per hour ($35.00 per hour on weekends)

1.1.19. Use of the City Hall Building for small events (accommodating less than 25 people) involving snacks and beverages .... $100.00 + $15.00 per hour ($35.00 per hour on weekends) ....(of which $50.00 is kept by the City for deep cleaning)

1.1.20. Use of the City Hall Building for large events (accommodating 26 or more people) not involving food . ... $600.00 + $15.00 per hour ($35.00 per hour on weekends ....(of which $200.00 is kept by the City for deep cleaning)

1.1.21. Use of the City Hall Building for large events (accommodating 26 or more people) involving food .... ($600.00 + $15.00 per hour on weekends) ....(of which $200.00 is kept by the City for deep cleaning)

1.1.22. Candidate Filing Fee $50.00

1.1.23. Easement Review Fee $750.00

1.1.24. Franchise Agreement Application.. $750.00

1.2. <u>Library:</u>

1.2.1. Photocopies:

1.2.1.1. Black & White (Copier or Computer) .... $0.10 per page
1.2.1.2. Color (Copier or Computer) .... $0.25 per page
1.2.1.3. Scan/Email for each increment of 10 pages $1.00

1.2.2. Faxes:

1.2.2.1. Faxes for each increment of 10 pages $1.00

~~1.2.3. Overdue Fines:~~

~~1.2.3.1. Books (Fine Free July 1, 2018 - December 31, 2018).............................. $0.10 per day/per item~~
~~1.2.3.2. DVD's & Blu-Ray (Fine Free July 1, 2018 - December 31, 2018).......... $0.50 per day/ per item~~
~~1.2.3.3. Inter-Library Loan Materials.. $0.50 per day/per item~~
~~1.2.3.4. Audio Books (Fine Free July 1, 2018 - December 31, 2018)................... $0.50 per day/per item~~

1.2.4. Fees:

1.2.4.1. Lost/Stolen Library Card Replacement $3.00
1.2.4.2. Inter-Library Loan Fee .... $3.00 per item
1.2.4.3. Non-Resident Fee .... $80.00 per family/per year or $40.00 for 6 mos.
1.2.4.4. Processing Fee for Lost/Damaged Items.............$5.00 per item + cost (determined by director)
1.2.4.5. Returned Check Fee $25.00
1.2.4.6. Sent to Collections $20.00
~~1.2.4.7. Computer use without an Eagle Mountain Library Card (effective 03/01/2014) .....$1.00 per ½ hour~~
1.2.4.8. Missing Barcode...$1.50 per occurrence
1.2.4.9. Missing RFID Tag (Radio Frequency Identification) $2.50

~~1.2.5. Repairable Damage:~~

~~1.2.5.1. Dust Jacket (torn or missing) .... $1.00~~
~~1.2.5.2. Spine Repair .... $2.00~~
~~1.2.5.3. Torn Page .... $1.00~~
~~1.2.5.4. Missing Barcode..$1.50 per occurrence~~ (Moved to 1.2.4.8)
~~1.2.5.5. Wavy/Wrinkled Page Damage ....$2.00 per occurrence~~

~~1.2.5.6. Missing RFID Tag (Radio Frequency Identification) .... $2.50~~ (Moved to 1.2.4.9)

1.2.6. Media Collection Fees:

~~1.2.6.1. Missing DVD Case .... $2.00~~
1.2.6.2. Missing Audio Book CD ....$7.00 per missing item/if cannot replace one disk, Patron will be charged full replacement cost.

1.2.7. Proctoring Fee:

1.2.7.1. Non-Residents of Eagle Mountain $10.00

1.2.8. Electronic Devices:

1.2.8.1. LaunchPads:

~~1.2.8.1.1. Fine .... $1.00 per day~~
1.2.8.1.2. Replacement Cost $130.00
1.2.8.1.3. Missing Orange Bumper $12.00
1.2.8.1.4. Damaged/Missing Box $10.00
1.2.8.1.5. Damaged/Missing USB $8.00
1.2.8.1.6. Damaged/Missing AC adaptor $12.00
1.2.8.1.7. Cracked Screen or Broken/Unusable LauchPad ....full replacement cost

1.2.8.2. Kindle Fires:

~~1.2.8.2.1. Fine .... $1.00 per day~~
1.2.8.2.2. Replacement Cost $70.00
1.2.8.2.3. Missing Leather Case $15.00
1.2.8.2.4. Damaged/Missing Sleeve Bag $7.00
1.2.8.2.5. Damaged/Missing USB $8.00
1.2.8.2.6. Damaged/Missing Power Cord $12.00
1.2.8.2.7. Cracked Screen or Broken/Unusable Kindle ....full replacement cost

1.2.8.3. Either electronic device returned in book drop instead of in person- $10.00 + any damages that may occur from other items being dropped onto LaunchPad or Kindle

1.3. <u>Animal Control:</u>

1.3.1. Dog License Fee .... $1.00 Administration Fee
.... +fees per Utah County Animal Control Shelter Fee Schedule
1.3.2. Redemption Fees .... per Utah County Animal Control Shelter Fee Schedule
.... And associated pickup and impound costs

1.4. <u>Building:</u>

1.4.1. Permit Fee Table

Total Valuation	Fee
$1.00 to $500.00	$23.50
$501.00 to $2,000.00	$23.50 for the first $500.00 plus $3.05 for each additional $100.00, or fraction thereof, to and including $2,000.00
$2,001.00 to $25,000.00	$69.25 for the first $2,000.00 plus $14.00 for each additional

	$1,000.00, or fraction thereof, to and including $25,000.00
$25,001.00 to $50,000.00	$391.75 for the first $25,000.00 plus $10.10 for each additional $1,000.00, or fraction thereof, to and including $50,000.00
$50,001.00 to $100,000.00	$643.75 for the first $50,000.00 plus $7.00 for each additional $1,000.00, or fraction thereof, to and including $100,000.00
$100,001.00 to $500,000.00	$993.75 for the first $100,000.00 plus $5.60 for each additional $1,000.00, or fraction thereof, to and including $500,000.00
$500,001.00 to $1,000,000.00	$3,233.75 for the first $500,000.00 plus $4.75 for each additional $1,000.00, or fraction thereof, to and including $1,000,000.00
$1,000,001.00 and up	$5,608.75 for the first $1,000,000.00 plus $3.65 for each additional $1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours)......$50.00 per hour 1 2. Reinspection Fee………………………………………..………………..……….$50.00 per hour 1 3. Inspections for which no fee is specifically indicated……………………….………$50.00 per hour 1 4. Additional plan review required by changes, additions, revisions to plans, (minimum charge - ½ hour)……………………………………………………………….………..$50.00 per hour 1 5. For use of outside consultants for plan checking and inspections, or both ....ACTUAL COST 2	
1. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved. 2. Actual costs include administrative and overhead costs.	

1.4.2. Commercial Plan Review Fees .... 65% of the permit fee

1.4.3. Residential Plan Review Fees... .... 40% of the permit fee

1.4.4. Plan Review Fee for Registered Plans .... 25% of the permit fee

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

1.4.6. One-percent surcharge per building permit (Utah Code):

1.4.6.1. 80% submitted to Utah State Government

1.4.6.2. 20% retained by City for administration of State Collection

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

1.4.8. Temporary Occupancy Fee ....$100.00 plus 120% of value of uncompleted items

1.4.9. Board of Appeals (Current Building Code) $100.00

1.4.10. Residential Buildings & Commercial Buildings– Fees charged for building permits are set forth as per permit fee table (above).

1.4.11. Plan Review Fees for re-checking of plans .... $200.00 + $50.00 per hour after 1st hour

1.4.12. Fast Track Fee (Residential Only) $400.00

1.4.13. Re-inspection fee...$50.00 per trade

1.4.14. Temporary Power Inspection $100.00

1.4.15. Sales Office and Construction Trailer... $200 + State surcharge
(Fee may be increased for trailers over 400 square feet as deemed necessary by the Building Official.)

1.5. Business License Fees:

1.5.1. Commercial Business License $75.00
1.5.2. Home Based Business License.. $25.00
Administrative note: Initial transition year changing from June expiration to annual expiration will be prorated from July 1 to anniversary date.

1.5.2.1. Home Based Business License with Inspections.. $75.00

1.5.3. Business License Renewal Late Charge 45 days after expiration date ....25% Additional
1.5.4. Duplicate License (lost original, changing address, name of business, etc.).................................. $10.00
1.5.5. Temporary Licenses: Canvasser, Solicitors, and Other Itinerant Merchants

1.5.5.1. Application Fee $75.00
1.5.5.2. License Fee .... $10.00 for 10 consecutive calendar days
1.5.5.3. Home Sales License Fee .... $2.00 for 10 consecutive calendar days
1.5.5.4. License for Public Assemblies of 30 or more people... $100.00 per day

1.5.6. Background Checks (when applicable)...$7.00 (as charged to City)
1.5.7. Bond for Contracting Bonding License $5,000.00
1.5.8. Liquor License $300.00
1.5.9. Film Permit...$75.00
(Non-profit organizations and student productions are exempt)

1.6. <u>Ordinance Enforcement:</u>

1.6.1. Abatement of injurious and noxious real property and unsightly or deleterious objects or structures....... .... Actual cost of abatement plus 20% of actual cost

1.6.2. Sign Enforcement:

1.6.2.1. First sign violation, a written warning. Second violation $10. Third violation $25, per sign, per day (until in compliance). Forth and subsequent violations $50 per sign, per day (until in compliance).
1.6.2.2. Sign Impound Release Fee ....$150.00 per sign (Except as abated by the City Council)

1.6.3. Parking Fines:

1.6.3.1. First violation a written notice, Second violation $25, Third violation $50. Vehicles and trailers will be towed at the owner's expense.
1.6.3.2. Blocking streets and/or sidewalks illegally. First violation a written notice, second violation $25, third violation $50.

1.6.4. Solid Waste Management Violations:

1.6.4.1. Illegal Dumping/Solid Waste. First violation a written notice, second violation $200, third violation $400, fourth and subsequent violations $600.

1.6.4.2. Accumulation of construction dirt, debris, mud, etc., on City streets. First violation a written notice, second violation $50, third violation $100 and stop work progress until fines are paid.

1.7. <u>Community Development:</u>

1.7.1. Master Development:

1.7.1.1. Land Use Concept Plan* $250.00
1.7.1.2. Master Development Plan Application or Amendment $6,000.00
1.7.1.3. Capital Facility Plan Amendment Application Fee per Development $9,750.00
1.7.1.4. Concept Capital Facility Plan Amendment $1,000.00

1.7.2. Rezoning Request $1,350.00
1.7.3. Conditional Use:

1.7.3.1. Conditional Use (new) $500.00
1.7.3.2. Conditional Use (amendment) $200.00
1.7.3.3. Accessory Apartments $230.00
1.7.3.4. Application Fee – Alternative Animal Management Plan $25.00
1.7.3.5. Application Fee – Hobby Breeder License $75.00

1.7.4. Subdivisions:

1.7.4.1. Subdivision Concept Plan* .... $300.00 + $5.00 for each ERU over 40
1.7.4.2. Revised Approved Plat and Recorded Plat Amendment Fee (per amended lot) .... $1,500.00 + $25.00 per lot
1.7.4.3. Preliminary Plat Processing Fee .... $400.00 + $60.00/Lot
1.7.4.4. Condominium Fees:

1.7.4.4.1. Conceptual Review* .... $650.00 + $10.00 per ERU
1.7.4.4.2. Preliminary Plat Review .... $1,500.00 + $26.00 per ERU
1.7.4.4.3. Site Plan and Final Plat Review .... $1,900.00 + $50.00 ERU

1.7.4.5. Final Plat & Development Agreement Processing Fee .... $400.00 + $95.00/Lot
1.7.4.6. Inspection Fees: (Based on Engineers' Estimate of the Project Cost) .... 3.2% .... of the first $750,000.00 estimate, 1% of the estimate amount exceeding $750,000.00

1.7.4.7. Contractors, Subdivisions & Building Bonds:

1.7.4.7.1. Performance and Guaranty .... 110% of Value plus 2 year warranty
1.7.4.7.2. Contractor Infrastructure Protection Deposit .... $1,000 Cash deposit for one home or $5,000.00 cash deposit for more than one concurrent home or project.
1.7.4.7.3. Owner Builder Protection Deposit .... $1,000.00 Cash deposit

1.7.4.8. Lot Split Application Fee $1,600.00
1.7.4.9. Lot Line Adjustment Fee $575.00
1.7.4.10. Revised Approved Construction Plans $600.00
1.7.4.11. Recordation Fee $800.00
1.7.4.12. Minor Plat Recording Fee .... Staff Time + Utah County Recording Fee

1.7.5. Site Plan Review Fees:

1.7.5.1. Residential Master Site Plan Review Fee .... $2,000 (5-10 Acres), $4,000 (10 Acres +)
1.7.5.2. Residential Site Plan Review Fee $60.00/DU
1.7.5.3. Non-Residential Master Site Plan Review Fee .... $2,000 (5-10 Acres), $4,000 (10 Acres +)
1.7.5.4. Non-Residential Site Plan Review Fee .... $2,000 (0-5 Acres), $4,000 (5.1-10 Acres), $6,000 (10.1-50 Acres), $8,000 (50+ Acres)

1.7.5.5. Temporary Non-Residential Site Plan Review Fee $1,580.00

1.7.6. Annexation:

1.7.6.1. Application Fee .... $1,500.00 + $5.00 per acre
1.7.6.2. Capital Facility Plan Amendment Application Fee per Development $9,750.00

1.7.7. Signs:

1.7.7.1. Permit Fee per Sign Face .... $50.00 (except as abated by the City Council)
1.7.7.2. Sign Lease Fee .... As determined by the City Council
1.7.7.3. Sign Lease Application Fee... $50.00

1.7.8. Streets:

1.7.8.1. Street dedication or vacation $300.00
1.7.8.2. Street name change application.. $100.00
1.7.8.3. New street sign for name change approval

1.7.9. Board of Adjustment: variance, non-conforming use, conditional use appeal, appeal of Zoning Administrator $100.00

1.7.10. Disposal of City Property: An amount to be set by action of the City Council on a case by case basis depending on the cost to the City and a fair and equitable charge to the applicant.

1.7.11. Application for Amendment to the General Plan and Development Code including text and map amendments in the nature of property rezoning shall be subject to an application fee of $400.00 (No fee is associated with suggestions from the public in the nature of improvements in the law, to amend the development code or general plan)

1.7.12. Land Disposal Application Fee $150.00

1.7.13. Utah County Surveyor Review Fee... $125.00
(To be charged to initiating parties of annexations, disconnects, service district boundary creations or adjustments, consolidation of multiple local entities, or boundary adjustments between local entities.)

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

1.8. Utility Rates and Fees:

1.8.1. Concrete Inspection Permits:

1.8.1.1. Curb and gutter..$1.00 per linear foot
1.8.1.2. Sidewalk...$0.75 per linear foot

1.8.2. Excavation Permits, Asphalt/Concrete Cuts/Unimproved Surface:

1.8.2.1. Minimum fee for cuts in paved surfaces more than 3 years old....................................... $300.00
1.8.2.2. Minimum fee for cuts in paved surfaces 3 years old or less... $2,000.00

1.8.3. Grading Permit:

1.8.3.1. 101 - 1,000 Yd^3 ....$27.00 (1.5 hrs staff time)
1.8.3.2. 1,001 – 10,000 Yd^3.. $54.00 (3 hrs staff time)
1.8.3.3. 10,001 – 100,000 Yd^3...$108.00 (6 hrs staff time)

1.8.3.4. Over 100,000 Yd³..$216.00 (12 hrs staff time)

1.8.4. Blasting Permit:

1.8.4.1. Permit fee not within1,320 ft. of an existing structure $1,000.00
1.8.4.2. Permit fee within 1,320 ft. of an existing structure (requires City Council approval) .. $5,000.00
1.8.4.3. Onsite fee ....$250.00 per blast

1.8.5. Utility Deposits:

1.8.5.1. Deposit $40.00

1.8.6. Water Rates Services Fees:

1.8.6.1. Monthly Base Rate per ERU $20.00
1.8.6.2. Residential Tiered Water Rates:

Small Lots Usage	Large Lots Usage (1,000 gallons)	Rate (Per 1,000 Gallons
Up to 65 kgal	Up to 120 kgal	$0.80
65 – 115 kgal	120 – 170 kgal	$0.85
115 – 165 kgal	170 – 230 kgal	$0.90
Over 165 kgal	Over 230 kgal	$0.95

1.8.6.3. Commercial & Industrial Tiered Water Rates:

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

1.8.6.4. Construction Water Fee.. $100.00
1.8.6.5. Construction Water Hydrant Rental Deposit.. $1,500.00
1.8.6.6. Construction Water Hydrant Rental Fee .... $10.00 per day for first 30 days; $100.00 per calendar month thereafter; together with Water Usage Rate of $0.80 per kgal
1.8.6.7. Open Space Usage Rate .... $0.80 per kgal
1.8.6.8. Meter Connection Fees: (In addition to Impact Fees where applicable)

1.8.6.8.1. Single Family Residential (meter size 5/8” or ¾”) $450.00
1.8.6.8.2. Commercial, Industrial or Multi Family Residential

Water Meter Size	Connection Fee
¾”	$450.00
1”	$640.00

1 ½”	$1,260.00
2”	$1,920.00
3”	$3,600.00
4”	$5,120.00

1.8.6.8.3. Impact Fee .... Addition when applicable

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

1.8.6.10. Damage to hydrant or hydrant meter by contractor will be deducted from the Water Hydrant Deposit.

1.8.6.11. Customer Requested/Reconnect/Disconnect Fee... $25.00

1.8.7. CWP Water Rate... (effective July, 1 2018) $10,090.00 per acre foot

1.8.8. Banked Water Transfer Fee $250.00

1.8.9. Sewer Rate and Fees:

1.8.9.1. North Service Area Sewer Fee:

1.8.9.1.1. Single Family Residential Usage Rate per ERU .... $15.25 per month

1.8.9.1.2. Treatment Fee (TSSD) per ERU .... $25.89 per month

1.8.9.2. South Service Area Sewer Fee:

1.8.9.2.1. Single Family Residential Usage Rate per ERU .... $15.25 per month

1.8.9.2.2. SSA Treatment / Capital Bond Payment per ERU................ $27.75 per month

1.8.9.3. West Service Area Sewer Fee:

1.8.9.3.1. Single Family Residential Usage Rate per ERU .... $15.25 per month

1.8.9.3.2. WSA Treatment /Capital Bond Pmt./Loan Pmt. per ERU .... $29.80 per month

1.8.9.4. WSA Wastewater Grant Reimbursement Fee for New Connections: $5,325.60 per ERU (reduced $266.28 per year for each calendar year after Division of Water Quality Project #202 Loan / Grant closing).

1.8.9.5. Reuse Water .... $0.70 per kgal

1.8.9.5.1. Schools, Businesses and Churches ....
.... 80% of water used for culinary purposes

1.8.9.6. Single Family Residential Connection Fee .... $100.00 per ERU
(Impact Fee Additional Where Applicable)

1.8.9.7. Commercial, Industrial or Multi Family Connection Fee ....
.... Estimated Cost of Connection plus 15% Administration Fee

1.8.9.8. North Service Area Facilities – Extraterritorial Service Connection Fee for each single-family residential connection $150.00

1.8.9.9. North Service Area Facilities – Extraterritorial Services Line Capacity Fee for SID 98-1 for each single-family residential unit $470.00

1.8.9.10. North Services Area Facilities – Timpanogos Special Service District Connection Fee for each single family residential unit $2485.00
Fee Breakdown: $2475.00 for TSSD - $10.00 EMC Administrative Fee

1.8.9.11. North Service Area Facilities – Extraterritorial Sewer Service Usage Fee .... $42.84 month

1.8.10. Storm Water Fee .... $5.00 per ERU

1.9. Park:

Park Use Deposit Fee .... **Up to $1,000***

***Set at time of application which may be up to $1,000.00, depending on the use and rental time.**

1.9.1. Park Reservation:

Park (Description)	Resident	Non-Resident
Nolen Park East Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Eagle Park Commons Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Silver Lake Amphitheater	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Silver Lake Amphitheater Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Pioneer Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Walden Park Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Meadow Ranch Park B Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Sage Valley Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Pony Express Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Overland Trails Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Eagle Point C Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
North Ranch Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Autumn Ridge Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Valley View Park Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Sweetwater Park Pavilion Only	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm	$50 - ½ day 8am-2pm/3pm-9pm $75 - full day 8am-9pm
Bike Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Three's Crossing Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Eagle's Gate Park Pavilion Only	$15 - ½ day 8am-2pm/3pm-9pm $30 - full day 8am-9pm	$25 - ½ day 8am-2pm/3pm-9pm $50 - full day 8am-9pm
Cory B. Wride	$25 – ½ day 8am-2pm/3pm-9pm	$50 – ½ day 8am-2pm/3pm-9pm

Memorial Park Large Pavilion Only (8 Tables)	$50 - Full day 8am-9pm	$100 - Full day 8am-9pm
Lakeview Estates Park Pavilion Only	$15 – ½ day 8am-2pm/3pm-9pm $30- Full day 8am-9pm	$25 – ½ day 8am-2pm/3pm-9pm $50 - Full day 8am-9pm
Spring Run Park Pavilion Only	$25 – ½ day 8am-2pm/3pm-9pm $50 - Full day 8am-9pm	$50 – ½ day 8am-2pm/3pm-9pm $75 - Full day 8am-9pm
Sunset Ridge Park Pavilion Only	$15 – ½ day 8am-2pm/3pm-9pm $30 - Full day 8am-9pm	$25 – ½ day 8am-2pm/3pm-9pm $50 - Full day 8am-9pm

1.9.2. ~~Soccer Field Rental~~ Park Field Rental Schedule:

Park Field Rental Schedule	
Description	Cost
Baseball Fields:	
Hourly Rate Per Field	$25
Additional Field Prep Monday-Friday	$40
Additional Field Prep Saturday or Holidays	$60
Lighting - Hourly Rate Per Field	$15
CWMP – Entire Complex Half Day – 7 Hours or Less	$250
CWMP – Entire Complex Full Day – 8 Hours or More	$500
Turf Field Rental:	
Hourly Rate Per Field	$15
Lighting - Hourly Rate Per Field	$15

~~1.9.2.1. Four-hour block, including line painting and restrooms .... $250.00~~
~~1.9.2.2. Four-hour block, not including line painting and restrooms .... $60.00~~
~~1.9.2.3. One hour, alone or in addition to a four-hour block, no line painting or restrooms ... $15.00~~

1.9.3. Arena Fee Schedule:

1.9.3.1. Daily Rental, w/arena preparation 5 hrs and above $350.00
1.9.3.2. Hourly Rental, arena as is less than 5 hrs $30.00/hr
1.9.3.3. Full arena preparation water/worked $75.00
1.9.3.4. Groomed Preparation Single Pass .... $25.00 per work
1.9.3.5. Annual Single Riding Pass $50.00
1.9.3.6. Annual Family (living at home dependents) Riding Pass $100.00
1.9.3.7. Stall Rental 1-23 Daily .... $15.00 first day/$5 after
1.9.3.8. Day usage per-horse .... $5/day per horse

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

1.9.4. Sheriff's Office:

1.9.4.1. Personnel Fee – Deputy (four hour minimum) .... $67.50 per deputy per hour
1.9.4.2. Vehicle Fee .... $0.50 per mile per vehicle

1.9.5. Public Works Department:

1.9.5.1. Personnel Fee.. Direct Cost + 100% (Overtime & Benefits)

1.9.6. Cemetery Fees:

1.9.6.1. Purchase of Burial Plot Fee:

1.9.6.1.1. Eagle Mountain City Resident $550.00

1.9.6.1.2. Non-Resident $1000.00

1.9.6.2. Interment (opening/closing of the burial plot):

1.9.6.2.1. Adult $300.00

1.9.6.2.2. Infant... $200.00

1.9.6.2.3. Cremation Interment $200.00

1.9.6.3. Disinterment $1500.00

1.9.6.4. Weekend/Holiday (additional fee that municipal cemeteries charge to cover labor for overtime/holiday pay) $300.00

1.9.6.5. Inspection fee (City staff will inspect the vault to ensure that the headstone is set correctly and according to regulations.) $35.00

1.10. Special Events:

1.10.1. Mobile Stage Rental Fees:

1.10.1.1. Stage Rental Deposit $500.00

1.10.1.2. First Day of Partial Stage $1000.00

1.10.1.3. First Day of Full Stage $1500.00

1.10.1.4. Additional Day of Partial Stage (with move) $1000.00

1.10.1.5. Additional Day of Full Stage (with move) $1500.00

1.10.1.6. Additional Day (without move)..$750.00

1.10.1.7. Hourly Transportation Fee (outside of Eagle Mountain)...........................$200.00 per hour

1.10.1.8. Stage Cleaning Fee (retained from deposit if necessary)...$200.00

2. General Utility Fees:

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

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

2.2. The City shall bill developers for excess reimbursable fees accruing under paragraph A above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.

2.2.1. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.

2.2.2. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.

2.2.3. If the developer applicant does not dispute the billing, request information and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City council.

2.2.4. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.

2.3. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.

2.3.1. The City Council shall consider the payment dispute in a regularly scheduled City meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the meeting. The developer applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.

2.3.2. City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.

2.4. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Section 2.4.1, 2.4.2 and 2.4.3, or other charges to the City, are deemed to be in default and all processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before presenting developer applications to the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.

2.4.1. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 2.4.1 and in Section 2.4.2 and 2.4.3.

2.4.2. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.

2.4.3. Master Developers may qualify for the alternative processing provisions described in Sections 2.4.1 and 2.4.2, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's.

2.5. Utility customer's accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, penalty/reconnection fees, and provision for deferred payments schedule contracts.

2.5.1. Delinquent utility accounts will be charged a fee of the greater of $15.00 (fifteen dollars) or 1% of the delinquent balance amount at the beginning of each month the accounts are delinquent.

2.5.2. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the date listed on the notice that their service(s) will be subject to termination at any time after the date listed. Customers will be invited to contact City staff during this period to make special arrangements under extenuating circumstances, which may be approved by the City under the provisions of Section 2.5.4 below.

2.5.3. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of $50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services by the end of business on the following business day after receiving full payment or after special arrangements have been made subject to the provisions of Section 2.5.4 below. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.

2.5.4. A deferred payment schedule contract may be entered into with a delinquent customer, provided that the deferred payment schedule does not extend for a period of more than (1) year, provides for a specific amount in addition to payment of their current bill, to be paid each month together with interest as provided in Paragraph 2.6 below. Utility customers who do not comply with the terms of an executed deferred payment schedule contract, are subject to termination of service after the City provides the final notice provided in Section 2.5.2 above. Service terminated after default on a deferred payment contract shall not be reinstated until the past due balance has been paid in full. The City may, at its discretion, require an additional utility deposit be paid up to an amount equal to two (2) times the average monthly billing for the utility service.

2.5.5. Customers will be charged a $50.00 fee to turn utilities on for three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.

2.6. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of $15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.

2.6.1. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.

2.6.2. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. A fee will be charged equal to the amount billed to the city by the collection agency used up to 40% of the unpaid balance as allowed by Utah State code 12-1-11 3b.

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

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** FEBRUARY 19, 2019		
TITLE:	Joint Interlocal Agreement		
ITEM TYPE:	Resolution		
FISCAL IMPACT:	$2,814,231.73		
APPLICANT:	Chris Trusty, City Engineer		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

PREPARED BY:
Chris Trusty, Public Works

RECOMMENDATION:
Staff recommends that the City Council adopts a Resolution of Eagle Mountain City, Utah, approving the Interlocal Agreement with Utah County for the partial funding of the Pony Express Phase 3 Widening project.

BACKGROUND:
As part of the MAG funding for regional transportation projects, Eagle Mountain City was awarded $1,443,439 for Phase 3 of Pony Express Widening project. Funds for this project will not be available from the County until 2022. However, the City can expend the funds, which will be reimbursed by Utah County when the funds are available, provided both entities have approved of this agreement.

Attachments:
2019-1-08-Updated Joint InterLocal Agreement
RES--Pony Express Widening Phase 3 Interlocal Agreement

Agreement No. (enter year - #)
Account No. (enter #)

INTER-LOCAL COOPERATION AGREEMENT
between
UTAH COUNTY and
EAGLE MOUNTAIN CITY

For A Project Known As

EAGLE MOUNTAIN PONY EXPRESS PKWY WIDENING PHASE 3

THIS AGREEMENT, made and entered into this (chose day) day of (choose month) (choose year), by and between **UTAH COUNTY (Program Manager)**, a political subdivisionof the State of Utah, with principle offices located at 100 East Center ST, Suite 2300, Provo, Utah 84606 and **EAGLE MOUNTAIN CITY (Project Sponsor)**, a political subdivision of the State of Utah, with principle offices located at 1650 East Stage Coach Run, Eagle Mountain City, Utah.

RECITALS:

WHEREAS, the Utah Interlocal Cooperation Act, Title 11, Chapter 13, Utah Code Annotated (1953), as amended, permits local governmental units including cities, counties, inter-local agencies and political subdivisions of the State of Utah to make the most efficient use of their powers by enabling them to cooperate with other public entities on the basis of mutual advantage and to exercise joint cooperative action for the benefit of their respective citizens; and

WHEREAS, the Program Manager and the Project Sponsor desire to facilitate the construction of a road widening project known as Pony Express Pkwy Widening Phase 3 (**Approved Project**) which consists of adding 2 additional travel lanes and bikes lanes ; and

WHEREAS, (chose type approval)

WHEREAS, the Program Manager approved this Agreement by the commission or officer vested with the executive power.

NOW THEREFORE, in consideration of the covenants and agreements contained herein and other valuable consideration, the sufficiency of which is hereby acknowledged, the Program Manager and the Project Sponsor hereby agree as follows:

Section 1. PURPOSES.

This Agreement has been established and entered into between the Program Manager and the Project Sponsor for the purpose of outlining the respective rights and responsibilities of the Program Manager and the Project Sponsor in the construction of the Approved Project.

Section 2. ADMINISTRATION OF AGREEMENT.

The parties hereto agree that, pursuant to Section 11-13-207, Utah Code Annotated, 1953 as amended, the Utah County Public Works Director shall act as the administrator responsible for the administration of this Agreement. The parties further agree that this Agreement does not anticipate nor provide for any organizational changes in the parties. The administrator agrees to keep all books and records in such form and manner as the Utah County Clerk/Auditor shall specify and further agrees that said books shall be open for examination by the parties hereto at all reasonable times.

Section 3. MULTIPLE JURISDICTIONS.

If a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter in to this interlocal agreement and interface with the Program Manager as the Project Sponsor. Multiple jurisdictions and/or agencies interactions will be outlined within a separate interlocal agreement between said jurisdictions and/or agencies. This agreement shall be referenced in such agreement as an Exhibit.

Section 4. EFFECTIVE DATE; DURATION.

This Agreement shall become effective and shall enter into force within the meaning of the Interlocal Cooperation Act, upon the submission of this Agreement to, and the approval and execution hereof by the governing bodies of the Program Manager and the Project Sponsor. The term of this Agreement shall be from the date of execution hereof until the terms and obligations identified herein are completed, but in no event longer than 3 years from the execution date.

Section 5. NO SEPARATE LEGAL ENTITY.

The Program Manager and the Project Sponsor do not contemplate nor intend to establish a separate legal or administrative entity under the terms of this Agreement.

Section 6. TERMS.

1) **Project Scope –** Widen Pony Express Parkway from 3 lanes to five lanes and add bike lanes between Sandpiper and Lake Mountain Road

2) **Procurement** - The Project Sponsor will designate a qualified project engineer from its staff or hire a project engineer from the Project Sponsors consultant pool or the prequalified UDOT pool, who will be responsible for project delivery. The Project Sponsor shall follow Utah state code Section 63G-6a-101 or its own procurement/purchasing policy. Different project engineers can be designated or hired for different phases of the project.

3) **Project Development** - The Project Sponsor and the designated project engineer, will design, acquire the necessary rights-of-way (ROW), bid out and manage the construction of the Approved Project.

   a) **Design Standard -** The design and construction of the Approved Project will meet or exceed Eagle Mountain City Construction standards.

   b) **Environmental Work -** The Project Sponsor will acquire the appropriate clearances and permits through the design process. The Project Sponsor can follow their own adopted environmental process, or follow the Recommended Environmental Guidance / Mountainland & Utah County Programmed Projects document (including designating with the Program Manager the type of environmental work to be completed), or any other stricter environmental process under local or federal law. The Project Sponsor must follow any National Environmental Policy Act (NEPA) requirements required (Endangered Species Act, Clean Water Act, etc.), and any other local or government agency requirements for the Approved Project.

   c) **Design Work -** The Project Sponsor will involve the Program Manager at the following design milestones:

      (1) Kickoff Meeting,

      (2) 30% Scope and Schedule Review,

      (3) 60% On Site Plan Review,

      (4) 90% Plans, Specifications and Estimate,

d) **Final Design Approval** - Once project design is completed, the Project Sponsor will review the final design with the Program Manager. Both parties shall agree that the project is ready for the construction phase.

e) **ROW Acquisition** - The Project Sponsor will be responsible to acquire all necessary ROW adhering to state and local laws. The Project Sponsor can follow their own adopted ROW acquisition process or follow the Recommended Right of Way Acquisition Guidance / Mountainland & Utah County Programmed Projects guidance document, or as required by Utah law.

f) **Construction Advertising** - To advertise construction, the Project Sponsor shall follow Utah state code Section 63G-6a-101 or its own procurement/purchasing policy. All construction bids will include a 10% construction contingency. The Project Sponsor will provide a copy of the advertisement and the notice of award to the Program Manager.

4) **Project Signage/Contact Info -** It is recommended that the Project Sponsor install signage informing the public of the following:
   a) Project name.
   b) Project description.
   c) Start and completion dates (general).
   d) Contact name, phone number, website address, email.
   e) Use the sentence “This project funded with Mountainland Transportation Funding”.
   f) List project sponsors and their logos (Project Sponsor, Mountainland, Utah County).
   g) Generally, one sign at each access point to the project shall be installed.
   h) Signs should be at least 4’ x 6’, or large enough for passing motorists to read.
   i) Signs should be installed prior to construction and stay in place through construction.

5) **Construction Process -** The Project Sponsor will manage the construction process.
   a) The Program Manager will be notified of any changes that affect the scope of the project or costs that exceed the construction contingency.

6) **Project Completion** - Program Manager staff will be notified and allowed to attend the final inspection of the completed project.

7) **Project Hold** - The Program Manager has the authority to place a project on hold at any time during the project development process or withhold reimbursement of invoices during the construction process if the Program Manager deems that the Approved Project is not within the Approved Project scope or budget. The Program Manager shall notify the Project

Sponsor of the hold in writing and will work with the Project Sponsor to rectify the issues promptly. If the Project Sponsor and Program Manager cannot bring the Approved Project back into scope or if additional funding is needed above what the Program Manager or the Project Sponsor can provide, the issues will be brought to the Mountainland MPO committees for their review, recommendations, resolutions, and approvals.

8) **Total Project Cost** - Both the Program Manager and Project Sponsor acknowledge that the Approved Project has been authorized by the Mountainland MPO Regional Planning Committee (Utah County Commission must also approve if county funds are used) to be funded at an amount not to exceed $3,524,000 (Total Project Cost) for the direct costs of the Approved Project.

   a) **Matching Funds -** The Project Sponsor is required to pay a match or portion of the Total Project Cost. This amount is 50% of the Total Project Cost. The use of Project Sponsor equipment and/or Project Sponsor employee time for the project shall not be reimbursable, but can be claimed by the Project Sponsor as a soft match toward the required 50% matching funds required from the Project Sponsor. Soft match being used as the required match for this project is NA, equating to $0.00. The Project Sponsor is required to pay the difference between the required match and the value of the soft match, if any.

   b) **Multi-Year Funding** - Some projects require funding across multiple fiscal years. Reimbursement for Approved Project activities can only be made up to the available amount identified in a single fiscal year. Any balance from a prior year where available funds have not been expended for the Approved Project are then advanced to the next fiscal year and are added to the funds available that fiscal year. Fiscal years for MAG Exchange Funds begin each year on October 1st or as otherwise designated in the Cooperative Agreement between MAG and UDOT, and for County Transportation Sales Tax Funds on January 1st. The Approved Project has $1,443,439 in 2022, NA in 2023.

   c) **Funding Availability** - MAG Exchange funds are distributed to the MPO generally in October each year through a cooperative agreement with UDOT. The exchange process requires that MPO federal funds be exchanged with UDOT for state funds on an annual basis. The federal funds are made available by congress, the release of funds can fluctuate yearly. County Transportation Sales Tax funds are generally available each January and are generated by sale tax revenue, which can fluctuate with the economy. MAG will not reimburse expenses on an Approved Project unless funding is made available by UDOT and Utah County. This could require the Approved Project to be placed on hold by the Program Manager or that the Project Sponsor advance their own funds toward the

Approved Project with reimbursement to be made by the Program Manager upon receipt of available funding from UDOT and/or Utah County.

d) **Reimbursement -** The Project Sponsor, if desiring reimbursement for the direct costs of the Approved Project, will provide the Program Manager with one monthly itemized invoice detailing actual costs for the ROW acquisition, design, utility relocation, construction, or other approved elements of the project. Appropriate backup materials shall also be supplied by the Project Sponsor to the Program Manager without requiring separate inquiry. The Program Manager agrees to reimburse the Project Sponsor within 30 days of receiving acceptable itemized invoices establishing the validity of the direct costs of the Approved Project. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for any fiscal year shall be the available funds actually received by the Program Manager for such fiscal year. The maximum amount of reimbursement from the Program Manager to the Project Sponsor for the entire cost of the Approved Project shall not exceed $1,443,439 (Total Project Cost less Matching Funds). Any costs which exceed $1,443,439 shall be the sole responsibility of the Project Sponsor. The Program Manager will review and approve monthly each itemized invoice and will reimburse the total invoice amount less the required matching funds.

e) **Cost Overruns -** The Program Manager maintains a contingency account for cost overruns. The Project Sponsor may request additional funds above the approved Total Project Cost with supporting documentation demonstrating the need for additional funds. The Program Manager may approve up to 10% of the Total Project Cost up to a maximum of $500,000. The MPO Regional Planning Committee can approve higher amounts (Utah County Commission must also approve if county funds are used). The addition of these contingency funds would require a modification to this Agreement. If no additional funds are awarded or the Approved Project still requires additional funds, the Project Sponsor will be responsible to fund the overrun.

f) **Surplus Funds -** Any surplus funds remaining after the completion of the Approved Project will be returned to the Mountainland or Utah County fund balance to be reallocated to other projects selected through the MPO project selection process. Note that Mountainland and Utah County selects and funds projects, not project sponsors. Surplus funds cannot be moved to a new project not already approved though the MPO project selection process. Any surplus funds paid by the Project Sponsor shall be returned to the Project Sponsor.

9) **Liability, Ownership and Maintenance of Approved Project -** The Project sponsor bears all liability through all stages of project development and construction. The Project Sponsor

shall own and be responsible for maintenance, repair and replacement of the completed project.

10) **Inspection of Approved Project -** The Program Manager and its designees, upon reasonable notice, reserve the right to enter upon the Approved Project to inspect the same to verify compliance with this Agreement.

11) **Other Expenses -** Except as otherwise expressly stated herein, all expenses not identified as a part of the Approved Project or executed prior to the Agreement shall be the sole responsibility of the Project Sponsor.

12) **No Third-Party Rights** - The obligations of the parties set forth in this Agreement shall not create any rights in or obligations to any persons or parties other than to the Project Sponsor and Program Manager. This Agreement is not intended to nor shall it be construed to benefit any third party.

13) **Recitals -** The Recitals portion of this Agreement constitutes a part of this Agreement.

Section 7. FILING OF INTERLOCAL COOPERATION AGREEMENT.

Executed copies of this Agreement shall be placed on file with the official keeper of records of the Program Manager and the Project Sponsor, and shall remain on file for public inspection during the term of this Agreement.

Section 8. AMENDMENTS.

1) **Amending this Agreement** - This Agreement may not be amended, changed, modified or altered except by an instrument in writing which shall be one of the following: (a) approved by Resolution of the governing body of each of the parties, (b) executed by a duly authorized official of each of the parties, and (c) filed in the official records of each party.

2) **Change Orders** - Changes can occur throughout a project. Changes that are outside the scope outlined in this Agreement must be amended as stated above. Minor changes and adjustments that fall within the original project scope can be addressed with a change order. A change order does not require amending this agreement. A change order is defined as that additional effort necessary by reason of changed conditions which are radical, unforeseen, and completely beyond the control of the Project Sponsor. The Project Sponsor shall create the change order and keep records of them. Any additional costs incurred can be covered by the construction contingency or by added local funding and should be addressed in the

change order. If additional costs are more than the construction contingency and available local funds, the Project Sponsor shall contact the Program Manager to review funding options.

Section 9. EXTRA WORK

Extra work shall be undertaken only when previously authorized in writing by the Program Manager, and is defined as additional work which is neither shown nor defined in this Agreement. Extra work includes additional improvements adjacent to the Approved Project or in other locations that the Project Sponsor desires to complete as a package of other approved projects. Extra work can be for utility projects, facilities that tie into the Approved Project, project betterments, or other work desired by the Project Sponsor. No costs incurred by extra work can be billed to the Approved Project. Any invoices submitted by the Project Sponsor shall clearly detail costs incurred by the Approved Project and list separately costs incurred by the extra work. Extra work shall be outlined in a new exhibit.

Section 10. SEVERABILITY.

If any term or provision of this Agreement or the application thereof shall to any extent be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to circumstances other than those with respect to which it is invalid or unenforceable, shall not be affected thereby, and shall be enforced to the extent permitted by law. To the extent permitted by applicable law, the parties hereby waive any provision of law, which would render any of the terms of this Agreement unenforceable.

Section 11. GOVERNING LAW.

All questions with respect to the construction of this Agreement, and the rights and liability of the parties hereto, shall be governed by the laws of the State of Utah.

Section 12. INDEMNIFICATION.

The Project Sponsor shall indemnify and hold the Program Manager harmless from any and all claims of liability for any injury or damage to any person or property whatsoever occurring in, on or about the Approved Project or any part thereof. The Project Sponsor shall further indemnify and hold the Program Manager harmless from and against any and all claims arising from any breach or default in the performance of any obligation on the Project Sponsor's part to be performed under the terms of this Agreement, or arising from any act or negligence of the Project Sponsor, or any of the Project Sponsor's agents, employees, contractors, subcontractors, or invitees and from and against all costs, reasonable attorney's fees, expenses and liabilities incurred in the defense of any such claim or any action or proceeding brought thereon. Both the Project Sponsor and Program Manager agree that the terms of this Agreement are subject to, and not a waiver of, the protections, immunities and liability limits of the Governmental Immunity Act, U.C.A. 63G-1-101, et. seq. The Project Sponsor's obligations under this provision shall survive the expiration or other termination of this Agreement.

Section 13. ENTIRE AGREEMENT

This Agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

IN WITNESS WHEREOF, the parties have signed and executed this Agreement, after resolutions duly and lawfully passed, on the dates listed below:

UTAH COUNTY

Authorized and passed on this (chose day) day of (choose month) (choose year),

(choose group)
UTAH COUNTY, UTAH

____
(enter name, title)

ATTEST:

____
(enter name, title)

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: ______________________________
(enter name, title)

EAGLE MOUNTAIN CITY

Authorized and passed on this (chose day) day of (choose month) (choose year),

(enter Project Sponsor name)
UTAH COUNTY, UTAH

____
(enter name, title)

ATTEST:

____
(enter name, title)

REVIEWED AS TO FORM AND
COMPATIBILITY WITH APPLICABLE
LAW:

By: ____________________________
(enter name, title)

RESOLUTION NO. R-   -2019

**A RESOLUTION OF EAGLE MOUNTAIN CITY, UTAH
APPROVING AN INTERLOCAL COOPERATION AGREEMENT
WITH UTAH COUNTY FOR
THE PONY EXPRESS PKWY WIDENING PHASE 3**

PREAMBLE

WHEREAS, Utah County (Project Manager) and Eagle Mountain City (Project Sponsor) desire to facilitate the construction of a road widening project known as the Pony Express Pkwy Widening Phase 3; and

WHEREAS, if a project is within multiple jurisdictions and/or agencies, one jurisdiction or agency will enter into an interlocal agreement and interface with the Program Manager as the Project Sponsor;

BE IT RESOLVED by the City Council of Eagle Mountain City, Utah as follows:

1. The Eagle Mountain Pony Express Pkwy Widening Phase 3, attached hereto as Exhibit A and incorporated herein, is hereby approved.

ADOPTED by the City Council of Eagle Mountain, Utah, this 19th day of February, 2019.

EAGLE MOUNTAIN CITY, UTAH

____
Tom Westmoreland, Mayor

ATTEST:

____
Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on this 19th day of February, 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
☐ Stephanie Gricius	☐ Stephanie Gricius	☐ Stephanie Gricius
☐ Benjamin Reaves	☐ Benjamin Reaves	☐ Benjamin Reaves

____

Fionnuala B. Kofoed, MMC
City Recorder

EXHIBIT A

EAGLE MOUNTAIN	**EAGLE MOUNTAIN CITY** **CITY COUNCIL MEETING** **FEBRUARY 19, 2019**
TITLE:	The Landing at Eagle Mountain Phase 4
ITEM TYPE:	Preliminary Plat
FISCAL IMPACT:	
APPLICANT:	Andrew Flamm/West Lake Investments LLC

GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
	Residential	6.54	The Landing

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval to the City Council with a unanimous vote (5-0) with the following conditions: 1. The applicant makes reasonable attempts to work with the landowner to resolve the strip of land to the north and add it to the lots on the north side; 2. The applicant makes reasonable attempts to work with the landowner to dedicate the eastern piece of land in the northeast corner to the City to be added to Walden Park; 3. The applicant removes one lot and distributes the land to the lots on the north side of the project; and 4. The applicant is allowed to front-load garages and not require the homes to utilize the alleyway for rear-loading garages.

PREPARED BY:

RECOMMENDATION:

BACKGROUND:

The City has received an application for The Landing Phase 4 Preliminary, located north of the existing Landing Phase 3 development and east of City Hall. This project was previously approved on March 27, 1997 by the Planning Commission for Preliminary Plat and approved for Final Plat on July 28, 1998 by the Town Council. Since that time the project has been revised by removing a stub street and adding additional lots. There were issues with the ownership, though, and so the plat was changed to include only the lot areas and the roads, excluding the "open space" areas on the northwest, north, and northeast.

Preliminary Plat The proposed Landing preliminary plat 4 consists of 31 total lots. The original approval had 29 lots and a stub road in the middle of the lots that went north. At the time the Colonial Park project had not yet been approved so it made sense to provide a connection. Since Colonial Park has been developed the roads within that project are all private so the stub road was not needed. The applicant has removed the stub road and added 2 lots. Staff feels that one lot to replace the road makes sense.

Open Space: The required amount of improved open space based on the proposed development is .71 ac. This proposal has no dedicated improved open space; the applicant is proposing to pay the fee-in-lieu. The original approved plat included open space on the northeast and northwest corners of the plat tied together by a thin strip of land on the north end of the lots. The open space is currently in the name of Monte Vista Ranch LC. and is not a part of the application. The applicant has said they have tried to get in touch with the land owner to discuss the strip of land on the north and open space in the northeast and northwest corners, but have been unable to make contact. The City does not believe that it is in the best interest of the City or the public to approve a plat that leaves a strip of land that the City would end up having to purchase or could go up for tax sale in the future. Staff has discussed and

Fionnuala Kofoed, Planning

also presented the following possible options to address the issue:

1. The applicant can pay the fee-in-lieu towards Walden Park which is adjacent to the project and the land issue remains unresolved.
2. Work with the land owner and resolve the strip of land to the north and add it to the lots on the north side.
3. Work with the land owner and resolve the strip of land to the north with a slight redesign to include it in the lots, dedicate the eastern piece in the northeast corner to the City to be added to Walden Park. Leave the Western piece in the northwest corner alone. Pay a fee-in-lieu taking in to consideration the land dedicated as open space for the development

Setbacks: The setbacks for this preliminary plat are 20’ foot rear yard; 15’ foot front yard; total of 15’ feet side yard, with the garage side of the house having a 10’ foot setback. The minimum driveway length is 22’ feet.

Alleyway: There is currently a existing alleyway on the south side of the project. The Planning Commission can grant a waiver. The Planning Commission agreed to waive the alleyway requirement.

Secondary Access: This proposal does have secondary access with access tying into existing roads.

Streetlights: Streetlights are required at a minimum of every 250’ along a public road and at a maximum of 350’. The applicant shall provide street light locations which conform to this standard. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

Dark Sky: All lights shall meet the City’s Dark Sky Ordinance.

Secondary Access: This proposal does have secondary access with access tying into existing roads.

Attachments:

Proposed Preliminary Plat

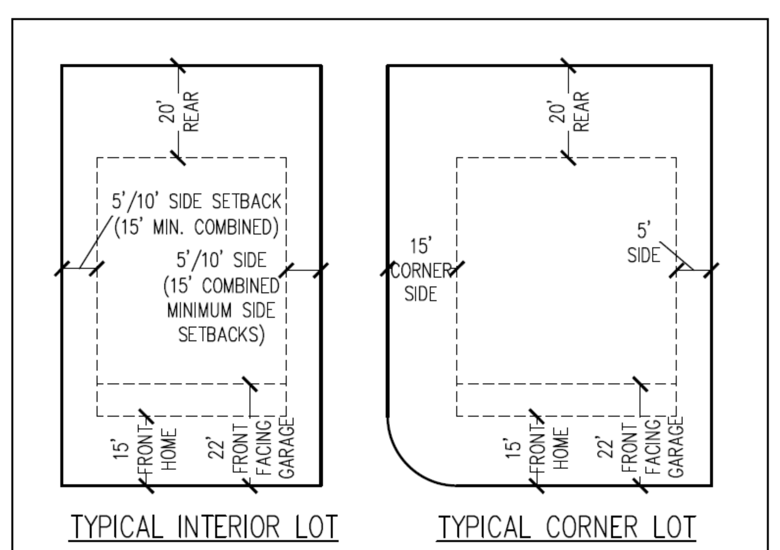
The Landing at Eagle Mountain Phase 4 -- 07.28.1998

Planning Commission Minutes -- 01.22.2019

PLAT CALCULATIONS

TOTAL ACREAGE:	6.55 ACRES
BUILDABLE ACREAGE:	6.55 ACRES
TOTAL ACREAGE IN LOTS:	5.40 ACRES
TOTAL RIGHT-OF-WAY AREA:	1.14 ACRES
TOTAL OPEN SPACE:	0.00 ACRES
TOTAL DEVELOPED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	7,593 SF/0.17 ACRES
LARGEST LOT SIZE:	12,223 SF/0.28 ACRES
SMALLEST LOT SIZE:	6,069 SF/0.14 ACRES
OVERALL DENSITY:	4.74 LOTS/ACRE
TOTAL # OF LOTS:	31 LOTS

VICINITY MAP



SETBACK DIAGRAM
(NO EXCEPTION REQUESTED)

LEGAL DESCRIPTION

Beginning at a point located North 0°25'52" East along section line 1146.45 feet and West 240.27 feet from the Southeast Corner of Section 12, Township 6 South, Range 2 West, Salt Lake Base and Meridian; thence the following fourteen (14) courses and distances along the northerly boundary of The Landing at Eagle Mountain Phase 3: 1) North 81°03'55" West 10.24 feet, 2) South 83°17'46" West 110.42 feet, 3) South 80°37'58" West 50.12 feet, 4) along the arc of a 20.00 foot radius curve to the right 36.95 feet through a central angle of 105°50'31" (chord bears South 38°54'02" West 31.91 feet), 5) along the arc of a 192.00 foot radius curve to the right 24.07 feet through a central angle of 7°10'58" (chord bears North 84°35'13" West 24.05 feet), 6) along the arc of a 1003.40 foot radius curve to the right 132.48 feet through a central angle of 7°33'54" (chord bears North 77°12'47" West 132.39 feet), 7) along the arc of a 1268.00 foot radius curve to the left 309.71 feet through a central angle of 13°59'40" (chord bears North 80°25'40" West 308.94 feet), 8) along the arc of a 993.00 foot radius curve to the right 121.41 feet through a central angle of 7°00'19" (chord bears North 83°55'21" West 121.33 feet), 9) North 80°25'11" West 148.11 feet, 10) along the arc of a 172.00 foot radius curve to the right 23.65 feet through a central angle of 7°52'40" (chord bears North 76°28'51" West 23.63 feet), 11) along the arc of a 20.00 foot radius curve to the right 37.39 feet through a central angle of 107°06'59" (chord bears North 18°59'02" West 32.18 feet), 12) North 47°08'19" West 50.40 feet, 13) North 45°56'44" West 110.81 feet, and 14) North 81°03'55" West 10.03 feet; thence North 5°41'37" East 83.02 feet; thence North 59°15'18" East 142.25 feet; thence South 66°30'29" East 86.62 feet; thence South 89°25'45" East 96.84 feet; thence South 83°41'41" East 220.59 feet; thence South 83°40'53" East 57.09 feet; thence South 80°38'26" East 50.27 feet; thence South 80°25'11" East 113.19 feet; thence South 76°09'25" East 55.84 feet; thence South 69°05'50" East 82.64 feet; thence South 60°37'59" East 81.15 feet; thence South 86°36'57" East 81.27 feet; thence South 33°03'16" East 142.24 feet; thence South 21°10'57" West 86.49 feet to the point of beginning.
Area = 6.546 Acres

LAND SURVEYOR: AZTEC ENGINEERING INC.
491 N. 450 W.
OREM, UT. 84057
(801) 224-7308

SHEET INDEX

1. PRELIMINARY PLAT
2. UTILITY PLAN
3. GRADING, DRAINAGE & EROSION PLAN

CURVE	RADIUS	LENGTH	DELTA	CHORD	BEARING
C1	20.00	36.95	105°50'31"	31.91	S 38°54'2" W
C2	192.00	24.07	7°10'58"	24.05	N 84°35'13" W
C3	1003.40	132.48	7°33'54"	132.39	N 77°12'47" W
C4	1268.00	309.71	13°59'40"	308.94	N 80°25'40" W
C5	993.00	121.41	7°0'19"	121.33	N 83°55'21" W
C6	172.00	23.65	7°52'40"	23.63	N 76°28'51" W
C7	20.00	37.39	107°6'59"	32.18	N 18°59'2" W

GENERAL NOTES

1. SEE SHEET 3 FOR EXISTING CONTOURS.
2. THE AVERAGE SLOPE ACROSS THE LOTS GOING FROM WEST TO EAST IS ~1%. THERE ARE NO AREAS IN THIS SUBDIVISION WITH A NATURAL GRADE THAT EXCEEDS 15% BESIDES SOME REAR AREA IN LOTS 405–412. THIS AREA HAS SLOPES OF ~33%, HOWEVER, THE HOME WILL NOT BE BUILT NEAR THESE STEEPER SLOPES. THEREFORE, A SLOPE ANALYSIS PLAN HAS NOT BEEN PROVIDED FOR THIS SITE.
3. BUILDING SETBACKS ARE SHOWN ON THIS PLAN AND INCLUDE 15' FRONT, 22' DRIVEWAY, 20' REAR, 15' CORNER LOT, AND SIDE TOTAL OF 15' WITH 5' MIN. ON ONE SIDE.
4. ALL ROADS WILL BE PUBLIC AND MEET CITY STANDARDS.
5. A FIRE FLOW ANALYSIS IS REQUIRED AFTER INSTALLATION OF FIRE HYDRANTS AND PRIOR TO BUILDING PERMITS.
6. ALL OUTDOOR LIGHTING MUST BE FULL CUT-OFF, DARK SKY COMPLIANT IN ACCORDANCE WITH CITY CODE.
7. HOMES CONSTRUCTED WITHIN THIS SUBDIVISION MUST COMPLY WITH CITY CODE ARCHITECTURAL DESIGN REVIEW.
8. THIS PLAT WILL BE CONSTRUCTED IN ONE PHASE.
9. EXISTING ZONE = THE LANDING
10. THERE ARE NO IRRIGATION DITCHES OR STRUCTURES, CANALS, WELLS, STREAMS, SIGNIFICANT ROCK OUTCROPPINGS, WETLANDS, FLOOD PLAINS, OR OTHER NATURAL FEATURES ON SITE.
11. PUBLIC UTILITY EASEMENTS ARE 10' FRONT, AND 5' REAR AND SIDES ON EACH LOT.
12. THERE ARE NO EXISTING OR PROPOSED NEIGHBORHOOD OR COMMUNITY CENTERS, WATERWAYS, WETLANDS, COMMERCIAL USES, IRRIGATION STRUCTURES, PARKING LOTS, LOADING AREAS, SCHOOLS, OR CHURCHES ON OR ADJACENT TO THIS DEVELOPMENT PARCEL.
13. STORM DRAINAGE FOR THIS SUBDIVISION MERELY DUMPS STORM WATER INTO THE EXISTING DRAINAGE PIPE ON THE EAST AS WAS INTENDED WITH THE OVERALL DEVELOPMENT DESIGN. SEE SEPARATE SUBMITTALS FOR CALCULATIONS.
14. ALL CONSTRUCTION TO COMPLY WITH EAGLE MOUNTAIN STANDARDS & SPECIFICATIONS.
15. STREET LIGHTS EVERY 250'–350' MAXIMUM ON OPPOSITE SIDES OF THE ROAD.

BENCH MARK

SOUTHEAST CORNER, SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN
ELEVATION = 4867.59

REVISIONS

Rev.	Date	Description

Developer/Property Owner:
Andy Flamm
847 E Draper Meadow Ln, Draper, Utah 84020
Phone: (801) 641-2097

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

THE LANDING AT EAGLE MOUNTAIN

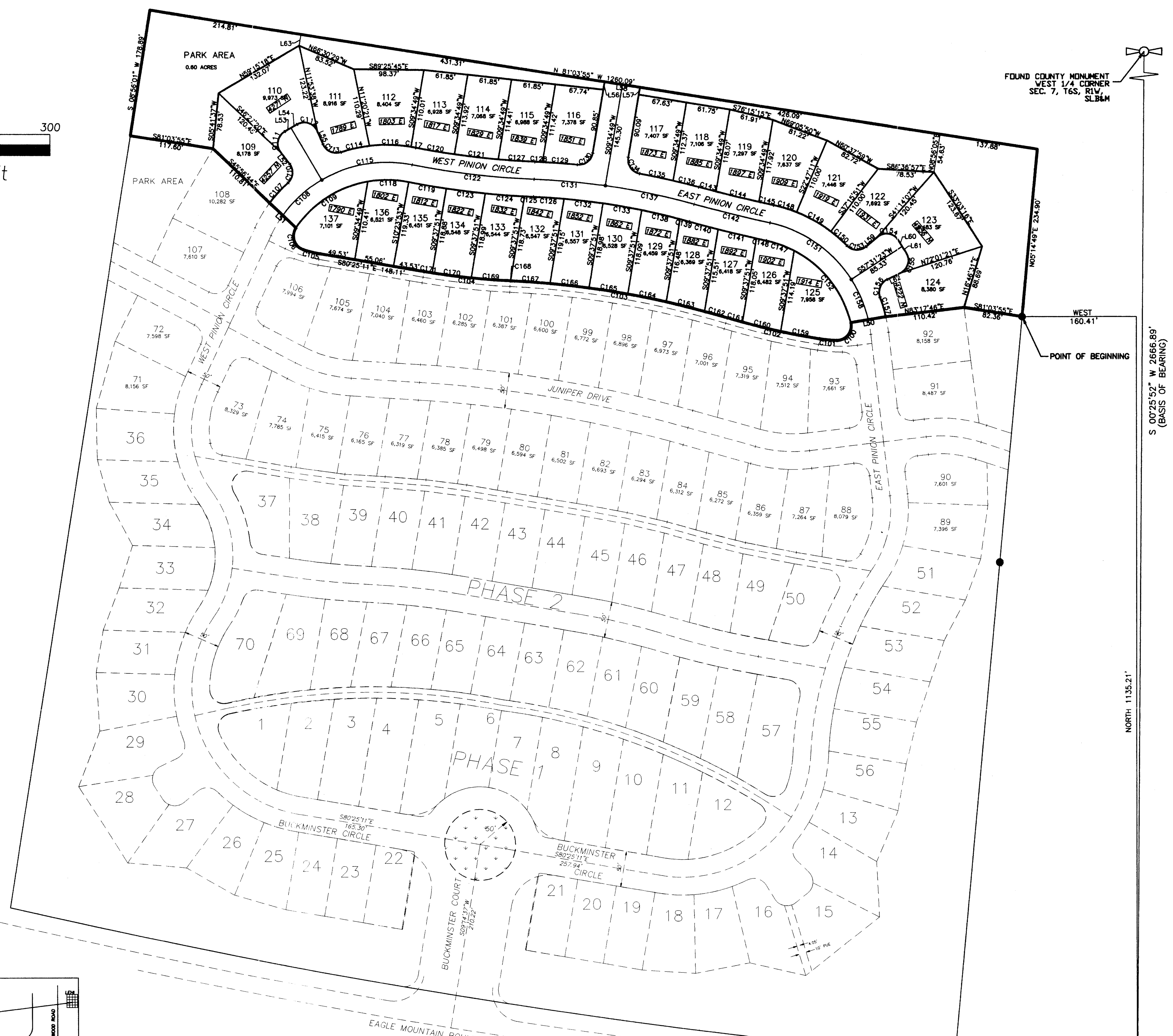
EAGLE MOUNTAIN — PHASE A- PLAT 4 — UTAH

PRELIMINARY PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 2 WEST, SLB&M

Drawn by: G.J.Y.
Designed by: G.J.Y.
Checked by: D.W.P.
Scale: 1"=40'
Date: 12/04/18

THE LANDING AT EAGLE MOUNTAIN
PHASE 4

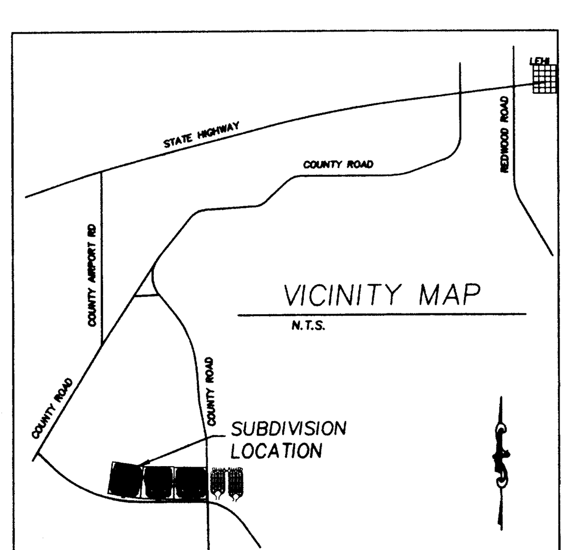


100 0 100 300

Scale 1" = 100 ft

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.40	S47°08'19"E
L2	50.12	N80°37'58"E
L3	7.93	N25°23'57"E
L4	25.73	N64°36'03"W
L5	6.00	N25°23'57"E
L6	24.40	S62°40'16"E
L7	3.25	S74°19'52"E
L8	15.52	N83°17'46"E
L9	16.78	S71°57'33"E
L10	31.16	S71°57'33"E
L11	42.26	S71°57'33"E
L12	36.59	S71°57'33"E
L13	15.52	N83°17'46"E
L14	12.71	S06°42'14"E
L15	20.60	N83°17'46"E
L16	17.79	S80°25'11"E
L17	18.20	S80°25'11"E
L18	6.71	N82°13'22"W
L19	11.06	N82°13'22"W
L20	11.93	N86°36'07"W
L21	12.50	N85°30'57"W
L22	13.20	N82°41'09"W
L23	13.56	N80°32'27"W
L24	13.63	N80°25'11"W
L25	14.61	N80°25'11"W
L26	13.53	N79°39'58"W
L27	15.15	N76°54'25"W
L28	15.39	N74°33'26"W
L29	14.78	N76°02'30"W
L30	28.54	N79°10'51"W
L31	25.44	N83°17'46"E
L50	50.12	N80°37'58"E
L51	50.40	S47°08'19"E
L52	21.04	N37°10'40"W
L53	9.97	N59°52'51"E
L54	9.97	N59°52'51"E
L55	20.38	N23°03'39"W
L56	11.23	S09°34'49"W
L57	10.35	S09°34'49"W
L58	50.00	S81°03'55"E
L59	20.86	N50°30'47"E
L60	9.97	N32°25'43"W
L61	9.97	N32°25'43"W
L62	20.27	N64°37'48"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD DIR.
C100	36.95	20.00	105°50'31"	31.91	N38°54'02"E
C101	24.07	192.00	07°10'58"	24.05	S84°35'13"E
C102	132.48	1003.40	07°33'54"	132.39	S77°12'47"E
C103	309.71	1268.00	13°59'40"	308.94	N80°25'40"W
C104	121.41	993.00	07°00'19"	121.33	S83°55'21"E
C105	23.65	172.00	07°52'40"	23.63	S76°28'51"E
C106	37.39	20.00	107°06'59"	32.18	S18°59'01"E
C107	38.59	205.00	10°47'09"	38.53	S41°59'53"W
C108	74.37	180.00	23°40'24"	73.84	S47°34'07"W
C109	122.83	155.00	45°24'20"	119.64	S57°16'38"W
C110	29.52	20.00	84°34'07"	26.91	N05°06'24"E
C111	33.88	20.00	97°03'31"	29.97	S11°21'06"W
C112	33.88	20.00	97°03'31"	29.97	N71°35'24"W
C113	29.80	20.00	85°22'04"	27.12	S65°44'41"E
C114	41.25	205.00	11°31'49"	41.18	S77°20'11"W
C115	131.75	180.00	41°56'10"	128.83	S80°22'24"W
C116	58.58	205.00	16°22'24"	58.38	N88°42'42"W
C117	6.68	205.00	01°51'59"	6.68	N79°35'31"W
C118	57.79	155.00	21°21'40"	57.45	N89°20'21"W
C119	53.45	1125.00	02°43'20"	53.45	S80°01'11"E
C120	55.08	1075.00	02°56'08"	55.07	S80°07'36"E
C121	61.83	1075.00	03°17'44"	61.82	S83°14'32"E
C122	172.26	1100.00	08°58'21"	172.08	S83°08'42"E
C123	55.10	1125.00	02°48'22"	55.09	S82°47'02"E
C124	55.28	1125.00	02°48'55"	55.27	S85°35'41"E
C125	12.35	1125.00	00°37'44"	12.35	S87°19'00"E
C126	43.02	975.00	02°31'41"	43.02	N86°22'02"W
C127	51.43	1075.00	02°44'28"	51.43	S86°15'38"E
C128	10.67	1025.00	00°35'47"	10.67	N87°19'59"W
C129	49.18	1025.00	02°44'57"	49.18	N85°39'37"W
C130	30.07	20.00	86°08'03"	27.31	N52°38'50"E
C131	100.41	1000.00	05°45'10"	100.37	N84°45'17"W
C132	55.13	975.00	03°14'23"	55.12	N83°28'59"W
C133	55.05	975.00	03°14'06"	55.04	N80°14'45"W
C134	31.04	20.00	88°55'42"	28.02	S34°53'02"E
C135	48.05	1025.00	02°41'09"	48.04	N78°00'18"W
C136	37.12	1025.00	02°04'29"	37.12	N75°37'29"W
C137	127.25	1000.00	07°17'27"	127.16	N78°13'58"W
C138	55.14	975.00	03°14'26"	55.14	N77°00'29"W
C139	13.62	975.00	00°48'01"	13.62	N74°59'15"W
C140	41.65	1825.00	01°18'27"	41.65	S75°14'28"E
C141	55.15	1825.00	01°43'54"	55.15	S76°45'39"E
C142	109.49	1800.00	03°29'07"	109.48	S76°19'48"E
C143	24.88	1775.00	00°48'11"	24.88	S74°59'20"E
C144	61.91	1775.00	01°59'54"	61.90	S76°23'22"E
C145	21.19	1775.00	00°41'02"	21.19	S77°43'50"E
C146	14.21	1825.00	00°26'46"	14.21	S77°50'59"E
C147	41.60	155.00	15°22'37"	41.47	N70°23'03"W
C148	33.64	205.00	09°24'06"	33.60	N73°22'19"W
C149	55.17	205.00	15°25'07"	55.00	N50°57'42"W
C150	29.96	205.00	08°22'24"	29.93	N49°03'57"W
C151	142.07	180.00	45°13'16"	138.41	N55°27'44"W
C152	131.68	155.00	48°40'31"	127.76	N38°21'29"W
C153	29.53	20.00	84°36'29"	26.92	S87°10'59"E
C154	33.88	20.00	97°03'31"	29.97	N30°57'28"W
C155	33.88	20.00	97°03'31"	29.97	N16°06'03"E
C156	29.78	20.00	85°19'09"	27.11	S21°58'14"W
C157	27.93	205.00	07°48'19"	27.91	N16°47'11"W
C158	61.19	180.00	19°28'44"	60.90	N23°06'44"W
C159	55.35	1003.40	03°09'38"	55.34	S79°24'55"E
C160	55.19	1003.40	03°09'05"	55.18	S76°15'34"E
C161	21.94	1003.40	01°15'11"	21.94	S74°03'26"E
C162	33.43	1268.00	01°30'37"	33.42	N74°11'09"W
C163	55.19	1268.00	02°29'38"	55.19	N76°11'16"W
C164	55.07	1268.00	02°29'18"	55.07	N78°40'45"W
C165	55.05	1268.00	02°29'15"	55.05	N81°10'01"W
C166	55.14	1268.00	02°29'29"	55.13	N83°39'24"W
C167	55.33	1268.00	02°30'00"	55.32	N86°09'08"W
C168	0.50	1268.00	00°01'22"	0.50	N87°24'49"W
C169	54.80	993.00	03°09'43"	54.79	S85°50'39"E
C170	55.09	993.00	03°10'44"	55.09	S82°40'25"E
C171	11.52	993.00	00°39'52"	11.52	S80°45'07"E



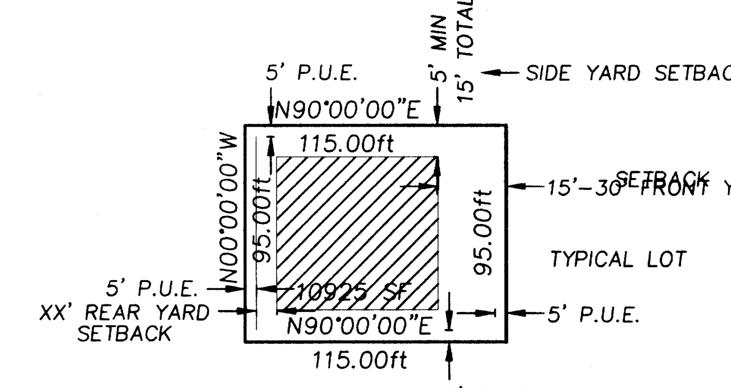
MAY 08 1998

LEGEND

STREET MONUMENT

SET REBAR & CAP MARKED RLS-145796

TYPICAL ADDRESS LABLE



MCM ENGINEERING, INC.
CIVIL/STRUCTURAL/LAND SURVEYING
P.O. BOX 189
HEBER, UT 84032
(435) 654-0939

NOTES

MINIMUM LOT FRONTAGE = 55 FEET
MINIMUM LOT SIZE = 6,050 SQ. FEET
TOTAL LOTS = 29
TOTAL ACRES = 7.89

SUBDIVISION NAME: EAGLE MOUNTAIN-EAGLE VIEW
TYPE OF DEVELOPMENT: SINGLE FAMILY RESIDENTIAL

OWNER/DEVELOPER: TOUCHSTONE DEVELOPMENT OF UTAH, L.L.C.
ATTN: ROGER NIX
2800 WEST SAHARA AVE. SUITE #4B
LAS VEGAS, NEVADA 89102
(702) 365-1661

PROJECT #97033 DRAFTED BY BMB 5/8/98
PLOT VIEW = '100' File name: F:\SDSKPROJ\97033\PH3-4.DWG

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

DATE SURVEYOR

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS NORTH 1135.21 FEET AND WEST 160.41 FEET FROM THE SOUTHWEST CORNER OF SECTION 7, T6S, R1W, SLB&M,

THENCE N 81°3'55" W 82.36 FEET,
THENCE S 83°17'46" W 110.42 FEET,
THENCE S 80°37'58" W 50.12 FEET TO A POINT ON A NON TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF S 38°54'2" W 31.91 FEET,
THENCE SOUTHWESTERLY ALONG SAID CURVE A DISTANCE OF 36.95 FEET THROUGH A CENTRAL ANGLE OF 105°50'31" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 192.00 FEET AND A CHORD BEARING AND DISTANCE OF N 84°35'13" W 24.05 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 24.07 FEET THROUGH A CENTRAL ANGLE OF 7°10'58" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 1003.40 FEET AND A CHORD BEARING AND DISTANCE OF N 77°12'47" W 132.39 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 132.48 FEET THROUGH A CENTRAL ANGLE OF 7°33'54" TO A POINT ON A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 1268.00 FEET AND A CHORD AND BEARING AND DISTANCE OF N 80°25'40" W 308.94 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE 309.71 FEET THROUGH A CENTRAL ANGLE OF 13°59'40" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 993.00 FEET AND A CHORD BEARING AND DISTANCE OF N 83°55'21" W 121.33 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 121.41 FEET THROUGH A CENTRAL ANGLE OF 7°0'19",
THENCE N 80°25'11" W 148.11 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 172.00 FEET AND A CHORD BEARING AND DISTANCE OF N 76°28'51" W 23.63 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 23.65 FEET THROUGH A CENTRAL ANGLE OF 7°52'40" TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 20.00 FEET AND A CHORD BEARING AND DISTANCE OF N 18°59'1" W 32.18 FEET,
THENCE NORTHWESTERLY ALONG SAID CURVE A DISTANCE OF 37.39 FEET THROUGH A CENTRAL ANGLE OF 107°6'59",
THENCE N 47°8'19" W 50.40 FEET,
THENCE N 45°56'44" W 110.81 FEET,
THENCE N 81°3'55" W 117.60 FEET,
THENCE N 8°56'1" E 178.89 FEET,
THENCE S 81°3'55" E 1260.09 FEET,
THENCE S 5°14'49" W 234.90 FEET,
TO THE POINT OF BEGINNING.

PARCEL CONTAINS 7.89 ACRES

DATE SURVEYOR (SEE SEAL BELOW)

OWNER'S DEDICATION

WE THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYORS CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9-807 UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO THE TOWN OF EAGLE MOUNTAIN, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS EASEMENTS AND ALL OTHER PLACES OF PUBLIC USE TO THE TOWN OF EAGLE MOUNTAIN, UTAH, TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND THE TOWN OF EAGLE MOUNTAIN FOR THE BENEFIT OF THE TOWN AND

THE INHABITANTS THEREOF.

TOUCHSTONE DEVELOPMENT OF UTAH, L.L.C.
ROGER NIX

ACKNOWLEDGMENT

STATE OF UTAH
COUNTY OF UTAH

ON THE ____ DAY OF ____, A.D. 19 ____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGED TO ME THAT THEY DID EXECUTE THE SAME.

NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY

THE TOWN COUNCIL OF TOWN OF EAGLE MOUNTAIN COUNTY OF UTAH, APPROVES THIS SUBDIVISION SUBJECT TO THE CONDITIONS AND RESTRICTIONS STATED HEREON 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 ____, A.D. 19 ____

APPROVED ____ MAYOR ATTEST ____ CLERK-RECORDER (SEE SEAL BELOW)

TOWN ATTORNEY ____

PLANNING COMMISSION APPROVAL

APPROVED THIS ____ DAY OF ____, A.D. 19 ____, BY THE PLANNING COMMISSION OF OF EAGLE MOUNTAIN TOWN.

DIRECTOR-SECRETARY CHAIRMAN, PLANNING COMMISSION

TOWN ENGINEER APPROVAL

I CERTIFY THAT THE PLAT AND IMPROVEMENT PLANS MEET THE MINIMUM CITY STANDARDS FOR SUBDIVISIONS WITHIN THE BOUNDARY OF THE TOWN OF EAGLE MOUNTAIN.

APPROVED THIS ____ DAY OF ____, A.D. 19 ____

TOWN ENGINEER

THE LANDING
AT EAGLE MOUNTAIN PHASE 4

EAGLE MOUNTAIN, UTAH COUNTY, UTAH
SCALE: 1" = 100 FEET

SURVEYOR'S SEAL	NOTARY PUBLIC	CITY-COUNCIL ENGINEER SEAL	CLERK-RECORDER SEAL

SHEET 1 of 1

EAGLE MOUNTAIN
Planning Commission Meeting

January 22, 2019, 6:00 p.m.
Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. Matthew Everett arrived at 6:05 p.m.

OFFICIALS PRESENT: Councilmembers Melissa Clark and Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Fionnuala Kofoed, City Recorder; Chris Trusty, City Engineer

Commissioner Wood opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

   Commissioner Wood led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

   None

3. Approval of Meeting Minutes
   A. December 11, 2018

   Commissioner Wright requested the Fieldstone Homes representative's name be corrected to "Dylan" on page seven.

MOTION: ***Jared Gray moved to approve the December 11, 2018, meeting minutes, with the correction to "Dylan" on page seven. DeLin Anderson seconded the motion. Those voting aye: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

   B. January 8, 2019

MOTION: ***Brett Wright moved to approve the January 8, 2019, meeting minutes. DeLin Anderson seconded the motion. Those voting aye: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

4. Action and Advisory Items

   A. Arrival Amended Master Development Plan, Public Hearing; Action Item 75

Planner Tayler Jensen explained this item was not noticed in time to present at the last Planning Commission meeting, when the associated preliminary plat was presented.

Commissioner Gray expressed concern regarding the reduction in trails. Mr. Jensen explained the developer adjusted the trails according to residents' feedback. Commissioner Wright said topography issues prevented the trail's installation as originally planned.

Commissioner Gray stated if horse trails are in the plan, he would like horse hitching posts included.

Mr. Jensen clarified with the Commissioners that a site originally planned for a water tank was no longer needed, so the land was added to the adjacent lot.

Commissioner Everett opened the public hearing at 6:06 p.m. As there were no comments, he closed the hearing.

Mr. Jensen said the master development agreement, which includes the updated park plan, will be presented to City Council.

MOTION: ***Rich Wood moved to recommend approval of the Arrival master development plan to the City Council with the following condition:***

1. ***Add a hitching post at each entry to the park.***

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

B. <u>Skyline Ridge Phase 2 Plats 5 & 6, Preliminary Plat, Public Hearing; Action Item</u>

Planning Manager Michael Hadley said the item contains the final two plats in the Skyline Ridge development. Plat 5 consists of 20 lots and Plat 6 consists of 23 lots, for a total of 43 lots with an overall density of 2.98 dwelling units per acre. The plats were redesigned to reduce the amount of blasting required. There are four more lots in the presented item than in the previously approved plan.

Mr. Hadley stated the developer will pay the same fee for parks that they have paid for previous plats within the project. That amount is $1,795.36 per lot to the park escrow. He noted there are areas within the plan with steep slopes; lots 514, 515, 603, 604, and 610 have slopes above 15%, and lots 605 through 609 have slopes above 20%. City Municipal Code states lots are buildable on slopes up to 25%.

Mr. Hadley explained while the cul-de-sac is longer than allowed in Municipal Code, this was done at staff's request to facilitate more buildable area in the lots. He said the Fire Chief has stated he will approve the extended cul-de-sac, and the Municipal Code allows the Fire Chief to grant an exception for the proposed distance.

Mr. Hadley said the project includes a proposed retaining wall of between eight and twelve feet in height. The City requires retaining walls to be tiered, with heights not above six feet, and also requires a fence at the top of the retaining wall, with a drainage swale to direct runoff away from the slope face.

City Engineer Chris Trusty clarified the top of the wall will have a drainage swale for larger runoff, and weep holes will be located throughout the retaining wall. The retaining walls will be constructed with natural rock. He stated the six-foot height limitation is a City preference, but is not noted in the City's Municipal Code. Commissioner Gray stated three or four feet would be safer, and asked if staff felt six feet was an appropriate height. Mr. Trusty said the City's goal is safety, which is why the fence is required at the top of the wall.

Commissioner Gray asked for clarification on the lot slopes. Mr. Hadley said the lots noted in the presentation have slopes between 15% and 25%, but none are over 25%.

Commissioner Wood clarified with staff that the lots will require retaining walls in order to build structures.

Commissioner Anderson asked when the retaining walls will be constructed. Mr. Trusty said the walls are part of the grading plan, and constructing the wall is the responsibility of the developer. The City will not issue certificates of occupancy until the walls are in place. Commissioner Wood asked why the retaining wall is not required before the homes are constructed. He expressed concerns regarding excavation close to structures.

Commissioner Wright asked why staff would recommend approval of the plat, as the four additional lots are creating the longer cul-de-sac, which does not meet Municipal Code. Mr. Hadley clarified that staff does not have an opinion on the additional lots. He said Plat 4 was redesigned which removed 5 lots; those lots were moved to Plat 5. This was to add access to open space, based on resident feedback.

Shawn Herring, the applicant's engineer, explained the cul-de-sac was extended to avoid any blasting in Phase 5. Phase 4 has additional lots due to additional amenities and open space to include trailheads with parking. He said he has worked with staff in order to avoid blasting and to create more buildable lots. The lots are now 120- to 140-feet deep, versus the original 100-foot-deep lots. Mr. Herring confirmed with Commissioners no blasting is planned in the project, and stated the new plan contains more roadways and utility work than what was included in the previously approved plan.

Mr. Hadley clarified that the project only has four additional lots. The original preliminary plat was a single plat that encompassed Plats 4, 5, and 6. The proposed plan has two separate plats: Plats 5 and 6. The previously approved plat contained 98 lots; the proposed plan has 102 lots.

Discussion ensued regarding lot sizes in the project. The lots range from 0.17 acres to over 0.33 acres.

Commissioner Wright asked if the Fire Chief approves of the cul-de-sac length. Mr. Hadley stated the Fire Chief will sign off on the length at a future step in the process, but he has expressed his approval for the proposed length.

Commissioner Gray expressed concerns regarding snow removal along the extended cul-de-sac. Mr. Herring stated snow can be moved to the parking stalls at the trailhead site. He said another option is to include a snow loading area along the road. A twenty-foot pad can be added that could be utilized for parking during non-snow conditions.

Commissioner Gray asked how tall the retaining walls will be. Mr. Herring stated the highest walls will be eighteen feet tall with three six-foot tiers, but most will be twelve feet tall with two six-foot tiers. Commissioner Gray asked if the applicant would be willing to have three four-foot tiers in lieu of two six-foot tiers, as six-foot walls could pose a safety hazard. Mr. Herring stated his preference of limiting the tiers to five feet. He explained the retaining walls will be in place before home construction begins. Commissioner Gray said he would like a condition of approval stating no more than three tiers will be allowed, and the tiers will be equal in height, with no tier taller than five feet.

Commissioner Everett opened the public hearing at 6:40 p.m. As there were no comments, he closed the public hearing.

Discussion ensued regarding the physical appearance of natural rock retaining walls.

Commissioner Wood stated the additional lots are reasonable, as the new design will not require blasting. He stated the lot sizes included in the plan are the size Planning Commission has requested in the past. Commissioner Gray expressed concerns that the approval grants additional lots in order to offset costs for the developer, and the additional density creates an extended cul-de-sac that does not meet Municipal Code. Commissioner Wright stated the tradeoff of higher density for no blasting is one he is comfortable with.

Commissioner Gray asked if the half-acre lots will have animal rights. Mr. Hadley stated the project would need to apply for the Equine Overlay Zone in order to have animal rights on lots smaller than one acre.

Commissioner Anderson asked if the natural rocks on the project site would be utilized for the retaining wall structure. He stated the rocks in that area do not withstand the elements over time, and could possibly degrade. Mr. Trusty stated the integrity of the rock will be included in the geotechnical report. He explained the homeowners would be responsible for future repairs to the retaining walls.

MOTION: ***Rich Wood moved to recommend approval of the Skyline Ridge Phase 2 Plats 5 & 6 preliminary plat to the City Council with the following conditions:***

1. ***An updated slope stability report is provided for both plats;***
2. ***Maximum height of retaining wall is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability and makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home;***
3. ***No blasting may be used in this project;***
4. ***A fence and drainage swale shall be constructed on the top of any retaining wall area;***

5. ***Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights;***
6. ***Lots that average 25% or greater shall be removed;***
7. ***All retaining walls, drainage, and required fence along the top of the retaining walls shall be completed before home construction in either of the phases; and***
8. ***Two more parking stalls shall be added in Track B park for snow removal.***

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

C. The Landing Phase 4 Preliminary Plat, Public Hearing; Action Item:

Mr. Hadley stated Phase 4 is the final phase in The Landing, and has 31 lots over 6.55 acres, with a density of 4.74 dwelling units per acre. The previous preliminary plat contained open space and a stub road which went to the Colonial Park development. The Landing was approved before construction in the Colonial Park development. That development has since been completed, and the stub road in The Landing would connect to a private road in Colonial Park; staff asked the applicant to remove the stub road. The updated plan removes the open space, the stub road, and adds two lots.

Commissioner Wright asked why the open space was removed, and what the park requirements are for the project. Mr. Hadley stated the open space areas are not owned by the applicant, and the applicant prefers to pay the fee in lieu for open space. He explained Walden Park is near the project and the funds can go towards that park.

Commissioner Wright asked for clarification regarding the alleyway. Mr. Hadley explained a previous phase contains an alleyway that is located to the south of Phase 4. The Municipal Code requires developments to utilize connected alleyways, but Planning Commission and City Council can grant a waiver to that requirement. The applicant prefers to not use the alleyway for rear-loading garages.

Commissioner Gray stated he would prefer to not allow the additional lots, and instead increase the frontages of the existing lots. Commissioner Wood agreed with that opinion.

Andrew Flamm with West Lake Investments LLC said he has attempted to communicate with the landowner of the property previously planned for open space, but has not received a response. Commissioner Gray asked who would be required to maintain the open space. Mr. Hadley stated any issues with weeds or maintenance would be addressed through code enforcement.

Commissioner Wood stated he does not support adding two lots to the development. Mr. Flamm said the presented plan meets all requirements of the Municipal Code. Commissioner Everett asked if the applicant would be willing to remove one of the additional lots. Mr. Flamm said he would be open to discussing that option. Commissioner Gray stated removing one lot would increase lot frontages by 6.1 feet along the north side of the project. Mr. Hadley clarified the presented plan is consistent with existing development in the area.

Commissioner Wright stated removing one lot along the north side of the road would create lot sizes more similar to those on the south side of the road. Mr. Flamm stated buyers prefer smaller lots that require less upkeep. Commissioner Wood stated the City has many first-time homebuyer lots, and the City needs larger lots for more variety. Commissioner Gray stated removing one lot would not require a redesign of the project.

Commissioner Everett asked if the condition of approval requiring the developer to work with the landowner of the strip of land to the north to add that land to the lots on the north side would hinder the development process, as the landowner has not been willing to work with the developer. Mr. Hadley stated the City would continue with the approval process if that landowner is unwilling to work with Mr. Flamm. Community Development Director Steve Mumford explained the Planning Commission can word the condition of approval with flexibility to allow the project to continue if the landowner is not willing to sell or dedicate the property.

Discussion ensued regarding legal options, to include a land swap, the City has regarding the lot previously designated as open space.

Commissioner Everett opened the public hearing at 7:28 p.m.

Jeff Ruth expressed concerns regarding the removal of an unofficial trail children currently utilize to walk to school. He said leaving the road stub will alleviate traffic in the area.

Commissioner Gray clarified the stub road cannot be included as it would connect to a private road. He stated a sidewalk will be installed with future development.

Commissioner Everett closed the public hearing at 7:34 p.m.

Commissioner Everett stated if one lot is removed from the proposal, lot variation would be created between lots 405 and 413. He said he wanted to ensure the condition regarding the open space does not give either landowner leverage over the other.

Discussion ensued regarding land disposal options.

MOTION: ***Rich Wood moved to recommend approval of The Landing Phase 4 preliminary plat to the City Council with the following conditions:***

1. ***The applicant makes reasonable attempts to work with the landowner to resolve the strip of land to the north and add it to the lots on the north side;***
2. ***The applicant makes reasonable attempts to work with the landowner to dedicate the eastern piece of land in the northeast corner to the City to be added to Walden Park;***
3. ***The applicant removes one lot and distributes the land to the lots on the north side of the project; and***
4. ***The applicant is allowed to front-load garages and not require the homes to utilize the alleyway for rear-loading garages.***

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

Councilmember Wood stated for the record that the Planning Commission recommends City Council consider options that may include a land swap to resolve the land dispute to the north of The Landing.

D. Sign Code (17.80.120) Development Code Amendment, Public Hearing; Action Item:

Mr. Jensen stated the amendment changes illustrations in the Municipal Code at the request of the Neighborhood Improvement Division, and creates standards for school monument signs. The Alpine School District submitted a comment requesting a maximum size of 45 square feet for electronic message boards, instead of 32 square feet.

Commissioner Wood asked if the size of signs allowed should be limited based on the school type. Mr. Mumford said State Code exempts schools from landscape and aesthetic requirements.

Commissioner Gray asked if the signs will be required to meet the dark sky ordinance. Mr. Jensen said the signs will be required to dim based on ambient lighting, but do not require hoods.

Commissioner Wright asked what restrictions are in place for school signs without the proposed amendment. Mr. Jensen said it can be difficult, as schools can state they are exempted from sign design restrictions. Mr. Mumford said a representative from Alpine School District has committed to working with the City to meet Municipal Code on school signs.

Commissioner Everett opened the public hearing at 7:58 p.m. As there were no comments, he closed the public hearing.

MOTION: ***Jared Gray moved to recommend approval of the Signs (17.80.120) Development Code amendment, Signs Code 17.80.120, to the City Council with the following condition:***

1. ***Section 5(i) is changed to "Electronic message boards or reader boards shall not exceed 45 square feet."***

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

E. Commercial (17.35.040) and Off-Street Parking (17.55.120) Development Code Amendments Public Hearing; Action Items:

Mr. Jensen stated the staff-proposed amendment adds the Meeting/Reception Room use to the Commercial code, as that use is currently not permitted. The amendment also adds the requirement of one parking stall per 250 square feet of gross floor area. Mr. Jensen explained that if the amendment is approved, the Meeting/Reception Room use will be a conditional use and will require Planning Commission approval.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the public hearing.

MOTION: ***Jared Gray moved to recommend approval of the Commercial (17.35.040) and Off-Street Parking (17.55.120) Development Code Amendments to the City Council. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

5. Next scheduled meeting: February 12, 2019

   Commissioner Wood asked staff to update the Planning Commission on recommended Municipal Code changes the Planning Commission made in November.

6. Adjournment

MOTION: ***Jared Gray moved to adjourn the meeting at 8:03 p.m. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.***

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** FEBRUARY 19, 2019		
TITLE:	SilverLake Clubhouse and Pool Site Plan		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:	NA		
APPLICANT:	Bronson Tatton (Flagship Homes)		
GENERAL PLAN DESIGNATION	**CURRENT ZONE**	**ACREAGE**	**COMMUNITY**

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION
The Planning Commission recommended approval of the SilverLake Clubhouse and Pool Site Plan to the City Council with the following conditions: 1) Collector and arterial road fencing shall be built along SilverLake Parkway and Golden Eagle Road, north and east of the parcel. Fencing shall be consistent with the approved SilverLake collector road fencing; 2) Additional physical articulation added to clubhouse elevations; and 3) Additional colors be used for the clubhouse, including colors that match the townhomes in the development (4-0)

PREPARED BY:
, Planning

RECOMMENDATION:

BACKGROUND:

The proposed SilverLake Clubhouse is located south of the Tickville wash, on a lot that was included in SilverLake Plat 20. This item was tabled at the February 5, 2019 City Council meeting, with the council asking the applicant to bring back a new proposed site plan that included a larger pool, and allowing them to build up to 14 additional townhomes (for a total of 264 townhomes south of the wash) and to provide more information about cost centers to the council.

The applicant has provided documentation on the explanation of Special District Areas (or cost centers), and has amended their proposed pool and clubhouse plan which includes the following changes:

1) increasing the size of the Clubhouse to 5,000 SF, this adds additional SF to the Gathering & Fitness Areas and Restroom
2) Increasing the size of the pool to 1,800 SF (600 Additional SF)

Attachments:
SilverLake Clubhouse Renderings -- Revised 02.05.19
Explanation of Special District Areas for SilverLake Master Home Owners Association, Inc.
SilverLake Clubhouse Revised Site Plan
HOA Pool Research
Planning Commission Minutes -- 01.08.2019

A NEW FACILITY FOR:

SILVER LAKE CLUB HOUSE

SHEET INDEX	
Sheet Number	Sheet Name
A0-0	TITLE SHEET
L1	LANDSCAPE OVERVIEW
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE IRRIGATION OVERVIEW
L5	LANDSCAPE IRRIGATION PLAN
L6	LANDSCAPE IRRIGATION PLAN
A0-1	EXITING & CODE ANALYSIS
A0-2	CODE REQUIREMENTS
A0-3	CODE REQUIREMENTS
A1-0	SITE PLAN
A2-1	FLOOR PLAN WITH POOL
A2-2	FLOOR PLAN
A2-3	DIMENSION PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A4-1	ROOF PLAN
A5-1	BUILDING SECTION
A7-1	REFLECTED CEILING PLAN
A8-1	INTERIOR ELEVATIONS
A8-2	INTERIOR ELEVATIONS
A8-3	INTERIOR ELEVATIONS
A9-1	ROOM & FLOOR FINISHES
A9-2	DOOR & WINDOW TYPES
A10-1	DETAILS
A10-2	DETAILS
A10-3	DETAILS
SN	GENERAL STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.1	MAIN FLOOR SHEER WALL PLAN
S3.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
P1-0	WATER & GAS PIPING FLOOR PLAN
P1-1	WASTE & VENT PIPING FLOOR PLAN
P2-0	PLUMBING DETAILS & SCHEDULES
M1-0	MECHANICAL FLOOR PLAN
M2-0	MECHANICAL DETAILS & SCHEDULES
E0.0	ELECTRICAL SYMBOLS & DETAILS
E1.0	FLOOR PLAN - LIGHTING
E2.0	FLOOR PLAN - POWER/DATA
E3.0	POWER RISER & SCHEDULES
SP100	OVERALL POOL PLAN
SP101	NOTES
SP200	POOL PLAN
SP300	POOL PIPING PLAN
SP400	EQUIPMENT ROOM PLAN
SP500	STRUCTURAL DETAILS
SP600	DETAILS

GENERAL NOTES:

1. ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2018 IBC
2. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.
6. ALL DOOR HANDLES SHALL BE LEVER TYPE, ALL DOOR HARDWARE SHALL BE A.D.A COMPLIANT AS PER CURRENT ANSI 117.1
7. AT MAIN ENTRANCE DOOR SHALL HAVE SINGLE ACTION LOCKING DEVICE &/ OR SIGNED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
8. VERIFY ALL INTERIOR FINISHES W/ OWNER.

PLAN ANALYSIS
Based on 2015 Edition of I.B.C

Architect of Engineer of Record: Laughlin Ricks Architecture, L.L.C.

Job Address: ____

Legal Description: ____

Occupancy Classification: A-3   Occupant Load Per Area: A-3   110

Number of Stories: 1   Vestibule Req'd: Yes: ____ No: ____   Total: 110

Floor Area: Basement: ____ 1st: 4,225 SQ. FT   Exits Required: Basement: ____ 1st: 2 REQ 2 PROVIDED

Mezzanine: ____ 3rd: ____ 4th: ____   2nd: ____ 3rd: ____ 4th: ____

Actual furthest travel distance to exit: 83'-0" (IBC Table 1017.2 & 1006.2.1)

Type of Construction: VB   Allowable Area Calc's: 6,000 SQ. FT

Area Increase: ____

Sprinkler System: Yes: ____ No: X   Exit Signs: Yes: X No: ____

Maximum Floor Area Allowed: 6,000 SQ. FT   Emergency Lights: Yes: X No: ____

Special Inspections Required? Yes: X No: ____

Firewalls Required? Yes: X No: ____ (If yes, please provide cross section & UL listing)

Occupancy Separation Required? Yes: ____ No: X (If yes, please provide cross section & UL listing)

Area Separation Required? Yes: ____ No: X (If yes, please Provide cross section & UL listing)

Classified Areas? Yes: ____ No: X

Comments: ____

1 PLAN ANALYSIS
1/4" = 1'-0"

3 RENDER 2.4
12" = 1'-0"

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

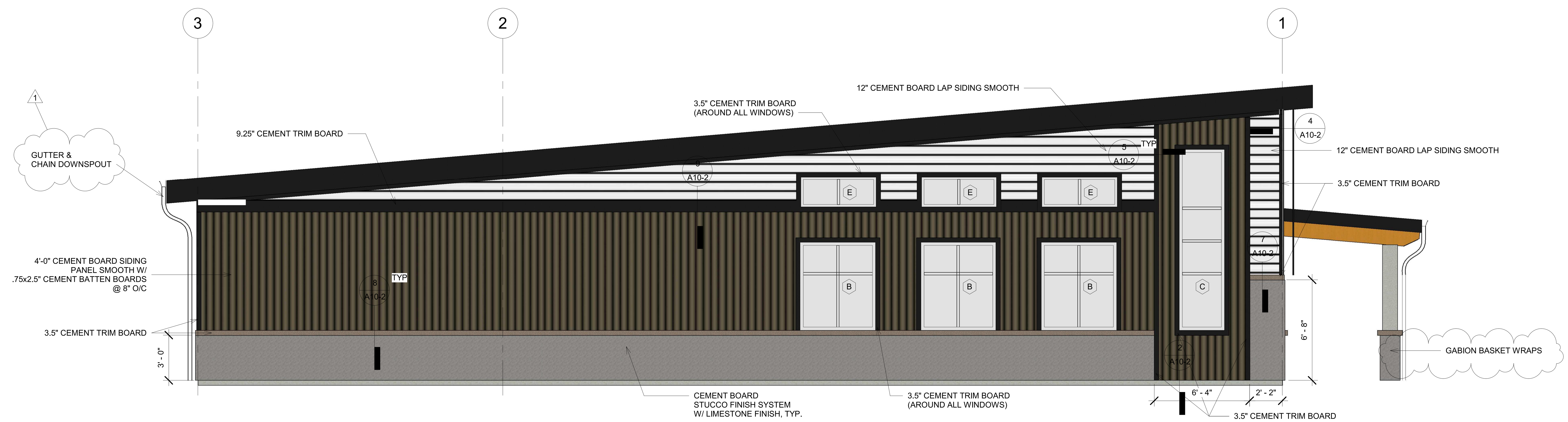
DATE

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
TITLE SHEET

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

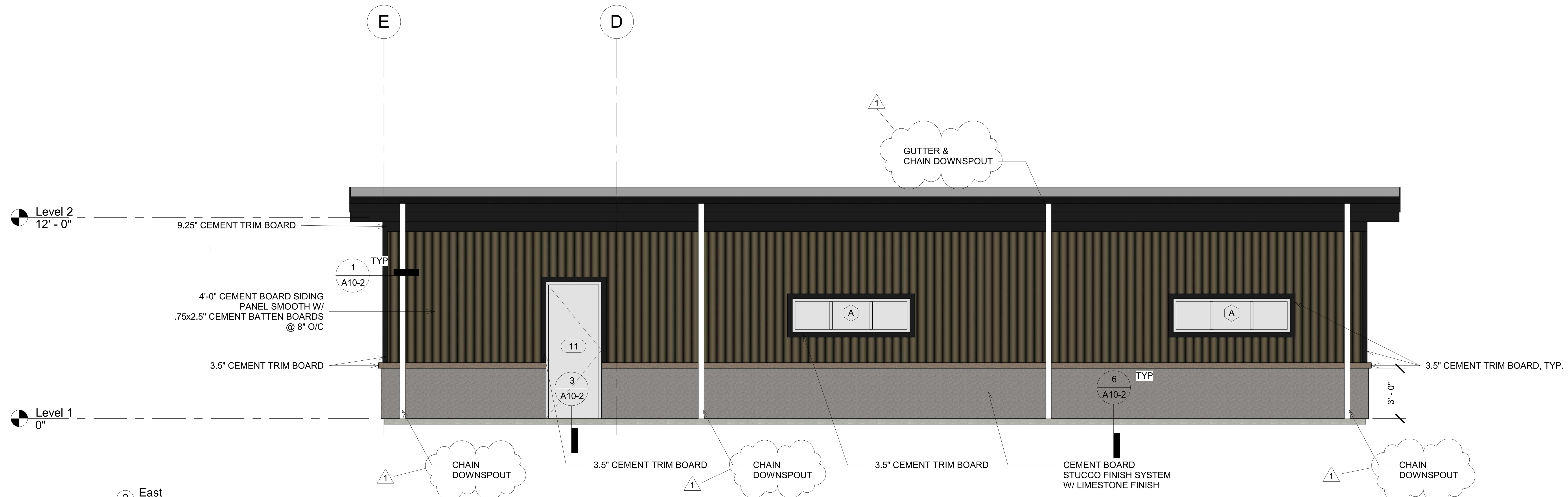
DATE: 10/23/18
KM Drawn   RCR Checked

A0-0

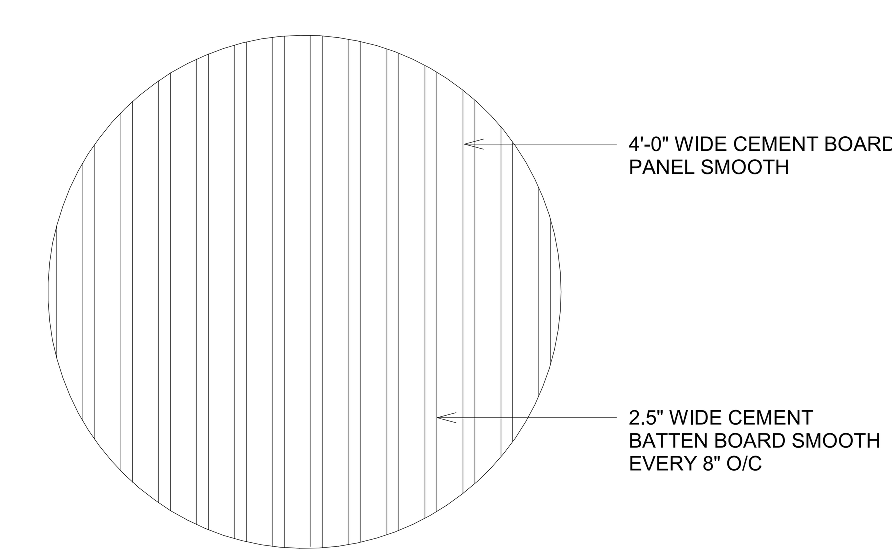


1 North
1/4" = 1'-0"

ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



2 East
1/4" = 1'-0"



3 VERTICAL SIDING
3/8" = 1'-0"

NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

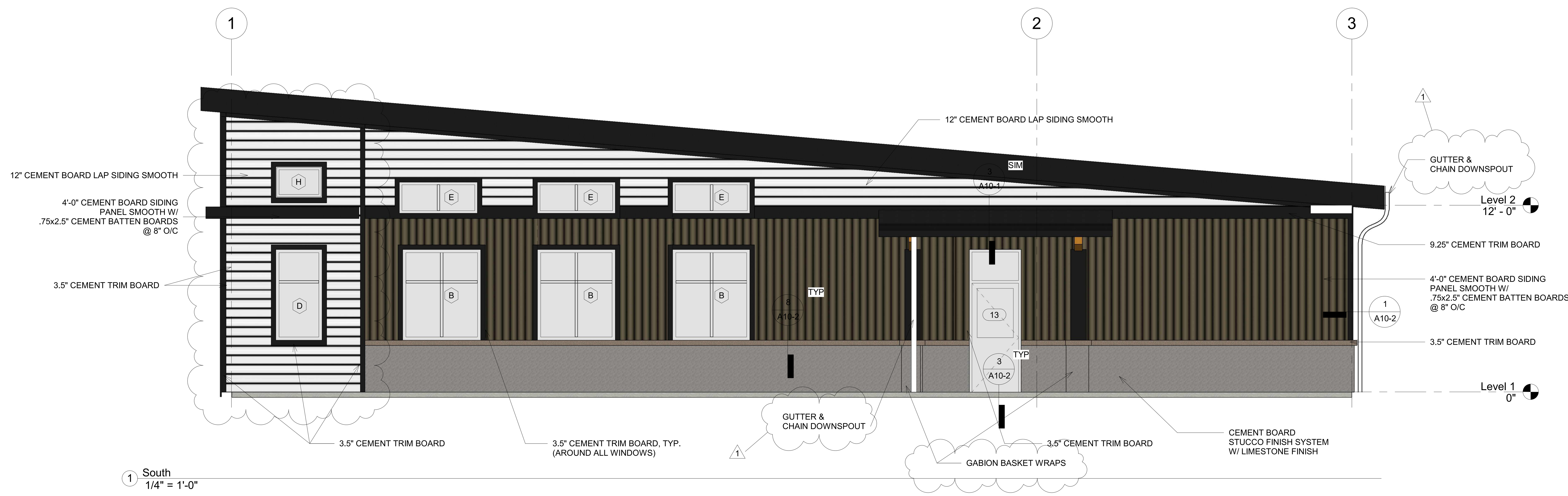
DATE	
2/1/2019	COMMENTS PER PLANNING COMMISSION

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

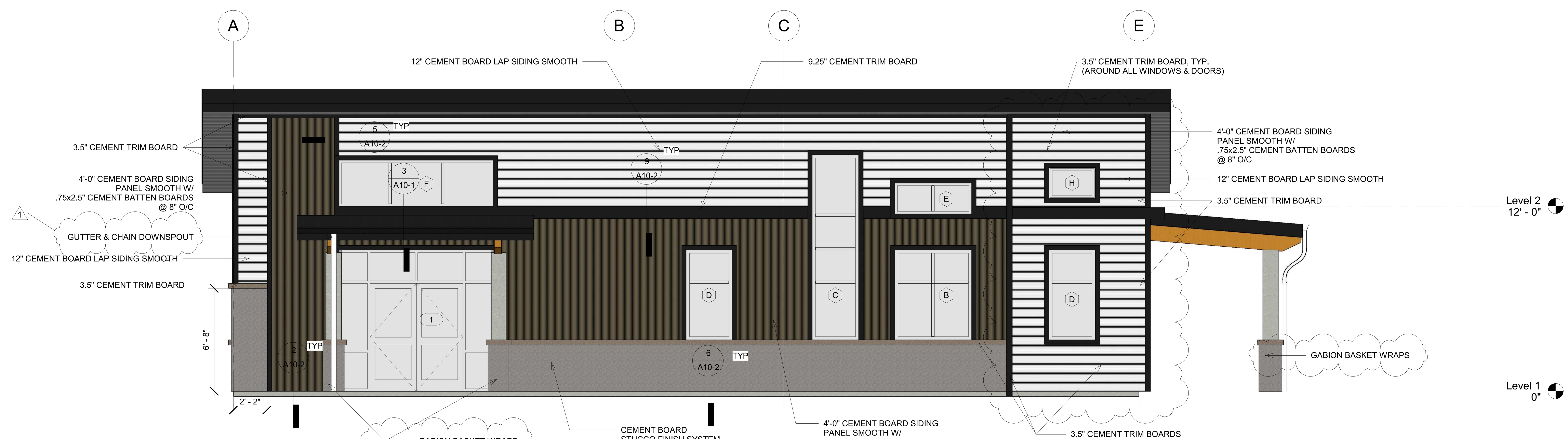
DATE: 10/23/18
KM Drawn
RCR Checked

A3-1



1 South
1/4" = 1'-0"

ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



2 West
1/4" = 1'-0"

NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

STATE OF UTAH
RUSSELL COLBY RICKS
No. 9789752 0301
LICENSED ARCHITECT
10/23/18

DATE

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM Drawn
RCR Checked

A3-2

Explanation of Special District Areas
for
SilverLake Master Home Owners Association, Inc.

February 12, 2019

Background

Silverlake is a planned development located in Eagle Mountain City (hereafter the City) to the northwest of Utah Lake, along Pony Express Parkway. The current owner of the land for Silverlake is Silverlake Land, LLC (hereafter the Declarant).

The Silverlake development contains some common area elements for use by its residents and also some rules intended to create a community standard or common plan to be followed by its residents. To enforce these community standards and to provide for the maintenance of the common areas, the Declarant organized a homeowners association, the SilverLake Master Home Owners Association, Inc. (hereafter Silverlake Master or the Association). All of the Silverlake development is a part of the Association.

Phases 14 and 15 of the Silverlake development included a small clubhouse that is a part of the Association, but is limited for use by the residents of phases 14 and 15. Also, there are units in the phases 14 and 15 that have private driveways that receive snow removal services. These too are limited for use by certain members. Lastly, phases 14 and 15 also have some townhome units with shared roofs and exterior elements whose benefit will only be received by the owners of the townhomes.

Similarly, the most recent phases of the Silverlake development, Phases 16 *et seq.* include another clubhouse and a pool, which will be limited for use by the residents of these recent phases. These phases also have some townhome units with shared roofs and exterior elements whose benefit will only be received by the owners of these new townhomes.

Issue

At a February 5, 2019 City Council meeting for the City, the City expressed concern that some members of the Association might end up paying for the clubhouses, pool, shared drives or townhome exteriors (hereafter Limited Common Area) even though they are limited from using them. The City asked for an explanation how the Association would avoid this happening.

Explanation

At the outset, it is important to note that Silverlake Master is a private non-profit corporation and homeowners association that has the legal authority and discretion to organize payment of its maintenance costs according to its own discretion, consistent with its governing documents.

Only current members (homeowners) of the Association have standing to challenge the Association's decisions regarding how to execute and enforce of its governing documents. See _Farber v. Bay View Terrace HOA_ *(2006) 141 Cal.App.4th 1007, 1012* (A person who no longer owns a unit within the association (a person who is no longer a member of the association) does not have standing to enforce the CC&Rs) and (_Martin v. Bridgeport Community Assn._ *(2009) 173 Cal.App.4th 1024, 1036 and 1038* (Renters do not have standing to sue an association for breach of its CC&Rs, notwithstanding whether an owner has executed a power of attorney to his renter to handle matters relating to the owner's property).

That said, the Declarant felt that the City's concerns were valid and fair and has asked its property management company, Advanced Community Services, LLC (hereafter ACS) to provide this written explanation of how the Association assigns the maintenance costs of the Limited Common Area to the members who enjoy its use and to suggest a process that will provide further assurance that these members are covering such costs in the future and not owners who do not receive benefit of these Limited Common Areas.

The Association covers the costs of these Limited Common Areas by charging the homeowners who receive the benefit of their use a higher assessment (commonly called dues). For example, in Phases 14 and 15 there there are shared drives, townhomes and a small clubhouse, as mentioned previously. Homeowners pay either \$20, \$40 or \$75 depending on whether they have shared drives, a townhome unit and whether they use the clubhouse. See Assessment Disclosure Sheet for Phases 14 and 15, attached as Exhibit A.

These differing assessment rates were authorized by a 2013 amendment to the CC&Rs to create Special District Areas (hereafter the Amendment). See Amendment to the Amended and Restated Declaration of Covenants Conditions and Restrictions, Entry No. 26773:2013, attached as Exhibit B. The Special District Areas are lots that receive added benefits beyond the general common areas and so are charged higher assessments, as mentioned previously. The relevant language of the Amendment is as follows:

> The Declarant shall be able to create "Special District Areas" within the Association for those Lots that include common area providing limited benefit to the Owners who own Lots within the Special District Areas ("Special District Common Are"). In these areas, the assessment rate may be higher than the rest of the Association to cover the cost of maintenance for the Special District Common Area.

ACS and the Declarant set the higher assessment rate by trying to budget the likely cost of the additional maintenance. Indeed, these Special District Area assessments were most likely set higher than needed to conservatively set aside reserves for these additional costs. The Declarant chose to follow this Special Service District structure, rather than creating separate sub-associations, to significantly reduce the administrative costs and redundant expenditures created by sub-associations.

The assessment rates for phases 16 *et seq.* of Silverlake Master are as follows:

Stand Alone Homes	$35
Shared Drive Units	$55
Townhome Units	$90

See Disclosure Sheet for Phases 16 *et seq.*, attached as Exhibit C. This means that each unit is paying an additional $15 purely for the maintenance of the clubhouse and pool. ACS manages over 130 associations and has found this to be more than sufficient for maintenance of the planned Limited Common Area, taking into account the number of units that will be contributing to those maintenance costs.

To doubly ensure that the Special District Area assessments are sufficient to cover the costs of the Limited Common Area, the Association hired an objective third party, Aaron Lombardo of NorthStar Reserves, to perform a comprehensive Reserve Analysis of the entire community. This Reserve Analysis will provide detailed recommendations for the Association related to future costs of maintenance and the needed assessments to cover such costs. Such an analysis is not required during the period of time when the Declarant is in control of the Association, but the Declarant wanted to make sure that it was responsibly assessing and setting aside reserves so it elected to do so anyway. The research and compilation of this Reserve Analysis is lengthy and has been ongoing for several months. While it is not yet complete, we expect it before February 28, 2019. This Reserve Analysis will be published for review by all owners and ACS will be happy to provide a complimentary copy to the City, though its use is intended solely for the members of the Association.

Further Assurances

While the Declarant is within its rights to structure the maintenance costs of the Association according to its own discretion, the Declarant is happy to take further measures to assign additional Limited Common Area costs to those who receive their benefit. The most obvious way to do this will be to create separate bank accounts, earmarked to cover the costs of maintenance of the Limited Common Area.

The Declarant has instructed ACS to create these bank accounts and to transfer funds equal to the added amounts of the Special District Area assessments into these bank accounts at the end of each calendar year. The bank accounts will include:

Clubhouse 1
Townhome Expenses
Shared Drives
Clubhouse 2 and Pool

Conclusion

The Declarant has taken significant steps to assign the costs of the Limited Common Area to those who receive the benefit of these Limited Common Areas. There is no perfect guarantee of how these costs will be assigned in the future. That will be up to the Board of Homeowners that governs after the Declarant turns over authority to the homeowners. This is because it is the sole right of the Declarant now and the Homeowners in the future to govern their private Association as they deem best. However, to make any future change to the Special Service District structure, the homeowners will need to amend the CC&Rs. This will require 67% of all owners to vote for such a change. While this is possible, it is unlikely, not just because it is logistically difficult to garner sufficient votes for a consensus change, but because many homeowners would likely oppose such a change. That said, if they did so, it would be their right to govern their private Association. Neither the City, the Declarant nor ACS could prohibit them from doing so.

In the mean-time, while the Declarant controls the Association, it is happy to commit to following the processes outlined herein. Silverlake Master is also open to consider suggestions from the City. We want to be a good partner with the City and to take care of our members as best we can.

Sincerely,

Silverlake Land, LLC
Declarant of SilverLake Master Home Owners Association, Inc.

Advanced Community Services
Property Manager for SilverLake Master Home Owners Association, Inc.

Exhibit A

SILVERLAKE HOMEOWNERS ASSOCIATION

The residents of SILVERLAKE are members of the Homeowners Association and will have access to the common amenities.

In addition to the common amenities available to all residents in SILVERLAKE, phases 14 and 15 in the SILVERLAKE community will have acccess to additional ammenitites such as a clubhouse and additional landscaped open space. In addition, certain residents of SILVERLAKE owning property in the townhome and patio home areas of phases 14 and 15 will receive additional benefits and will therefore have a differing cost for monthly HOA fees.

The monthly HOA fee provides the following amenities and services to the residents, among other things:

MASTER ASSOCIATION

HOA Amenities
- Entry monumentation
- Common area openspace

Maintenance Services
- General Common Area & Facilities Maintenance and Repair
- Landscape Maintenance for Common Areas

Administrative Services
- Professional HOA Management Agency
- General Liability Insurance for Common Areas

ADDITIONAL COST CENTER AMENITIES AND SERVICES – IN ADDITION TO THE MASTER ASSOCIATION

HOA Amenities
- Clubhouse
- Additional Common Area Openspace

Maintenance Services
- Snow Removal
- Private Street Maintenance and Repair

Administrative Services
- General Liability Insurance for Additional Common Areas
- Additional Insurance for Attached Housing Product

Total Estimated Monthly Fee

Master Association	**$ 20**
Total Assessment (including Master Association) for Patio Home Units	**$ 40**
Total Assessment (including Master Association) for Townhome Units	**$ 75**

*** As needed, the monthly HOA fee may increase annually as described in the CC&R's.**

**** When Buyers close on the purchase of their Unit, they pay in advance for one month of HOA fees, and for a one-time, Reserve Contribution/Maintenance Fee. HOA fees are assessed starting with the first full month, not the first partial month. The Reserve Contribution/Maintenance Fee is equal to the sum of six months of HOA fees, but is not to be considered as an advance payment of HOA fees.**

_____ _____ BUYER's Initials

______________________________ ______________

<Customer - Full Name > **Date**

______________________________ ______________

<Co-Buyer1 - Full Name > **Date**

Exhibit B

ENT 26773:2013 PG 1 of 4
JEFFERY SMITH
UTAH COUNTY RECORDER
2013 Mar 20 4:48 pm FEE 595.00 BY SS
RECORDED FOR SILVERLAKE HOA

AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Amendment to the Amended and Restated Covenants, Conditions and Restrictions (the "Amendment") is made this 20th day of March, 2013 by the Declarant.

RECITALS

A. The Association is governed by the Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded, on or about March 18, 2013, in the Office of the Utah County Recorder, State of Utah, (the "Declaration");

B. This Amendment shall amend provisions of the Declaration as noted below and shall apply to and be binding against all of the property more fully described in Exhibit A, attached hereto, and any additional Property, annexation, expansion or supplement thereto (the "Property");

C. This Amendment is subject to the Definitions of the Declaration at Article I, unless otherwise defined herein.

D. This Amendment is intended to: provide for Special District Areas within the Silverlake Master HOA to provide proportionate assessments for common area providing limited benefit to the Lots located within the Special District Areas.

E. Pursuant to the Declaration at Section 7.02(d), the necessary approvals to amend the Declaration were duly conducted and received to adopt and record this amendment, including approval from the Eagle Mountain Properties Communities Master Association (the "Master Association").

NOW THEREFORE, the Association hereby amends the Declaration as follows:

> The Declarant shall be able to create "Special District Areas" within the Association for those Lots that include common area providing limited benefit to the Owners who own Lots within the Special District Areas ("Special District Common Area"). In these areas, the assessment rate may be higher than the rest of the Association to cover the cost of maintenance for the Special District Common Area.

IN WITNESS WHEREOF, THE ASSOCIATION has executed this Amendment to the Declaration as of the ___ day of March 2013 in accordance with the Declaration.

Silver Lake Land, LLC.

Grant R. Gifford
Signature

Grant R. Gifford
Printed Name

Manager
Position

STATE OF UTAH)
:ss
County of Utah)

On this 20 day of March 2013, personally appeared before me Grant R. Gifford who is known to me or who presented satisfactory identification, and has, while in my presence and while under oath or affirmation, voluntarily signed this document.

Melynda Airmet
Notary Public

MELYNDA AIRMET
NOTARY PUBLIC - STATE OF UTAH
My Comm. Exp. 10/19/2013
Commission # 580572

EXHIBIT A
Property Description

LEGAL DESCRIPTION

LOTS 43 THROUGH 73 SILVER LAKE SUBDIVISION PLAT ONE B
Parcel Nos: 66:066:0043 and all other parcels located in Silver Lake Subdivision Plat One B.

LOTS 1 THROUGH 42 AND 74 THROUGH 130 SILVER LAKE SUBDIVISION PLAT ONE C
Parcel Nos: 66:077:0001 and all other parcels located in Silver Lake Subdivision Plat One C

LOTS 131 THROUGH 193 AND 202 THROUGH 207 SILVER LAKE SUBDIVISION PLAT TWO A
Parcel Nos: 66:084:0131 and all other parcels located in Silver Lake Subdivision Plat Two A

LOTS 194 THROUGH 201 AND 208 THROUGH 228 SILVER LAKE SUBDIVISION PLAT TWO B
Parcels Nos: 66:076:0194 and all other parcels located in Silver Lake Subdivision Plat Two B

LOTS 247 THROUGH 296, 1012, 1013 SILVER LAKE VILLAGE PLAT THREE
Parcel Nos: 66:071:0247 and all other parcels located in Silver Lake Village Plat Three

LOTS 229 THROUGH 246, 297 THROUGH 335, 1001, 1002 SILVER LAKE VILLAGE PLAT FOUR-B
Parcel Nos: 66:145:0001 and all other parcels located in Silver Lake Village Plat Four-B

LOTS 601 THROUGH 641, A SILVERLAKE SUBDIVISION PLAT 6
Parcel Nos: 66:194:0601 and all other parcels located in Silverlake Subdivision Plat 6

LOTS 1 THROUGH 86 SILVERLAKE SUBDIVISION PLAT 7
Parcel Nos: 66:217:0001 and all other parcels located in Silverlake Subdivision Plat 7

LOTS 1 THROUGH 94 SILVER LAKE VILLAGE PUD
Parcel Nos: 66:152:0001 and all other parcels located in Silver Lake Village PUD

All other lots annexed into any of the plats identified above or that may be annexed into the association.

EXHIBIT B

ADDITIONAL LAND

Beginning at a point Which is South 89°10'11" East along the Section line 1319.68 feet from the Northwest Corner of Section 28, Township 5 South, Range 1 West, Salt Lake Base and Meridian: thence S 89°10'11" E a distance of 1319.69 feet thence S 89°50'17" E a distance of 2639.41 feet thence S 0°08'39" W a distance of 2647.80 feet thence S 0°36'42" W a distance of 2659.26 feet thence N. 89°20'31" W a distance of 2652.03 feet thence N 89°16'10" W a distance of 1324.57 feet thence N 0°33'59" E a distance of 2649.23 feet thence N 0°34'12" E a distance of 1324.57 feet thence N 0°33'59" E a distance of 2649.23 feet thence N 0°34'12" E a distance of 2637.17 feet and the POINT OF BEGINNING

The above described parcel contains 482.72 acres (21027086.57 sq. ft.)

Exhibit C

SILVERLAKE HOMEOWNERS ASSOCIATION

The residents of SILVERLAKE are members of the Homeowners Association and will have access to the common amenities.

In addition to the common amenities available to all residents in SILVERLAKE, phases 16-20 in the SILVERLAKE community will have access to additional amenities such as a clubhouse and additional landscaped open space. In addition, certain residents of SILVERLAKE owning property in the town home and patio home areas of phases 19 and 20 will receive additional benefits and will therefore have a differing cost for monthly HOA fees.

The monthly HOA fee provides the following amenities and services to the residents, among other things:

MASTER ASSOCIATION
HOA Amenities
- Entry monumentation
- Common area open space

Maintenance Services
- General Common Area & Facilities Maintenance and Repair
- Landscape Maintenance for Common Areas

Administrative Services
- Professional HOA Management Agency
- General Liability Insurance for Common Areas

ADDITIONAL COST CENTER AMENITIES AND SERVICES – IN ADDITION TO THE MASTER ASSOCIATION
HOA Amenities
- Clubhouse
- Additional Common Area Open space

Maintenance Services
- Snow Removal
- Private Street Maintenance and Repair

Administrative Services
- General Liability Insurance for Additional Common Areas
- Additional Insurance for Attached Housing Product

Total Estimated Monthly Fee

Master Association	**$ 35**
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Total Assessment (including Master Association) for Townhome Units	**$ 90**

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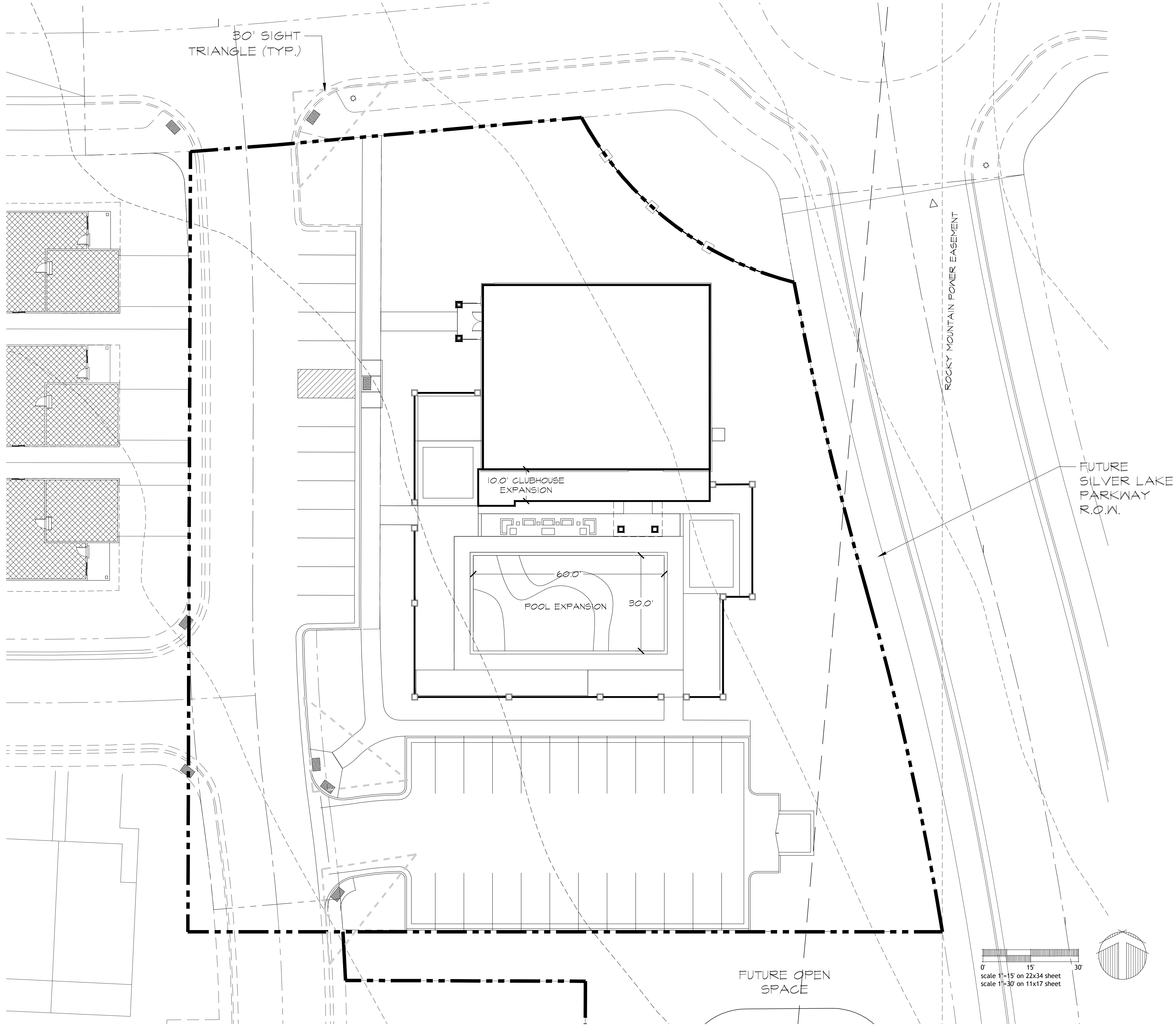
_____ _____ BUYER's Initials

______________________________ ______________
<Buyer 1 > **Date**

______________________________ ______________
<Buyer 2 > **Date**



flagship homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043

preliminary plans not for construction

12/07/2018

call **811** or visit www.bluestakes.org before you dig to have all utilities located and marked

SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

February 2019

CLUBHOUSE
Site Pl

1

Eagle Mountain HOA Pools			
Project	Pool SF	Unit Count	Pool SF/ Unit
Code	1,000	(up to) 250	4 SF/ DU
Evans Ranch	1,500	408	3.67 SF/DU
SilverLake South (Proposed)	1,800	1,200	1.5 SF/DU
Rock Creek (Condos and Cove @ Rock Creek)	1,220	263	4.63 SF/DU
Highlands at the Ranches	1,050	152	6.90 SF/DU
Highlands on the Green	~1,200	171	7.10 SF/DU
Willow Springs	960	312	3.07 SF/DU
Eagle Point Townhomes (Proposed)	1,500	390	3.85 SF/DU
Northmoor/Southmoor	1,900	171	11.11 SF/DU

Eagle Mountain HOA Pools			
Project	**Pool SF**	**Unit Count**	**Pool SF/ Unit**
Code	1,000	(up to) 250	4 SF/ DU
Evans Ranch	1,500	408	3.67 SF/DU
SilverLake South (Proposed)	1,800	1,200	1.5 SF/DU
Rock Creek (Condos and Cove @ Rock Creek)	1,220	263	4.63 SF/DU
Highlands at the Ranches	1,050	152	6.90 SF/DU
Highlands on the Green	~1,200	171	7.10 SF/DU
Willow Springs	960	312	3.07 SF/DU
Eagle Point Townhomes (Proposed)	1,500	390	3.85 SF/DU
Northmoor/Southmoor	1,900	171	11.11 SF/DU

EAGLE MOUNTAIN
Planning Commission Meeting
Minutes

January 8, 2019, 6:00 p.m.
Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. Jared Gray was excused.

OFFICIALS PRESENT: Councilmembers Melissa Clark and Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Lianne Pengra, Recording Secretary

Commissioner Everett opened the meeting at 6:01 p.m.

1. Pledge of Allegiance

   Commissioner Everett led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

   Commissioner Wright stated his business has entered into an agreement with Ellis Ivory, the principal of Ivory Homes, to produce bronze sculptures for This Is The Place Heritage Park. Mr. Ivory is a member of the Board of Trustees for the park. Commissioner Wright stated he does not believe that Mr. Ivory knows Commissioner Wright's role on the Planning Commission, and that he will maintain objectivity regarding Item 3E.

3. Action and Advisory Items

   A. Arctic Circle, Site Plan, Public Hearing; Action Item:

   Planning Manager Michael Hadley presented the site plan for Arctic Circle, a 3,545-square foot restaurant on 0.71 acres within the City Center Commercial project. The elevations meet the Municipal Code standards and match the existing businesses in the area. The landscaping exceeds City standards, the lighting complies with the Dark Sky Ordinance, and all signs will go through the standard sign permitting process. He explained a final plat will be required, as the lot is not recorded.

   Commissioner Wood asked what portions of the design standards the building does not meet. Mr. Hadley stated if the building was turned and placed more towards the front of the property, it would meet all standards. With the current orientation, the side facing Eagle Mountain Boulevard has better architecture and design, and the current placement allows for better traffic flow.

Owner and contractor Joey Totorica stated the site plan has been changed in order to retain the trees along Eagle Mountain Boulevard. This will reduce the parking by two or three stalls. He said the hours are typically 10:00 a.m. to 10:00 p.m. during the week, and may remain open until 11:00 p.m. on Friday and Saturdays. The building will have a children's play area.

Commissioner Wood confirmed with Mr. Totorica that the current path will remain in place.

Commissioner Everett asked staff to explain the parking layout. Mr. Hadley said the site plan has more parking stalls than are allowed without a parking island. The applicant is asking for an exception to the parking island requirement. Mr. Totorica stated the plan includes ten to fifteen more parking stalls than is required.

Commissioner Everett opened the public hearing at 6:12 p.m.

Adam Ferre stated a master development plan was not created when the original business, Pony Express Dental, was developed. He stated when the City Council approved the plan in March of 2016, Council required a fence to be installed along the entire development, a master development plan to be submitted, and acceleration and deceleration lanes be installed. He stated those have not been completed. He said the area is being developed piecemeal without a master plan. He would like a master plan be set and for the previous conditions applied be enforced.

Shelly Anderson expressed concerns regarding foot traffic in the area. She said she would like the traffic to enter from Eagle Mountain Boulevard.

Commissioner Everett closed the public hearing at 6:20 p.m.

Commissioner Wood asked who is responsible to install buffering along the border with Residential zones. Mr. Hadley said the entities that develop each area will be required to finish the wall along the sections they develop. He explained the deceleration lane was removed in order to connect to City infrastructure, but has been repaved. Restriping may be needed still, but both the acceleration and deceleration lanes are installed.

Commissioner Wood asked if there was a reason the entry was not placed on Eagle Mountain Boulevard. Mr. Hadley said the distance required between entry points on arterial roads is 300 feet, and there is currently an entry point to the Pizza Hut site.

Mr. Mumford explained staff's interpretation is the dental property was required to build the wall along its border, and that section of wall has been completed. He said developers typically submit a master site plan and install lights, sidewalks, and other infrastructure. In this case, a master site plan was not completed.

Mr. Mumford agreed that sidewalks are needed along Ira Hodges Scenic Parkway. He said the dance studio was required to install a sidewalk, and the sidewalk can be completed in stages as the land is developed.

Commissioner Wood asked who installed the retention pond, and asked if that entity can complete the wall. Mr. Mumford explained that staff legally could not require the dental office to complete the wall along the entire commercial development. He said the next step in the process is to meet with the landowner to discuss completion of the wall, as well as the timeline in which it is built.

Commissioner Wood asked if landowners of undeveloped land can be required to install sidewalks and fences. Mr. Mumford said the City can only require improvements such as walls and sidewalks when development occurs that creates an impact that necessitates the improvement.

Commissioner Wood said the sidewalk becomes necessary along Ira Hodges Scenic Parkway when development happens. He asked Mr. Totorica if he was willing to install a sidewalk. Mr. Totorica stated the sidewalk would not be on City property; it would likely be on private property and could be tied into the existing asphalt path.

Commissioner Everett stated he appreciates the completed site plan application package. He would like to have a path installed along Ira Hodges Scenic Parkway.

MOTION: ***Rich Wood moved to recommend approval of the Arctic Circle site plan to the City Council with the following condition:***

1. ***The developer shall install a walking path along Ira Hodges Scenic Parkway, connecting to the existing path on Eagle Mountain Boulevard.***

DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

Commissioner Wood stated for the record that if and when the land to the south of Arctic Circle is subdivided, or an application is submitted to improve the land, conditions of approval need to be that the applicant completes the wall to buffer between Residential and Commercial zones, and the applicant will install a sidewalk that ties into the sidewalk along Ira Hodges Scenic Parkway.

B. Cold Springs, Amended Site Plan, Public Hearing; Action Item:

Planner Tayler Jensen presented the amended site plan for Cold Springs. Mr. Jensen said the Cold Springs HOA is proposing to amend their approved site plan to remove two existing parking stalls and replace them with a dumpster enclosure. The development is required to have 278 parking stalls, and currently has 307 parking stalls. If the application is approved, the development will still exceed the parking requirement. Currently, each residence has two assigned parking stalls. If approved, a recommended condition is that the residences will maintain two assigned stalls each.

Cold Springs HOA member Marilyn McCormack explained the proposed location is the best option along Dundee Drive. She stated overflow from other dumpsters in the development is causing a problem with refuse blowing through the property.

Commissioner Wood said he believes the dumpster needs to be fully enclosed, similar to all other commercial areas. Ms. McCormack explained the other enclosures within the development are enclosed on three sides, and do not have front gates. She stated that once the enclosure is completed, the garbage company will visit the site to determine which dumpster type – two roll-out dumpsters or one large dumpster – will provide enough room to allow drivers to empty the dumpster(s). 106

Commissioner Wood stated his concern that the applicant does not know what kind of dumpster will be used. He stated as this location is in the middle of a parking lot, it needs a full enclosure.

Commissioner Everett asked if either dumpster option prevented a full enclosure. Ms. McCormack said no. She explained the HOA has met with residents over the last year to obtain a consensus on the location and type. She said residents are split on if they prefer the three- or four-sided enclosure. Commissioner Wood said the determination of a three- or four-sided enclosure was not her decision to make; it is for the Planning Commission to decide.

Commissioner Wright asked for the reasoning behind the location selection. Ms. McCormack explained the initial plan was to locate the dumpster at the end of the road, but the HOA received feedback from residents that they did not want it in that location; the residents have agreed on the proposed location.

Ms. McCormack clarified the proposed location. Mr. Jensen stated the location defined by Ms. McCormack differs from the application submitted.

Commissioner Anderson asked if a front gate or fence will impede the adjacent parking stalls. Ms. McCormack stated the parking stall next to the proposed location is smaller and designated for compact vehicles. She explained the adjacent stalls are visitor parking stalls, and are not assigned to residents. Commissioner Wood stated a bollard will be required.

Commissioner Everett opened the public hearing at 6:49 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said he feels the application is a mess. He said the Commission needs clarification on how the garbage truck will access the dumpster, if the plan is to utilize one or two dumpsters, and how the enclosure will be oriented in the stalls. He expressed concern that the plan does not include any definite details, and that he does not want to move the application forward.

Commissioner Everett stated he is in favor of recommending approval to the City Council with a condition that the dumpster is fully enclosed.

Mr. Jensen said the item can be submitted to City Council and staff can work with the applicant to ensure the Planning Commission's concerns are addressed, if the desire is to not hold up the application process.

Commissioner Wright said he feels like there is a better location option than what is presented.

Commissioner Wood asked how the applicant would prevent the garbage truck driver from running into adjacent vehicles or hitting vehicles with the gate.

Discussion ensued regarding how the garbage truck will enter the property, empty the dumpster, and leave the property.

Ms. McCormack agreed that potential locations appear to be better choices, but the amount of refuse in the proposed area is large enough to require an additional dumpster. She reiterated the vetting process the HOA has gone through, and that the residents have agreed on the proposed location.

Commissioner Wood stated he is uncomfortable with incomplete applications such as what has been presented. He expressed concern regarding the lack of details showing how the applicant would protect adjacent vehicles. He said the applicant needs to hire a professional to design the enclosure.

Ms. McCormack disagreed with Commissioner Wood's assessment of the application. She said she cannot confirm if one or two dumpsters will be utilized because she would like the garbage company to visit the site after the enclosure is in place to ensure the single dumpster can be emptied. She stated the dumpster is not comparable to a commercial area such as the adjacent Chevron gas station, as the proposed location is on private property.

Commissioner Wood said the status of the property is irrelevant. He stated the application needs to be complete to include protections for adjacent vehicles, orientation of the enclosure, size of the enclosure, and materials to be used. He said sending the application to City Council without these details sets a bad precedent.

Commissioner Wright agreed that a completed application is needed prior to final approval.

Commissioner Anderson said the Commissioners can recommend approval to the City Council and include conditions based on the concerns presented, versus tabling the item.

MOTION: ***DeLin Anderson moved to recommend approval of the Cold Springs amended site plan to the City Council with the following conditions:***

1. ***The enclosure will have a front gate;***
2. ***The enclosure will match material and height of other enclosures in the development;***
3. ***Protections are in place to keep vehicles in adjacent parking stalls from damage; and***
4. ***All units will retain two assigned parking stalls.***

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Brett Wright, and DeLin Anderson. Those voting nay: Rich Wood. The motion passed with a vote of 3:1.

C. Arrival, Amended Preliminary Plat, Public Hearing; Action Item:

Mr. Jensen presented the amended preliminary plat and noted a master development plan amendment is currently being drafted, but is not part of the amended preliminary plat application. The proposed plan reduces the size of the park, creates a half-acre lot, enlarges one lot, and moves trails in the development. He stated the applicant has committed to installing sod and sprinklers, a pavilion and picnic tables, and playground equipment in the park.

Commissioner Wood said the added lot is small and asked if septic tanks are permitted on lots that size. Mr. Jensen explained the development has approval for septic tanks on half-acre lots, and the proposal will not increase the number of lots approved for septic tanks.

Scot Hazard with Arrival explained the proposal has been driven by the residents. He said the development is in the base density and a park is not required, but he is installing one for the residents. He said the original agreement required the HOA to maintain the park with the City providing water. The equipment was to be paid for through a capital reinvestment fee through the HOA. Residents were concerned that they were covering the expenses for park facilities open to the public. Mr. Hazard said the revenue from the additional lot will be used to purchase the park components. The park will be a minimum of two acres in order to allow the City to accept the park and maintain it as a City-owned park.

Mr. Hazard stated the 8-foot asphalt trail has an unimproved horse trail alongside it, and both are within a 20-foot easement. He clarified the trail does not encumber the drain field.

Mr. Hazard said the park plan is not finalized. He stated he would like feedback from residents before presenting the plan to the City. The pavilion will have ten tables and will seat 80 to 100 people. He said he is modifying the park design, but the smaller version has the same vision as the original.

Commissioner Wood asked if hitching posts for horses would be available in the park. Mr. Hazard said only approximately 5% of residents have or want horses.

Commissioner Wright expressed concerns regarding the removal of horse trails. Mr. Hazard said the removal is due to lack of planning and foresight when the project was originally planned. He explained the topography of the area and Tickville Wash create challenges to installing horse trails. He explained the trail connectivity will remain, and all of the trails will connect to the park in the center of the development.

Commissioner Everett opened the public hearing at 7:23 p.m. As there were no comments, he closed the hearing.

Commissioner Wood stated the residents have provided guidance to the applicant and the application reflects the residents' desires. He said it is within the applicant's rights to request a change to the master development agreement.

MOTION: ***Rich Wood moved to recommend approval of the Arrival amended preliminary plat to the City Council. DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.***

D. SilverLake Clubhouse and Pool, Site Plan, Public Hearing; Action Item:

Mr. Jensen presented the SilverLake clubhouse and pool site plan. The clubhouse and pool are located on a lot previously platted in SilverLake 20, and will serve the multifamily units in SilverLake south of Tickville Wash. The 3,614-sqare foot clubhouse has a 1,017-square foot gathering room, a 243-sqare foot kitchen, a 206-square foot children's play room, and a 997-square foot exercise room. He stated the building has four-sided architecture and is well designed. While the exterior of the building has visual articulation, it lacks physical articulation. Additional colors should be used, including colors that match the townhomes in the area.

Mr. Jensen explained the applicant is requesting an exception to the privacy fence along the collector road. The fence presented has one-inch gaps, so it does not meet the fencing requirement for arterial roads. He said staff does not feel that is a concern.

Commissioner Wood stated he does not like the design of the clubhouse roof. He said would prefer multiple rooflines to avoid the appearance of a shed, and stated physical articulation should be added to the exterior of the building.

Flagship Homes President Nate Hutchinson explained the colors will be changed to match the townhomes in the development. He said the façade and roofline are more expensive than traditional structures, and the vision for the design is that of a modern farmhouse. He explained the intent of the semi-private textured vinyl fence is to allow visibility into the pool area, and to allow sightlines to Utah Lake and the future LDS temple.

Commissioner Wood expressed concern that the vinyl fence will break and allow children access to the pool area. Mr. Hutchinson explained the fences are reinforced and sturdy; he does not have concerns about the fence breaking.

Commissioner Wood confirmed with staff that the pool and clubhouse will only serve up to 250 homes, as limited by Municipal Code. Mr. Hutchinson explained they are building a nicer, larger facility than is required. Commissioner Wood said more movement is needed on the exterior.

Commissioner Wright said he likes the design; however, he is concerned that it will not fit in with the townhomes in the development. Mr. Hutchinson explained the south side of the development has architecture that transitions towards what is presented in the clubhouse design.

Commissioner Everett opened the public hearing at 7:39 p.m.

Chad Cummings asked if the clubhouse and pool will be open to the single-family homes in the development. He said when he purchased his single-family home, he was told he would have access to the clubhouse and pool. He also expressed concerns regarding the pool fence and stated a four-foot fence is not sufficient.

Mr. Hutchinson confirmed that Mr. Cummings will have access to the facilities.

Commissioner Wright clarified that a six-foot fence will enclose the pool.

Commissioner Everett closed the public hearing at 7:41 p.m.

Commissioner Everett said he does not like the design of the building, as it looks too industrial; however, he does like the amenities provided within. He would like to see the updated color scheme, and would like articulation added. The changes would not compromise the developer's intent, and would allow the plan to meet Municipal Code.

Commissioner Wright agreed that additional articulation will allow the plan to meet Municipal Code.

Commissioner Wood asked what the planned materials are for the exterior of the building. Mr. Hutchinson said the exterior will be Hardie board and batton, and will not include metal.

Commissioner Wood asked if the Commission should set specific approval conditions regarding exterior locations where the pop-out is required. Commissioner Everett said the applicant understands the Commission's desires and can discuss possibilities with their architect. 110

MOTION: ***Rich Wood moved to recommend approval of the SilverLake clubhouse and pool site plan to the City Council with the following conditions:***

1. ***Collector and arterial road fencing shall be built along SilverLake Parkway and Golden Eagle Road, north and east of the parcel. Fencing shall be consistent with the approved SilverLake collector road fencing;***
2. ***Additional physical articulation added to clubhouse elevations; and***
3. ***Additional colors be used for the clubhouse, including colors that match the townhomes in the development.***

Matthew Everett seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

E. <u>Overland Phase C, Preliminary Plat, Public Hearing; Action Items:</u>

Mr. Jensen presented the Overland Phase C preliminary plat. The plan includes 190 units on 46.15 acres, with a density of 4.12 dwelling units per acre. He explained if the plan is approved as presented, 215 units would be available for future phases in Village 1. The applicant has expanded roads to 63 feet to allow for trails, as per the Planning Commissions' request. Mr. Jensen said neighboring property owners have requested an additional connection to the west, and the request is supported by the General Plan. The traffic impact study showed all study intersections operating at an acceptable level of service in 2024, except for the intersection of Sheps Ridge Road and Pony Express Parkway. The study recommends having two egress lanes: one for left turns, one for right turns.

Bryon Prince with Ivory Development explained some of the rights-of-way were mislabeled on a previous version of the plans; the intent was to have the trails included from the start. He said he does not believe the additional connection is necessary. He asked if the property owner west of this project has applied for a master development plan, and where that plan was in the approval process. Mr. Jensen said the adjoining master plan is feasible without the additional road connection, but the preference is to include it.

Commissioner Wright asked why the larger estate lots shown on the concept plan were removed, and if they will be included in the final phase. Mr. Prince stated the lots can move and adjust in size, as long as the plan is within the density and maximum unit number parameters. He said Phase 1 was successful; however, it has been difficult to get residents to install landscaping on such large lots. He said buyers want deep lots for large backyards, but do not want large front and side yards. He explained the lots in this plan are 75 to 80 feet wide, but remain 100 feet deep. He believes lots may be removed on the final plat, so they are requesting higher density now, as it is easier to remove lots, versus adding them. He said the grade and market response will dictate what the final plat looks like.

Mr. Prince stated they will consider adding the road connection; however, the location may be adjusted due to topography.

Commissioner Everett opened the public hearing at 8:05 p.m. As there were no comments, he closed the hearing.

Commissioner Wood asked if staff would be opposed to moving the road connection further to the south. Mr. Jensen stated that should not be an issue. 111

MOTION: ***Rich Wood moved to recommend approval of the Overland Phase C preliminary plat to the City Council with the following conditions:***

1. ***Applicant shall provide a detailed park plan to be approved by the City Council;***
2. ***An additional road stub shall be provided to the west of the project, between the middle and the south portion of the project; and***
3. ***Two egress lanes are provided on Sheps Ridge Road accessing onto Pony Express Parkway.***

DeLin Anderson seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

Commissioner Everett recessed the meeting at 8:08 p.m. and reopened the meeting at 8:11 p.m.

F. Pole Canyon Mass Grading, Rezone to include Extractive Industries Overlay Zone, Public Hearing; Action Item:

Mr. Jensen presented the rezone request for Pole Canyon. He stated the applicant is applying to have the Extractive Industries Overlay Zone added to their property, along with a mass grading permit. The overlay would allow the applicant to extract earth products, and produce asphalt and concrete. The overlay also allows material removed due to mass grading to be sold or used offsite. Mr. Mumford noted that the applicant has not requested asphalt production and has stated he does not intend to produce asphalt; allowing production of asphalt and concrete is included in the Municipal Code language.

Mr. Jensen explained compatibility determination must be made in approving the overlay designation. He said a Boy Scout camp is located on the property to the north; the properties to the south and east are zoned Residential within the Pole Canyon Master Development Plan; the property to the west is outside of City boundaries. The closest existing development is approximately 1,154 feet away from the boundaries of the proposed extractive industries overlay zone. Staff believes adding the overlay zone is not anticipated to place a burden on City services. Regarding traffic generation, the applicant must designate a truck route, not utilizing Wilson Avenue, to be used for the transportation of materials, and provide adequate dust control mitigation.

Mr. Jensen said the mass grading is in preparation for development of additional residential neighborhoods, the development of which should have a positive impact to nearby property values. Measures must be taken, however, to make sure that dust, noise, and other impacts are mitigated properly to minimize any impact on the adjacent neighborhood.

Mr. Jensen noted items to consider include permits, dust mitigation, a designated truck route, the specific grading plan, blasting options, and the Pole Canyon Master Development Agreement. The City will issue grading permits, and the applicant will be required to obtain permits from the Utah State Division of Oil, Gas, and Mining. If the overlay is approved, the applicant must provide a grading plan to the City Engineer for approval. Any blasting must be in compliance with Municipal Code, and staff believes the master development agreement should be amended or a new agreement should be created that addresses the hours of operation, dust mitigation standards, truck routes, a timeline for the extraction operation, and reclamation plans.

Commissioner Wood asked if the City would benefit from the overlay. He expressed concern that the overlay would create a mine for the purpose of allowing the applicant to make money. Commissioner Wright asked what the overlay allows the applicant to do that is currently not permitted.

Mr. Jensen explained the overlay allows material created from grading to be sold offsite, and allows the applicant to produce concrete and asphalt. He reiterated the applicant has not expressed interest in concrete or asphalt production.

Mr. Nate Shipp with Oquirrh Wood Ranch LLC stated his understanding is the proposed grading plan is in compliance with the existing master development agreement, and follows all current vesting. The grading is needed in order to build homes. The grading will go along the hillside, creating tiers to allow for roads and home sites. He explained when he applied for a grading permit and was asked how the excess excavated material would be utilized, he informed City staff it would be moved offsite. He was told moving the material offsite requires the overlay zone.

Mr. Shipp explained the master development agreement states they are permitted to extract and process material in ordinary development processes, which he believes his plan complies with. He reiterated he has no intention of mining. He stated he would be happy to have the item tabled so he can work with staff and return with an updated plan.

Commissioner Wood confirmed with the applicant and Mr. Mumford that staff directed the applicant to apply for the rezone; it was not initiated by the applicant. Mr. Mumford said the applicant can grade and use the material onsite, but the Municipal Code does not allow for the material to be moved offsite. He said another option is to amend the Master Development Agreement to specifically allow for shipping of material offsite, but that would not be the most upfront option for the residents.

Mr. Mumford clarified the purpose of the Extractive Industries Overlay zone. He stated the City's intent is to utilize the overlay instead of a master development plan that approves grading over a large area of land with the excess material shipped offsite.

Mr. Shipp said his plans show that he is not intending to remove large amounts of material. Commissioner Wood said the permit allows for mining, though, and would like to have an agreement that protects the City.

Commissioner Wright asked for the total amount of material to be removed, numbers of acres affected, and timeline for the grading project. Mr. Shipp said the timeframe for the physical grading work will take approximately one year; however, the area will be developed over many years to come. He explained as drawings and engineering plans are finalized, he will return to the City to apply for permits to complete infrastructure and utility work in the first phase.

Commissioner Wood said the applicant should move the excavated material to other areas within the property. He stated residents want to know how the material will be excavated – if blasting will be utilized – and what the plan is for dust mitigation.

Mr. Shipp said they will not utilize blasting. He explained his understanding was the item under discussion was the overlay, so he is not prepared address the specific questions asked. His plan was to return at a later meeting with those details, as he went through the other permitting processes. The intent of the development is to create a separate construction access to Wride Memorial Highway to avoid affecting residents. He will comply with all City ordinances regarding dust mitigation, and will make all reasonable efforts to mitigate dust.

Commissioner Wright asked if Mr. Shipp intends to operate a cement or asphalt plant, and what the hours of operation for the grading would be. Mr. Shipp confirmed that they will not have a concrete or asphalt plant, and would be happy to include a stipulation restricting those operations in the overlay approval. He stated all work will happen during normal business hours. Mr. Mumford clarified the Municipal Code limits construction hours to 7:00 a.m. to 9:00 p.m. on weekdays, and 9:00 a.m. to 9:00 p.m. on Saturday and Sunday.

Commissioner Everett opened the public hearing at 8:38 p.m.

Peggy Hunsaker spoke against the application, and stated concerns related to blasting, asphalt plants, traffic, water pressure, and the project timeline.

Bruno Hunsaker spoke against the application, and stated concerns related to dust, hours of operation, and expressed his opinion that the twenty-one lots currently recorded be developed before additional grading is permitted.

Amy Saunders spoke against the application, and stated concerns about buffering, resident impact, the size of the project, and grading on property with less than 5% slope.

Karen Lumley spoke against the application, and stated concerns regarding the scale and timeline of the project, dust mitigation, and disruption of the natural landscape.

Karen Lumley read an email from Brad Gurney, Mayor of Fairfield, in which he stated the town’s opposition to the rezone.

Blaire Galey spoke against the application, and stated concerns regarding flooding and water pressure.

Kendall Saunders spoke against the application, and stated concerns regarding the scope of the project.

Dave Snyder spoke against the application, and stated concerns regarding flooding, dust, and effects to vegetation and residents.

Jeff Ruth spoke against the application, and stated concerns regarding the size of the project, dust, water use, and potential mining operations.

Jennifer Mullins spoke against the application, and stated concerns regarding quiet hours, truck traffic, the scope of the project, and the developer’s ability to meet conditions of approval.

Corbett Douglas spoke against the application, and stated concerns with the number of potential conditions of approval and the timeline of the project.

Erika Douglas spoke against the application, and stated concerns regarding environmental impact.

Julie Myers sent an email speaking against the application, and stated concerns regarding dust, noise, water pressure issues, property values, the number of rock and gravel businesses in the area, view restrictions, and the timeline of the project.

Randy Rowe sent an email speaking against the application, and stated concerns regarding noise, traffic, dust, and property values.

Elise Erler with SITLA sent an email stating SITLA's approval for the application, as SITLA anticipates the need for mass grading in the future on its property adjacent to Pole Canyon's mass grading.

A White Hills resident was not able to attend the meeting and left a phone message requesting her statement be included in the record that she is against the application.

Commissioner Everett closed the public hearing at 9:07 p.m.

Commissioner Wood asked if the applicant has submitted applications other than for the grading permit. Mr. Mumford said the applicant has submitted an application for a grading and excavation permit to the City Engineer. He stated the application has not been fully reviewed, as the City Attorney recommended the applicant apply for the overlay.

Commissioner Wright asked if a plat has been recorded for the twenty-one lots in the development, referenced by a resident during the public hearing. Mr. Jensen said the developer has applied to develop those home sites, but the application process was stopped due to sewer line issues. Mr. Mumford clarified the City stopped the process; the lack of completion of those homes is not the fault of the developer.

Commissioner Wood asked the applicant for clarification on where the water will be obtained for dust mitigation. Mr. Shipp explained he was in the process of gathering that information, but was instructed to apply for the rezone before compiling those specific details. He stated he will purchase water from the City, from a well or area designated by the City in order to avoid negatively impacting other residents. He said he is happy to present the details requested as part of the grading application process, and expressed his opinion that the rezone application was complete with all City-required details.

Mr. Shipp explained he has removed 110,000 to 130,000 cubic yards of dirt for basements in Evans Ranch, one of his developments. He expressed concern that the material is being hauled by trucks one lot at a time in residential developments over newly installed streets, and would like to avoid that removal process in Pole Canyon.

Commissioner Wood stated the Commission is not in favor of approving the mass grading permit. He asked if the applicant is able to obtain a grading permit, how water will be retained, and if the applicant would amend the hours of operation. Mr. Shipp said the grading permit application he submitted contains a storm water pollution prevention plan. He explained the City would monitor the progress of the grading. Mr. Shipp said preferences on construction hours of operation change from person to person. He said if there are concerns with work starting too early, a Municipal Code change is in order.

Commissioner Wood asked staff if the City is required to approve all uses allowed within the overlay, as noted in the Municipal Code. Mr. Jensen said the Planning Commission may remove specific operations such as asphalt plant operations and blasting from the approval, if so desired.

Commissioner Wright asked if the project can be approved through a grading permit, instead of allowing an overlay to be applied. Mr. Mumford explained the primary reason for the rezone application is to allow excavated material to be processed and removed for offsite use.

Commissioner Wood expressed concerns regarding mass grading, and said it takes years to develop the graded land, which creates dust issues. He asked if the overlay can require the grading to be completed in phases. Mr. Mumford said the Planning Commission can recommend approval for a smaller section of land, or an updated master development agreement can address specific areas to be disturbed, and reclamation processes for the disturbed areas.

Commissioner Wright asked if it is typical for mass grading permits applications to encompass 2700 acres of land. Mr. Mumford clarified the areas noted on the application in question add up to 200 to 300 acres of land.

Commissioner Everett asked if it is possible to limit the overlay to a smaller section of the property, and how the land limitation is monitored. Mr. Mumford confirmed the overlay can be limited, and can be monitored through updated aerial photos that are taken every few months, and through inspections. He explained the City has an employee responsible for inspecting and monitoring developments' storm water pollution prevention plan adherence, and for inspections of mining and excavation operations.

Commissioner Wood said he would like to move forward with the project in a measured way, but would like the master development agreement to be updated first.

Commissioner Wright said the master development agreement allows for extraction for ordinary and customary development. He expressed his opinion that the proposal to mass grade is not ordinary or customary. He said before recommending approval of the rezone, he would like the applicant to provide a timeline for development, the amount of material to be removed, and the acreage of the specific areas affected.

Commissioner Anderson agreed with Commissioner Wright's request for details, and asked if an environmental study would be completed before grading begins. Mr. Mumford said staff will discuss what the City can require with the City attorney.

Commissioner Anderson asked the applicant why the grading is necessary. Commissioner Everett asked why grading was needed on 3% slopes. Mr. Shipp reiterated that he does not have those specific details, as he understood the discussion was to be regarding the overlay, not the grading permit. He said the property slopes are approximately between 1% and 6%, and the intent is to not grade the 3% slope areas. The development plan is to create tiers for roads and walkout basements, not remove significant amounts of material.

Commissioner Wood asked what the elevation difference will be between the streets. Mr. Shipp said he cannot state with certainty, but it may be between a five- and fifteen-foot elevation change between streets.

Commissioner Anderson asked how water pressure issues would be addressed. Mr. Mumford explained water models will be created for each development. Mr. Shipp stated the current water pressure issues are due to an incomplete private water company system that was not finished; the existing water tank is not connected to the system. He said the City requested changes and upgrades to the water system which were made by DAI before it was turned over to the City, but the changes do not completely fix the issue. He explained once homes are built in the area and the tank is realigned and connected, the pressure concerns will be remedied.

Commissioner Wood stated he does not have enough information to approve or deny the application. He said the master development agreement needs to be updated in order to provide assurances to the City. Mr. Shipp requested the Planning Commission provide specific details regarding the information needed, so he can attend a future meeting with answers to their questions.

MOTION: ***Rich Wood moved to table the Pole Canyon Extractive Industries Overlay Zone rezone until the following items and details are provided for Planning Commission review, and questions answered for City staff and the City Attorney:***

1. ***The applicant identify a truck route to be used for the transportation of materials, which does not utilize Wilson Avenue;***
2. ***The applicant identify dust control and mitigation plans for the truck route;***
3. ***The applicant identify dust control and mitigation plans for the extractive industries site;***
4. ***The applicant provide detailed hours of operation;***
5. ***The applicant provide a project timeline;***
6. ***Prior to receiving approval for a mining/extraction (grading/excavation) permit from the City Engineer, the Pole Canyon Master Development Agreement shall be amended to include appropriate hours of operation, dust mitigation standards, truck routes, and a timeline for the operation;***
7. ***The applicant provide a volume of material for extraction;***
8. ***The applicant provide specific location and acreage in which to apply the Extractive Industries Overlay Zone;***
9. ***The Pole Canyon Master Development Agreement shall be amended to eliminate blasting, concrete plants, and cement and asphalt production for offsite use or sales; and***
10. ***City attorney and City staff identify any environmental impacts from the grading.***

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.

4. Next scheduled meeting: January 22, 2019

5. Adjournment

MOTION: ***Brett Wright moved to adjourn the meeting at 9:46 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and DeLin Anderson. The motion passed with a unanimous vote.*** 117

EAGLE MOUNTAIN	EAGLE MOUNTAIN CITY **CITY COUNCIL MEETING** FEBRUARY 19, 2019		
TITLE:	Skyline Ridge Phase 2 Preliminary Plats 5 and 6		
ITEM TYPE:	Preliminary Plat		
FISCAL IMPACT:			
APPLICANT:	Jacob Toombs/Goldsworth LLC		
GENERAL PLAN DESIGNATION	**CURRENT ZONE** Residential	**ACREAGE**	**COMMUNITY** The Ranches/Skyline Ridge

PUBLIC HEARING:
No

REQUIRED FINDINGS:

PLANNING COMMISSION ACTION / RECOMMENDATION

RECOMMENDATION:

BACKGROUND:
This application is for a preliminary plat that contains 2 final plats. Plat 5 consists of 20 lots and Plat 6 consists of 23 lots for a total of 43 lots. The proposal is within the Tier II of the City code. The overall density for the two plats is 2.98 lots per acre. The proposal does have a large amount of unbuildable land. The applicant is redesigning these 2 plats to decrease the amount of blasting required. It is the understanding of the City that there will be no blasting required that the construction would be limited to jack hammering or other means of rock removal.

Background

The Skyline Ridge development preliminary plat was approved by the Planning Commission on January 16, 2007. The City Council approved the two final plats on February 6, 2007. Phase 1 of the Skyline Ridge development was approved with 121 lots and is close to being built out. Phase 2 was approved with 98 lots and has begun construction; two final plats have been recorded plats 1(26 lots) & 3 (19 lots). The applicant has been working with the City to redesign portions of the project to cut back on the amount of blasting near homes that have already been built. The project is within the Ranches Master Development Plan and is referred to as Lake Mountain Ranch area. Phase 2 is located and zoned R7 N1. The R7 N1 allowed for 357 units; the original approval for the project was a total of 219 lots.

Preliminary Plat

Skyline Ridge Ph. 2 Plats 5 & 6 consist of 43 total lots. The applicant has redesigned the different plats from the original approval and added an extra 4 lots to the total from the approved 98 for a total of 102 lots. The breakdown of each plat in the Skyline Ridge Ph. 2 is as follows:

- Plat 1 Recorded 26 Lots
- Plat 3 Recorded 19 lots
- Plat 4 Final Plat 14 lots

The Planning Commission recommended approval to the City Council with a unanimous vote (5-0) with the following conditions:

1. An updated slope stability report is provided for both plats;
2. Maximum height of retaining wall is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability and makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home;
3. No blasting may be used in this project;
4. A fence and drainage swale shall be constructed on the top of any retaining wall area;
5. Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights;
6. Lots that average 25% or greater shall be removed;
7. All retaining walls, drainage, and required fence along the top of the retaining walls shall be completed before home construction in either of the phases; and
8. Two more parking stalls shall be added in Track B park for snow removal.

PREPARED BY:
Fionnuala Kofoed, Planning

• Plat 5 Proposed 20 lots
• Plat 6 Proposed 23 lots
Total 102 lots

On the original approval the portion of Phase 2 Final Plat that was reflected by Plat 4 consisted of 21 lots. The applicant worked with the City to provide trail access to the existing trails and open space to the east of the plat. They removed lots from Plat 4 and placed into Plat 5 & 6. The area of Phase 2 that is reflected by plat 6 has been redesigned due to the slopes in the area. The original approval and the revised plats are attached.

Open Space: For this Phase 2 of Skyline Ridge there are no requirements to dedicate any open space. The Skyline project had an overall landscape plan with the original approval. The applicant is required to pay into escrow $1,795.36 for each lot that gets recorded. This money is then held until the required landscaping is complete. When the landscaping is complete the money is reimbursed.

Slope Analysis: There are areas with steep slopes. There are proposed lots with slopes between 15% and 20%, also areas on proposed lots with a slope of 20% to 25%. On plat 5 lots 514-515 have slope above %15. On plat 6 Lots 603-604 and 610 are above %15. Lots 605-609 are above %20. City code allows for lots to be built on up to %25 but, it is not allowed to create a lot down to %25 by blasting. Any lot with steep slopes will need to show the building footprint on the plat. The applicant has submitted a slope analysis for review by City Engineer and Staff.

Setbacks: The setbacks for these final plats are 20’ foot rear yard; 15’ foot front yard; total of 15’ feet side yard, with the garage side of the house having a 10’ foot setback. The minimum driveway length is 22’ feet.

Connectivity Code: The maximum cul-de-sac length is 250’ feet for a Tier II development. The cul- de- sac in Plat 5 is approximately 720 ft. which exceeds the maximum length. The applicant at the City’s request removed lots from Plat 4 to create better buildable lots that have more usable depth. In return agreed to move them to Plat 5 which created the extra-long cul- de-sac. The plan to create the long cul de sac was reviewed and approved by the Fire Marshall. The long cul- de- sac is the location that is the most buildable land which would not require blasting.

Streetlights: Streetlights are required at a minimum of every 250’ along a public road and at a maximum of 350’. The applicant shall provide street light locations which conform to this standard. Streetlight estimates must be paid prior to recording a plat. Streetlights must be installed prior to the issuing of the first Certificate of Occupancy.

Dark Sky: All lights shall meet the City’s Dark Sky Ordinance.

Grading/Drainage: The City engineer must approve any requirements to mitigate any issues regarding drainage.

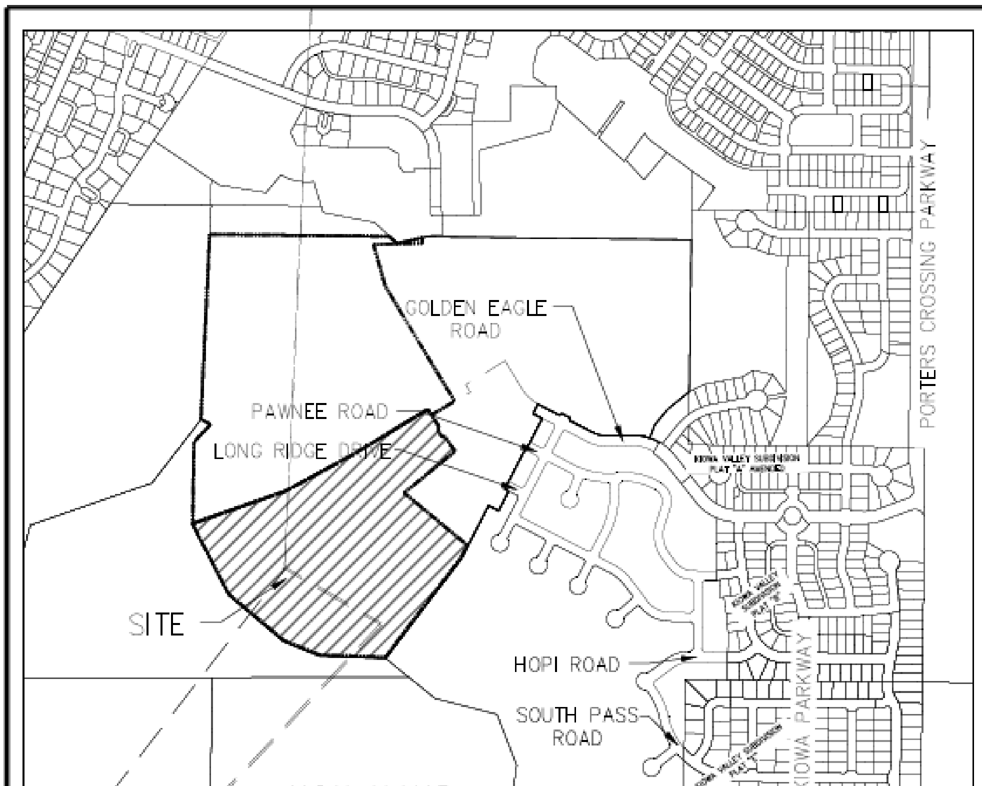
Retaining Walls: There is a proposed retaining wall between 8 and 12 feet in height. The City’s preferred maximum height of retaining wall is 6 feet. Cuts greater than 18-20 feet should be discouraged to avoid larger retaining areas than 3 tiers of no greater than 6 feet in height. Slopes may be graded to a maximum of 2:1 slopes provided that the rock base they are graded into are stable at that slope. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements. Also, it should be noted that the City will require a fence at the top of the slope and a drainage swale to direct runoff away from the slope face.

Attachments:
Phasing Plan 1
Preliminary Plat Phase 2 Plat 5
Preliminary Plat Phase 2 Plat 6
Approved Phase 2 Preliminary Plat
Planning Commission Minutes -- 01.22.2019

NOTES TO CONTRACTOR:

CONTRACTOR TO FIELD VERIFY ALL EXISTING CURB & GUTTER, STORM DRAIN, CHANNEL CROSSINGS, & SEWER ELEVATIONS OR INVERTS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER WHEN ELEVATIONS OR INVERTS DO NOT MATCH PLANS.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.



VICINITY MAP

NOTES:

1. ALL PUBLIC OPEN SPACE IS HEREBY DEDICATED TO EAGLE MOUNTAIN CITY.

2. ALL LOTS ARE SUBJECT TO A 5' UTILITY EASEMENT (P.U.E.) ALONG ALL SIDE LOT LINES AND A 10 FOOT UTILITY EASEMENT ALONG ALL REAR/FRONT LOT LINES IN ADDITION TO ANY EASEMENT SHOWN ON THE PLAT.

3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.

4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

5. ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA

PROJECT DEVELOPER

Goldsworth Real Estate
PO Box 900970
Sandy, Utah 84090

PROJECT ENGINEER & SURVEYOR

REGION ENGINEERING & SURVEYING
1776 NORTH STATE STREET #110
OREM, UTAH 84057
PH - 801.376.2245

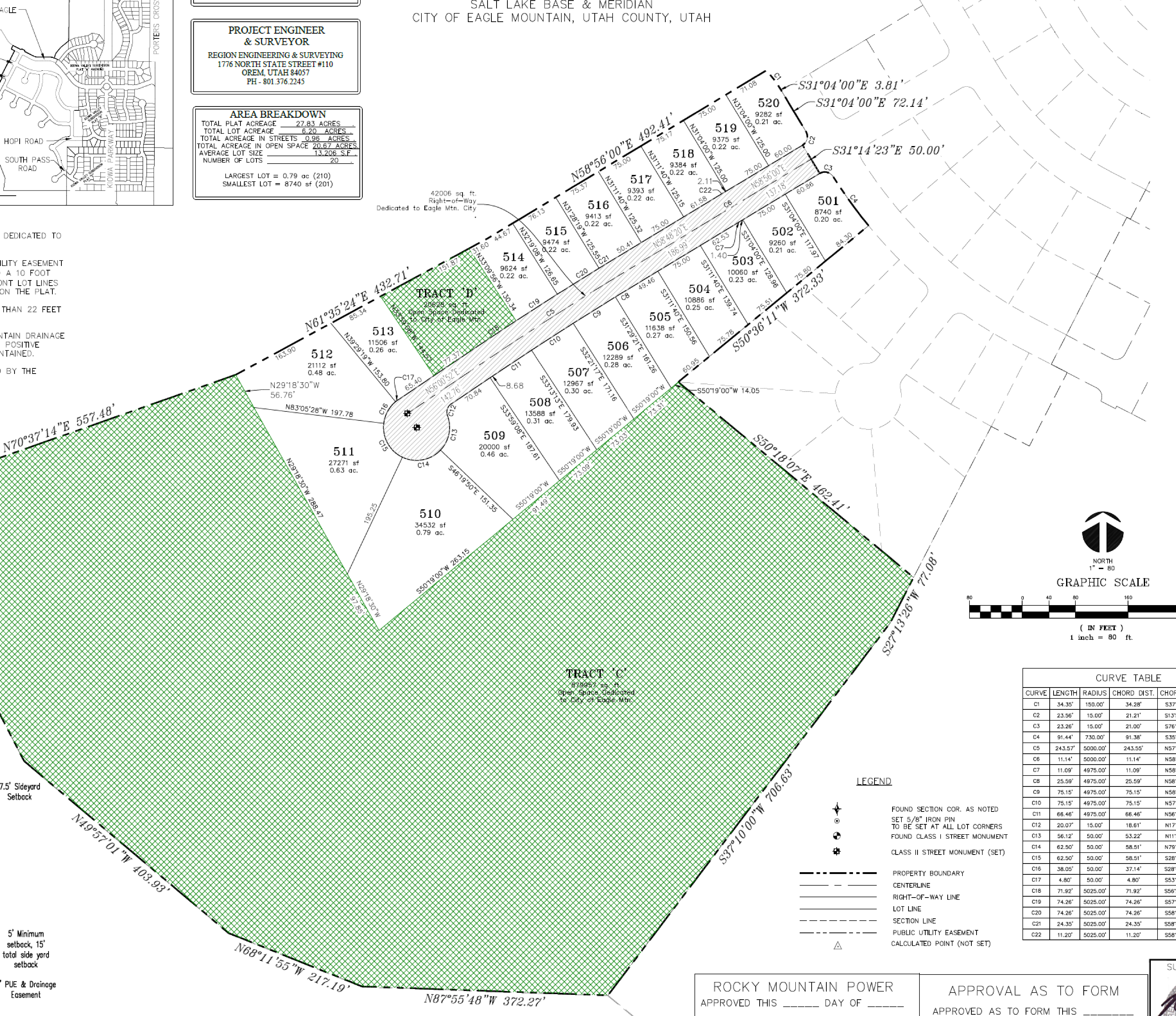
AREA BREAKDOWN

TOTAL PLAT ACREAGE	27.83 ACRES
TOTAL LOT ACREAGE	6.20 ACRES
TOTAL ACREAGE IN STREETS	0.96 ACRES
TOTAL ACREAGE IN OPEN SPACE	20.67 ACRES
AVERAGE LOT SIZE	13,206 S.F.
NUMBER OF LOTS	20

LARGEST LOT = 0.79 ac (210)
SMALLEST LOT = 8740 sf (201)

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

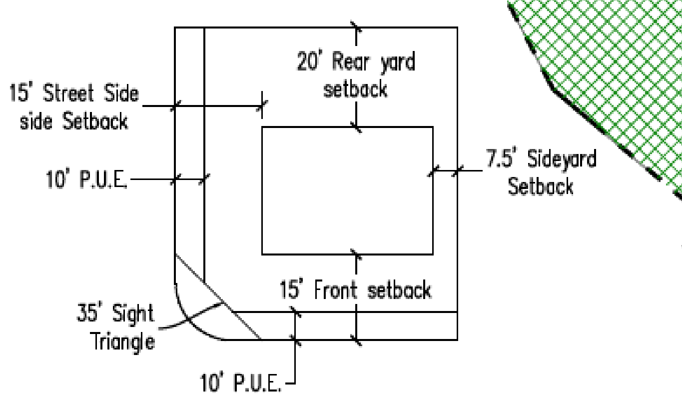


LEGEND

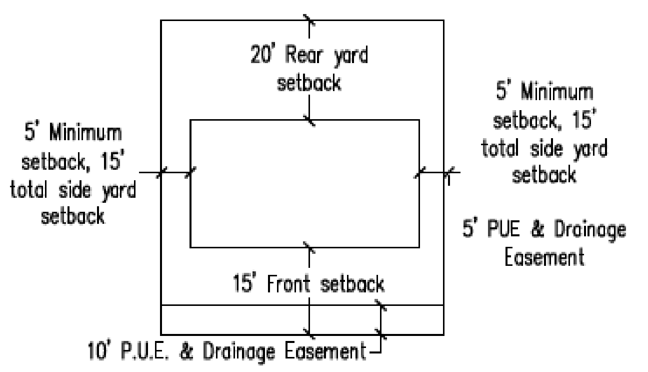
- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	34.35'	150.00'	34.28'	S37°37'41"E	13°07'21"
C2	23.56'	15.00'	21.21'	S13°56'00"W	90°00'00"
C3	23.26'	15.00'	21.00'	S76°38'37"E	88°50'47"
C4	91.44'	730.00'	91.38'	S35°48'31"E	7°10'36"
C5	243.57'	5000.00'	243.55'	N57°24'36"E	2°47'28"
C6	11.14'	5000.00'	11.14'	N58°52'10"E	0°07'40"
C7	11.09'	4975.00'	11.09'	N58°52'10"E	0°07'40"
C8	25.59'	4975.00'	25.59'	N58°39'29"E	0°17'41"
C9	75.15'	4975.00'	75.15'	N58°04'41"E	0°51'56"
C10	75.15'	4975.00'	75.15'	N57°12'45"E	0°51'56"
C11	66.46'	4975.00'	66.46'	N56°23'50"E	0°45'55"
C12	20.07'	15.00'	18.61'	N17°41'08"E	76°39'27"
C13	56.12'	50.00'	53.22'	N11°30'47"E	64°18'45"
C14	62.50'	50.00'	58.51'	N79°28'45"E	71°37'11"
C15	62.50'	50.00'	58.51'	S28°54'04"E	71°37'11"
C16	38.05'	50.00'	37.14'	S28°42'36"W	43°36'09"
C17	4.80'	50.00'	4.80'	S53°15'46"W	5°30'11"
C18	71.92'	5025.00'	71.92'	S56°25'28"W	0°49'12"
C19	74.26'	5025.00'	74.26'	S57°15'28"W	0°50'48"
C20	74.26'	5025.00'	74.26'	S58°06'16"W	0°50'48"
C21	24.35'	5025.00'	24.35'	S58°40'00"W	0°16'39"
C22	11.20'	5025.00'	11.20'	S58°52'10"W	0°07'40"



Typical Corner Lot



Typical Interior Lot

ROCKY MOUNTAIN POWER

APPROVED THIS ______ DAY OF ______

A.D., 20___ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

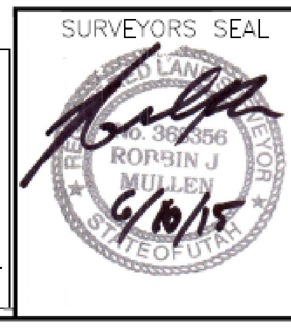
APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ________

DAY OF _______ A.D., 20______

EAGLE MTN CITY ATTORNEY

SURVEYORS SEAL



Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 2304.30' ALONG THE SECTION LINE AND NORTH 107.87' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 87° 55' 48" W for a distance of 372.27 feet to a point on a line.
Thence, N 68° 11' 55" W for a distance of 217.19 feet to a point on a line.
Thence, N 49° 57' 01" W for a distance of 403.93 feet to a point on a line.
Thence, N 27° 19' 57" W for a distance of 448.95 feet to a point on a line.
Thence, N 70° 37' 14" E for a distance of 557.48 feet to a point on a line.
Thence, N 61° 35' 24" E for a distance of 432.71 feet to a point on a line.
Thence, N 58° 56' 00" E for a distance of 492.41 feet to the beginning of a non–tangential curve.
Said curve turning to the right through an angle of 13° 07' 20.6", having a radius of 150.00 feet, and whose long chord bears S 37° 37' 41" E for a distance of 34.28 feet.
Thence, S 31° 04' 00" E for a distance of 3.81 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 72.14 feet to the beginning of a curve.
Said curve turning to the right through an angle of 90° 00' 00.0", having a radius of 15.00 feet, and whose long chord bears S 13° 56' 00" W for a distance of 21.21 feet to a point of intersection with a non–tangential line.
Thence, S 31° 14' 23" E for a distance of 50.00 feet to the beginning of a non–tangential curve.
Said curve turning to the right through an angle of 88° 50' 46.7", having a radius of 15.00 feet, and whose long chord bears S 76° 38' 37" E for a distance of 21.00 feet to the beginning of a non–tangential curve.
Said curve turning to the left through an angle of 07° 10' 35.7", having a radius of 730.00 feet, and whose long chord bears S 35° 48' 31" E for a distance of 91.38 feet to a point of intersection with a non–tangential line.
Thence, S 50° 36' 11" W for a distance of 372.33 feet to a point on a line.
Thence, S 50° 18' 07" E for a distance of 462.41 feet to a point on a line.
Thence, S 27° 13' 26" W for a distance of 77.08 feet to a point on a line.
thence S 37° 10' 00" W a distance of 706.63 feet to the POINT OF BEGINNING

CONTAINING 27.83 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date

Surveyor
(See Seal Below)

Owner's Dedication

We the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicated 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.

In witness hereof we have hereunto set our hands this ______ day of ______________, A.D. 20___.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On the __________ day of _____________, 2016, personally appeared before me the persons signing the forgoing Owner's Dedication known to me to be authorized to execute the forgoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires ____________________

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this ________ day of __________________, A.D. 20____.

Approved: ____________________ City Engineer

Approved: ____________________ City Recorder

Mayor of Eagle Mountain

Approved this ________ day of __________________, A.D. 20____.

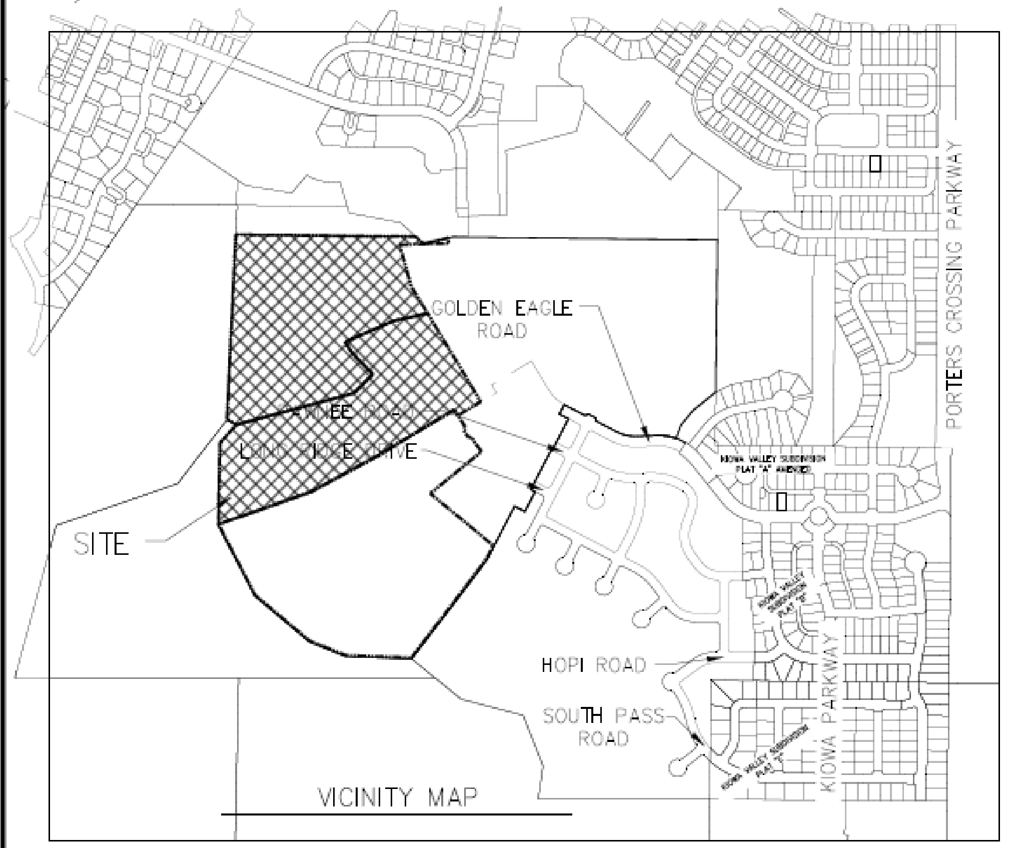
Approved: ____________________ Mayor of Eagle Mountain

SKYLINE RIDGE - PH 2 Plat 5 RESIDENTIAL SUBDIVISION
LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

NOTARY PUBLIC SEAL

CIVIL ENGINEERS SEAL

CLERK–RECORDER SEAL



NOTES:

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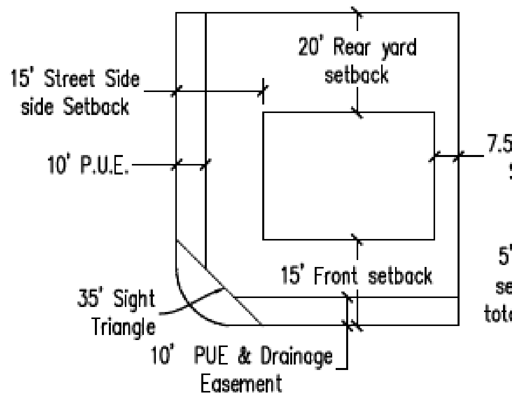
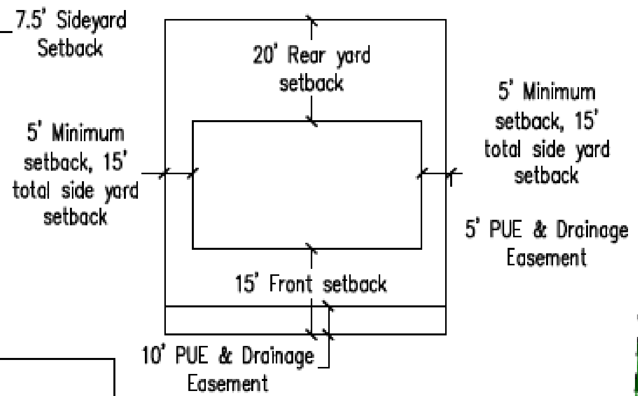
3. ALL DRIVEWAYS SHALL BE NO LESS THAN 22 FEET FROM PROPERTY LINES.

4. LOT OWNERS ARE REQUIRED TO MAINTAIN DRAINAGE DITCHES LOCATED ON THEIR PROPERTY. POSITIVE DRAINAGE TO THE STREET MUST BE MAINTAINED.

5. ALL OPEN SPACE TO BE MAINTAINED BY THE RANCHES HOA

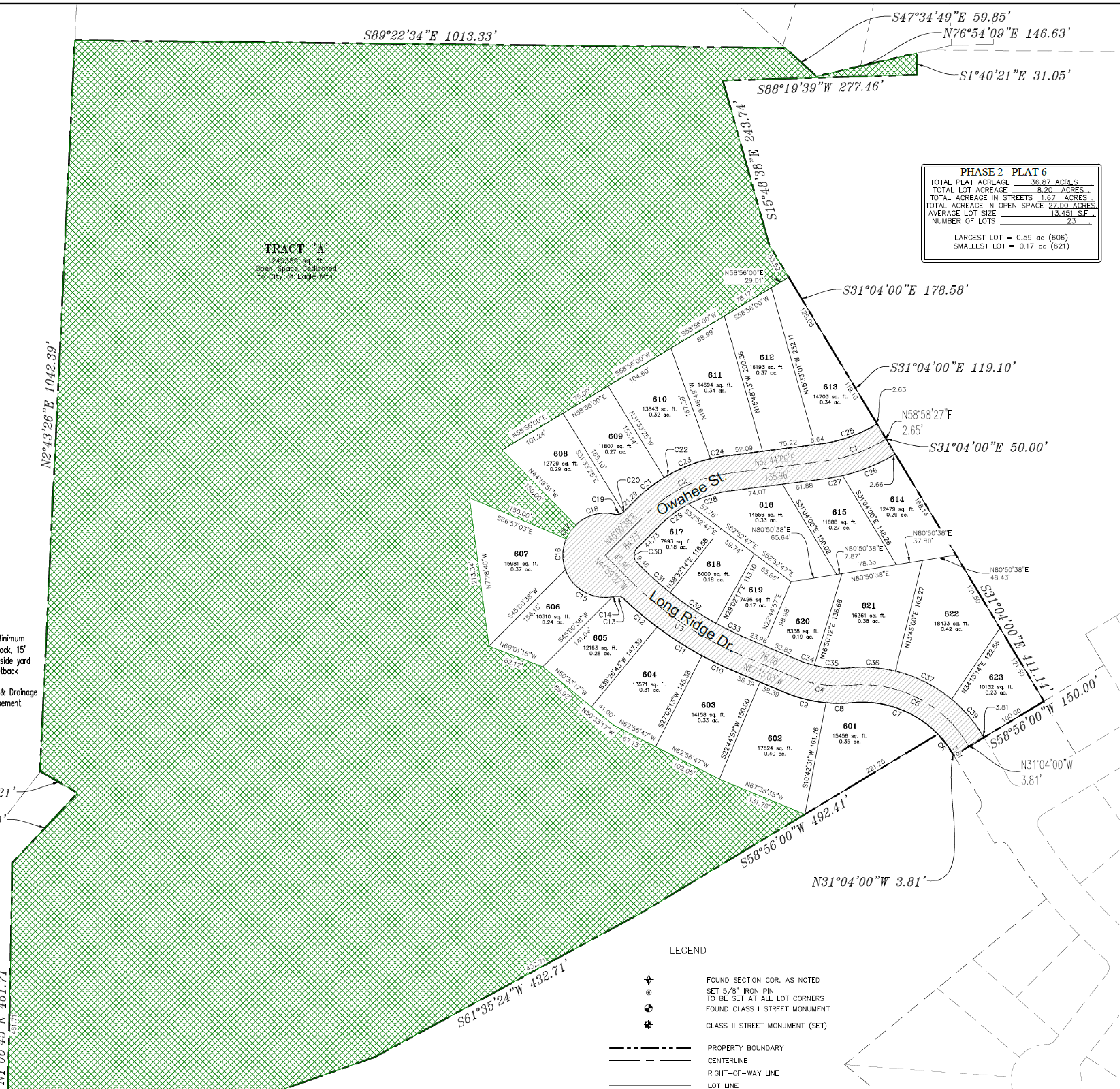


Typical Corner Lot



Typical Interior Lot

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BRG.	DELTA
C1	93.31'	225.00'	92.64'	N70°51'16"E	23°45'40"
C2	131.68'	200.00'	129.32'	N63°52'22"E	37°43'28"
C3	194.27'	500.00'	193.05'	N56°07'12"W	22°15'41"
C4	86.05'	175.00'	85.19'	N81°20'15"W	28°10'24"
C5	196.57'	175.00'	186.40'	N63°14'43"W	64°21'26"
C6	34.35'	150.00'	34.28'	N37°37'41"W	13°07'21"
C7	134.13'	150.00'	129.71'	N69°48'24"W	51°14'06"
C8	37.78'	200.00'	37.72'	S89°59'15"W	10°49'23"
C9	60.56'	200.00'	60.33'	N75°55'33"W	17°21'00"
C10	52.54'	525.00'	52.52'	N64°23'01"W	5°44'03"
C11	75.98'	525.00'	75.91'	N57°22'14"W	8°17'30"
C12	61.76'	525.00'	61.72'	N49°51'18"W	6°44'23"
C13	14.78'	15.00'	14.19'	N74°42'17"W	56°26'22"
C14	2.52'	60.00'	2.52'	S78°16'48"W	2°24'31"
C15	84.53'	60.00'	77.71'	S60°09'29"E	80°42'57"
C16	44.87'	60.00'	43.83'	S1°37'29"W	42°50'57"
C17	23.69'	60.00'	23.53'	N34°21'33"E	22°37'12"
C18	59.81'	60.00'	57.36'	S74°13'28"W	57°06'38"
C19	14.00'	15.00'	13.50'	S76°02'18"W	53°28'57"
C20	1.12'	15.00'	1.12'	N47°09'17"E	4°17'06"
C21	53.68'	225.00'	53.55'	N51°50'42"E	13°40'06"
C22	71.69'	225.00'	71.39'	S67°48'26"W	18°15'23"
C23	71.69'	225.00'	71.39'	N67°48'26"E	18°15'23"
C24	22.78'	225.00'	22.77'	N79°50'07"E	5°47'59"
C25	82.94'	200.00'	82.35'	N70°51'16"E	23°45'40"
C26	78.63'	250.00'	78.31'	S67°59'05"W	18°01'18"
C27	25.04'	250.00'	25.03'	S79°51'55"W	5°44'22"
C28	63.26'	175.00'	62.91'	S72°22'48"W	20°42'36"
C29	51.97'	175.00'	51.78'	S53°31'04"W	17°00'52"
C30	23.56'	15.00'	21.21'	S0°00'38"W	90°00'00"
C31	53.67'	475.00'	53.64'	S48°13'34"E	6°28'24"
C32	78.75'	475.00'	78.66'	S56°12'44"E	9°29'57"
C33	52.14'	475.00'	52.11'	S84°06'23"E	6°17'20"
C34	23.76'	150.00'	23.74'	S71°47'22"E	9°04'38"
C35	49.99'	150.00'	49.76'	S85°52'34"E	19°05'45"
C36	66.53'	200.00'	66.23'	S85°53'37"E	19°03'39"
C37	90.31'	200.00'	89.55'	S63°25'36"E	25°52'24"
C39	67.80'	200.00'	67.48'	S40°46'42"E	19°25'23"



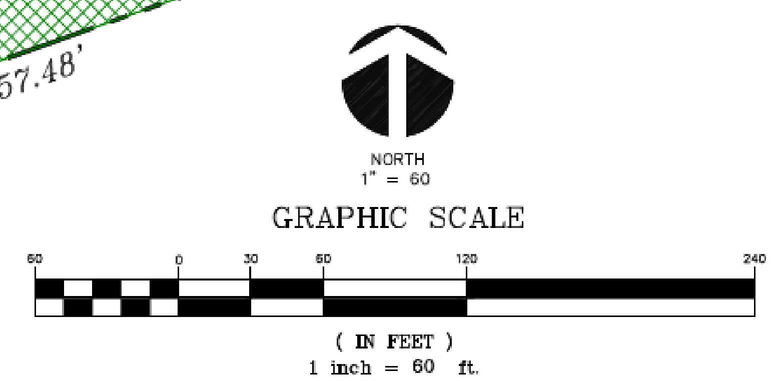
PHASE 2 - PLAT 6

TOTAL PLAT ACREAGE	36.87 ACRES
TOTAL LOT ACREAGE	8.20 ACRES
TOTAL ACREAGE IN STREETS	1.67 ACRES
TOTAL ACREAGE IN OPEN SPACE	27.00 ACRES
AVERAGE LOT SIZE	13,451 S.F
NUMBER OF LOTS	23

LARGEST LOT = 0.59 ac (606)
SMALLEST LOT = 0.17 ac (621)

LEGEND

- FOUND SECTION COR. AS NOTED
- SET 5/8" IRON PIN TO BE SET AT ALL LOT CORNERS
- FOUND CLASS I STREET MONUMENT
- CLASS II STREET MONUMENT (SET)
- PROPERTY BOUNDARY
- CENTERLINE
- RIGHT-OF-WAY LINE
- LOT LINE
- SECTION LINE
- PUBLIC UTILITY EASEMENT
- CALCULATED POINT (NOT SET)



ROCKY MOUNTAIN POWER

APPROVED THIS _____ DAY OF _____ A.D., 20___ BY ROCKY MOUNTAIN POWER

ROCKY MOUNTAIN POWER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _______ DAY OF ______ A.D., 20______

EAGLE MTN CITY ATTORNEY

Surveyor's Certificate

I, ROBBIN J. MULLEN DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 368356 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF SAID TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS IS TRUE AND CORRECT.

Boundary Description

BEGINNING AT A POINT BEING S.89°23'41"E. 1215.28' ALONG THE SECTION LINE AND NORTH 861.31' FROM THE SOUTH 1/4 CORNER OF SECTION 29, TOWNSHIP 5 SOUTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN;

FROM THE POINT OF BEGINNING; Thence, N 01° 06' 45" E for a distance of 461.71 feet to a point on a line.
Thence, N 43° 04' 04" E for a distance of 136.30 feet to a point on a line.
Thence, N 74° 49' 30" E for a distance of 687.04 feet to a point on a line.
Thence, N 45° 00' 38" E for a distance of 150.00 feet to a point on a line.
Thence, N 44° 59' 22" W for a distance of 137.05 feet to the beginning of a curve,
Said curve turning to the right through an angle of 21° 46' 44.9", having a radius of 275.00 feet, and whose long chord bears N 34° 05' 59" W for a distance of 103.90 feet to a point of intersection with a non-tangential line.
Thence, N 66° 45' 25" E for a distance of 296.30 feet to a point on a line.
Thence, N 77° 39' 39" E for a distance of 196.46 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 119.10 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 50.00 feet to a point on a line.
Thence, S 31° 04' 00" E for a distance of 411.14 feet to a point on a line.
Thence, S 58° 56' 00" W for a distance of 150.00 feet to a point on a line.
Thence, N 31° 04' 00" W for a distance of 3.81 feet to the beginning of a curve,
Said curve turning to the left through an angle of 13° 07' 20.6", having a radius of 150.00 feet, and whose long chord bears N 37° 37' 41" W for a distance of 34.28 feet to a point of intersection with a non-tangential line.
Thence, S 58° 56' 00" W for a distance of 492.41 feet to a point on a line.
Thence, S 61° 35' 24" W for a distance of 432.71 feet to a point on a line.
thence S 70° 37' 14" W a distance of 557.48 feet to the POINT OF BEGINNING

CONTAINING 17.19 ACRES OF LAND MORE OR LESS.

PROJECT BASED ON STATE PLANE COORDINATES, NAD83

Date

Surveyor
(See Seal Below)

Owner's Dedication

We the undersigned owners of all the real property depicted on this plat and described in the surveyors certificate on this plat, have caused the land described on this plat to be divided into lots, streets, parks, open spaces, easements and other public uses as designated on the plat and now do hereby dedicated 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.

In witness hereof we have hereunto set our hands this ______ day of ______________, A.D. 20___.

Acknowledgement

STATE OF UTAH } S.S.
COUNTY OF UTAH }

On the __________ day of _____________, 2016, personally appeared before me the persons signing the forgoing Owner's Dedication known to me to be authorized to execute the forgoing Owners Dedication for and on behalf of the owners who duly acknowledge to me that the Owners Dedication was executed by them on behalf of the Owners.

My Commission Expires ____________

NOTARY PUBLIC
(See Seal Below)

Acceptance by the City of Eagle Mountain

The City of Eagle Mountain, 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. Signed this ________ day of _________________, A.D. 20____.

Approved: ____________ City Engineer

Approved: ____________ City Recorder

Mayor of Eagle Mountain

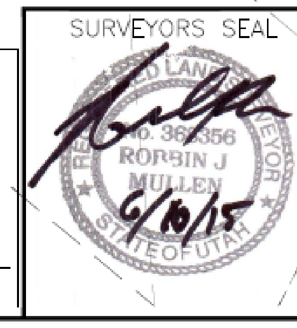
Approved this ________ day of _________________, A.D. 20____.

Approved: ____________
Mayor of Eagle Mountain

SKYLINE RIDGE - PH 2 Plat 6 RESIDENTIAL SUBDIVISION

LOCATED IN THE SOUTH HALF OF SECTION 29
TOWNSHIP 5 SOUTH, RANGE 1 WEST,
SALT LAKE BASE & MERIDIAN
CITY OF EAGLE MOUNTAIN, UTAH COUNTY, UTAH

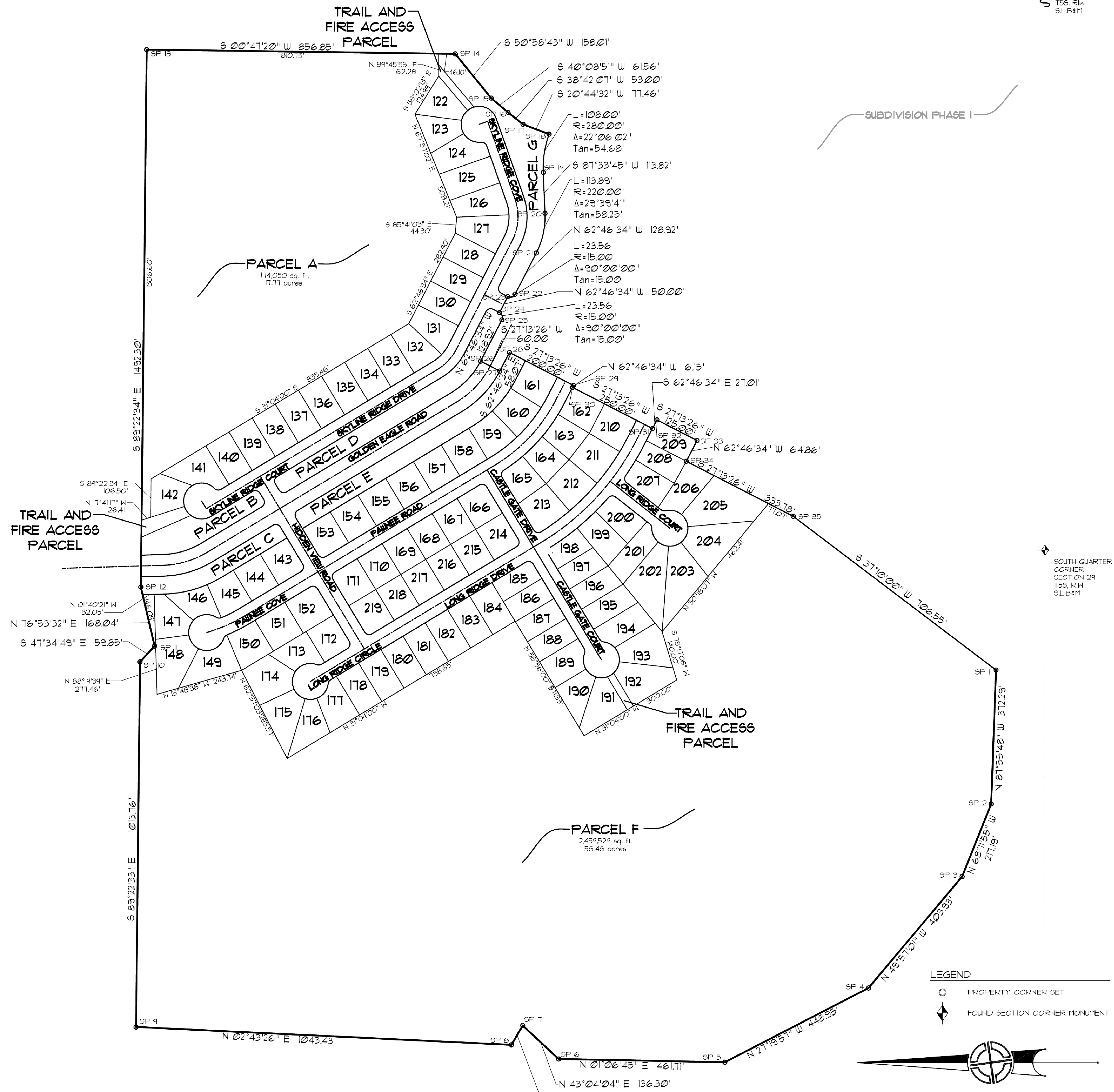
SURVEYORS SEAL



NOTARY PUBLIC SEAL

CIVIL ENGINEERS SEAL

CLERK-RECORDER SEAL



T5S, R1W
S.L.B.&M
TRAIL AND FIRE ACCESS PARCEL
S 00°47'20" W 856.85'
810.15'
SP 13
SP 14
N 89°45'53" E 62.28'
46.10'
S 58°02'13" E 124.44'
S 50°58'43" W 158.01'
S 40°08'51" W 61.56'
S 38°42'07" W 53.00'
S 20°44'32" W 77.46'
L=108.00'
R=280.00'
Δ=22°06'02"
Tan=54.68'
S 87°33'45" W 113.82'
L=113.89'
R=220.00'
Δ=29°39'41"
Tan=58.25'
N 62°46'34" W 128.92'
L=23.56
R=15.00
Δ=90°00'00"
Tan=15.00
N 62°46'34" W 50.00'
L=23.56'
R=15.00'
Δ=90°00'00"
Tan=15.00'
S 27°13'26" W 60.00'
SUBDIVISION PHASE 1
PARCEL G
SKYLINE RIDGE COVE
N 61°51'02" E 308.21'
S 85°41'03" E 44.30'
S 62°46'34" E 282.90'
PARCEL A
774,050 sq. ft.
17.77 acres
1306.60'
S 89°22'34" E 1492.30'
S 31°04'00" E 835.46'
SKYLINE RIDGE DRIVE
SKYLINE RIDGE COURT
GOLDEN EAGLE ROAD
PARCEL B
PARCEL C
PARCEL D
PARCEL E
PAWNEE ROAD
PAWNEE COVE
HIDDEN VIEW ROAD
CASTLE GATE DRIVE
CASTLE GATE COURT
LONG RIDGE DRIVE
LONG RIDGE CIRCLE
LONG RIDGE COURT
N 62°46'34" W 128.92'
S 27°13'26" W 200.00'
N 62°46'34" W 6.15'
S 62°46'34" E 27.01'
S 27°13'26" W 250.00'
S 27°13'26" W 125.00'
N 62°46'34" W 64.86'
S 27°13'26" W 333.78'
77.07'
S 89°22'34" E 106.50'
N 17°41'17" W 26.41'
TRAIL AND FIRE ACCESS PARCEL
N 01°40'21" W 32.05'
N 76°53'32" E 168.04'
S 47°34'49" E 59.85'
N 88°19'39" E 277.46'
N 15°48'38" W 243.14'
N 62°31'03" E 145.51'
N 31°04'00" W
138.65'
N 38°56'00" E 113.35'
N 31°04'00" W 300.00'
S 73°17'08" W 140.00'
N 50°18'01" W 462.41'
TRAIL AND FIRE ACCESS PARCEL
S 37°10'00" W 706.55'
SOUTH QUARTER CORNER
SECTION 29
T5S, R1W
S.L.B.&M
N 87°55'48" W 372.29'
N 68°11'35" W 217.19'
N 49°57'01" W 403.93'
N 27°19'51" W 448.95'
PARCEL F
2,459,529 sq. ft.
56.46 acres
1013.76'
S 89°22'33" E
N 02°43'26" E 1043.43'
N 01°06'45" E 461.71'
N 43°04'04" E 136.30'
SP 1 SP 2 SP 3 SP 4 SP 5 SP 6 SP 7 SP 8 SP 9 SP 10 SP 11 SP 12 SP 15 SP 16 SP 17 SP 18 SP 19 SP 20 SP 21 SP 22 SP 23 SP 24 SP 25 SP 26 SP 27 SP 28 SP 29 SP 30 SP 31 SP 32 SP 33 SP 34 SP 35
122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219
LEGEND
PROPERTY CORNER SET
FOUND SECTION CORNER MONUMENT

EAGLE MOUNTAIN
Planning Commission Meeting

January 22, 2019, 6:00 p.m.
Eagle Mountain City Hall Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

6:00 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. Matthew Everett arrived at 6:05 p.m.

OFFICIALS PRESENT: Councilmembers Melissa Clark and Donna Burnham

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; Fionnuala Kofoed, City Recorder; Chris Trusty, City Engineer

Commissioner Wood opened the meeting at 6:00 p.m.

1. Pledge of Allegiance

   Commissioner Wood led the Pledge of Allegiance.

2. Declaration of Conflicts of Interest

   None

3. Approval of Meeting Minutes
   A. December 11, 2018

   Commissioner Wright requested the Fieldstone Homes representative's name be corrected to "Dylan" on page seven.

MOTION: ***Jared Gray moved to approve the December 11, 2018, meeting minutes, with the correction to "Dylan" on page seven. DeLin Anderson seconded the motion. Those voting aye: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

   B. January 8, 2019

MOTION: ***Brett Wright moved to approve the January 8, 2019, meeting minutes. DeLin Anderson seconded the motion. Those voting aye: Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

4. Action and Advisory Items

   A. Arrival Amended Master Development Plan, Public Hearing; Action Item 125

Planner Tayler Jensen explained this item was not noticed in time to present at the last Planning Commission meeting, when the associated preliminary plat was presented.

Commissioner Gray expressed concern regarding the reduction in trails. Mr. Jensen explained the developer adjusted the trails according to residents' feedback. Commissioner Wright said topography issues prevented the trail's installation as originally planned.

Commissioner Gray stated if horse trails are in the plan, he would like horse hitching posts included.

Mr. Jensen clarified with the Commissioners that a site originally planned for a water tank was no longer needed, so the land was added to the adjacent lot.

Commissioner Everett opened the public hearing at 6:06 p.m. As there were no comments, he closed the hearing.

Mr. Jensen said the master development agreement, which includes the updated park plan, will be presented to City Council.

MOTION: ***Rich Wood moved to recommend approval of the Arrival master development plan to the City Council with the following condition:***

1. Add a hitching post at each entry to the park.

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

B. <u>Skyline Ridge Phase 2 Plats 5 & 6, Preliminary Plat, Public Hearing; Action Item</u>

Planning Manager Michael Hadley said the item contains the final two plats in the Skyline Ridge development. Plat 5 consists of 20 lots and Plat 6 consists of 23 lots, for a total of 43 lots with an overall density of 2.98 dwelling units per acre. The plats were redesigned to reduce the amount of blasting required. There are four more lots in the presented item than in the previously approved plan.

Mr. Hadley stated the developer will pay the same fee for parks that they have paid for previous plats within the project. That amount is $1,795.36 per lot to the park escrow. He noted there are areas within the plan with steep slopes; lots 514, 515, 603, 604, and 610 have slopes above 15%, and lots 605 through 609 have slopes above 20%. City Municipal Code states lots are buildable on slopes up to 25%.

Mr. Hadley explained while the cul-de-sac is longer than allowed in Municipal Code, this was done at staff's request to facilitate more buildable area in the lots. He said the Fire Chief has stated he will approve the extended cul-de-sac, and the Municipal Code allows the Fire Chief to grant an exception for the proposed distance.

Mr. Hadley said the project includes a proposed retaining wall of between eight and twelve feet in height. The City requires retaining walls to be tiered, with heights not above six feet, and also requires a fence at the top of the retaining wall, with a drainage swale to direct runoff away from the slope face.

City Engineer Chris Trusty clarified the top of the wall will have a drainage swale for larger runoff, and weep holes will be located throughout the retaining wall. The retaining walls will be constructed with natural rock. He stated the six-foot height limitation is a City preference, but is not noted in the City's Municipal Code. Commissioner Gray stated three or four feet would be safer, and asked if staff felt six feet was an appropriate height. Mr. Trusty said the City's goal is safety, which is why the fence is required at the top of the wall.

Commissioner Gray asked for clarification on the lot slopes. Mr. Hadley said the lots noted in the presentation have slopes between 15% and 25%, but none are over 25%.

Commissioner Wood clarified with staff that the lots will require retaining walls in order to build structures.

Commissioner Anderson asked when the retaining walls will be constructed. Mr. Trusty said the walls are part of the grading plan, and constructing the wall is the responsibility of the developer. The City will not issue certificates of occupancy until the walls are in place. Commissioner Wood asked why the retaining wall is not required before the homes are constructed. He expressed concerns regarding excavation close to structures.

Commissioner Wright asked why staff would recommend approval of the plat, as the four additional lots are creating the longer cul-de-sac, which does not meet Municipal Code. Mr. Hadley clarified that staff does not have an opinion on the additional lots. He said Plat 4 was redesigned which removed 5 lots; those lots were moved to Plat 5. This was to add access to open space, based on resident feedback.

Shawn Herring, the applicant's engineer, explained the cul-de-sac was extended to avoid any blasting in Phase 5. Phase 4 has additional lots due to additional amenities and open space to include trailheads with parking. He said he has worked with staff in order to avoid blasting and to create more buildable lots. The lots are now 120- to 140-feet deep, versus the original 100-foot-deep lots. Mr. Herring confirmed with Commissioners no blasting is planned in the project, and stated the new plan contains more roadways and utility work than what was included in the previously approved plan.

Mr. Hadley clarified that the project only has four additional lots. The original preliminary plat was a single plat that encompassed Plats 4, 5, and 6. The proposed plan has two separate plats: Plats 5 and 6. The previously approved plat contained 98 lots; the proposed plan has 102 lots.

Discussion ensued regarding lot sizes in the project. The lots range from 0.17 acres to over 0.33 acres.

Commissioner Wright asked if the Fire Chief approves of the cul-de-sac length. Mr. Hadley stated the Fire Chief will sign off on the length at a future step in the process, but he has expressed his approval for the proposed length.

Commissioner Gray expressed concerns regarding snow removal along the extended cul-de-sac. Mr. Herring stated snow can be moved to the parking stalls at the trailhead site. He said another option is to include a snow loading area along the road. A twenty-foot pad can be added that could be utilized for parking during non-snow conditions.

Commissioner Gray asked how tall the retaining walls will be. Mr. Herring stated the highest walls will be eighteen feet tall with three six-foot tiers, but most will be twelve feet tall with two six-foot tiers. Commissioner Gray asked if the applicant would be willing to have three four-foot tiers in lieu of two six-foot tiers, as six-foot walls could pose a safety hazard. Mr. Herring stated his preference of limiting the tiers to five feet. He explained the retaining walls will be in place before home construction begins. Commissioner Gray said he would like a condition of approval stating no more than three tiers will be allowed, and the tiers will be equal in height, with no tier taller than five feet.

Commissioner Everett opened the public hearing at 6:40 p.m. As there were no comments, he closed the public hearing.

Discussion ensued regarding the physical appearance of natural rock retaining walls.

Commissioner Wood stated the additional lots are reasonable, as the new design will not require blasting. He stated the lot sizes included in the plan are the size Planning Commission has requested in the past. Commissioner Gray expressed concerns that the approval grants additional lots in order to offset costs for the developer, and the additional density creates an extended cul-de-sac that does not meet Municipal Code. Commissioner Wright stated the tradeoff of higher density for no blasting is one he is comfortable with.

Commissioner Gray asked if the half-acre lots will have animal rights. Mr. Hadley stated the project would need to apply for the Equine Overlay Zone in order to have animal rights on lots smaller than one acre.

Commissioner Anderson asked if the natural rocks on the project site would be utilized for the retaining wall structure. He stated the rocks in that area do not withstand the elements over time, and could possibly degrade. Mr. Trusty stated the integrity of the rock will be included in the geotechnical report. He explained the homeowners would be responsible for future repairs to the retaining walls.

MOTION: ***Rich Wood moved to recommend approval of the Skyline Ridge Phase 2 Plats 5 & 6 preliminary plat to the City Council with the following conditions:***

1. ***An updated slope stability report is provided for both plats;***
2. ***Maximum height of retaining wall is 5 feet with a maximum of 4 tiers, with all tiers to be evenly divided in height. All retaining walls should be inspected by a licensed geotechnical engineer throughout the construction period and who will provide a letter at the completion of the project stating that the walls have been constructed per their recommendations and conform to typical construction requirements, including the stability and makeup of the materials. Retaining walls shall not be located any closer than 10 ft. from a home;***
3. ***No blasting may be used in this project;***
4. ***A fence and drainage swale shall be constructed on the top of any retaining wall area;***

5. ***Homes shall be designed with the hillside to reduce necessary cutting/grading and retaining wall heights;***
6. ***Lots that average 25% or greater shall be removed;***
7. ***All retaining walls, drainage, and required fence along the top of the retaining walls shall be completed before home construction in either of the phases; and***
8. ***Two more parking stalls shall be added in Track B park for snow removal.***

Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

C. The Landing Phase 4 Preliminary Plat, Public Hearing; Action Item:

Mr. Hadley stated Phase 4 is the final phase in The Landing, and has 31 lots over 6.55 acres, with a density of 4.74 dwelling units per acre. The previous preliminary plat contained open space and a stub road which went to the Colonial Park development. The Landing was approved before construction in the Colonial Park development. That development has since been completed, and the stub road in The Landing would connect to a private road in Colonial Park; staff asked the applicant to remove the stub road. The updated plan removes the open space, the stub road, and adds two lots.

Commissioner Wright asked why the open space was removed, and what the park requirements are for the project. Mr. Hadley stated the open space areas are not owned by the applicant, and the applicant prefers to pay the fee in lieu for open space. He explained Walden Park is near the project and the funds can go towards that park.

Commissioner Wright asked for clarification regarding the alleyway. Mr. Hadley explained a previous phase contains an alleyway that is located to the south of Phase 4. The Municipal Code requires developments to utilize connected alleyways, but Planning Commission and City Council can grant a waiver to that requirement. The applicant prefers to not use the alleyway for rear-loading garages.

Commissioner Gray stated he would prefer to not allow the additional lots, and instead increase the frontages of the existing lots. Commissioner Wood agreed with that opinion.

Andrew Flamm with West Lake Investments LLC said he has attempted to communicate with the landowner of the property previously planned for open space, but has not received a response. Commissioner Gray asked who would be required to maintain the open space. Mr. Hadley stated any issues with weeds or maintenance would be addressed through code enforcement.

Commissioner Wood stated he does not support adding two lots to the development. Mr. Flamm said the presented plan meets all requirements of the Municipal Code. Commissioner Everett asked if the applicant would be willing to remove one of the additional lots. Mr. Flamm said he would be open to discussing that option. Commissioner Gray stated removing one lot would increase lot frontages by 6.1 feet along the north side of the project. Mr. Hadley clarified the presented plan is consistent with existing development in the area.

Commissioner Wright stated removing one lot along the north side of the road would create lot sizes more similar to those on the south side of the road. Mr. Flamm stated buyers prefer smaller lots that require less upkeep. Commissioner Wood stated the City has many first-time homebuyer lots, and the City needs larger lots for more variety. Commissioner Gray stated removing one lot would not require a redesign of the project.

Commissioner Everett asked if the condition of approval requiring the developer to work with the landowner of the strip of land to the north to add that land to the lots on the north side would hinder the development process, as the landowner has not been willing to work with the developer. Mr. Hadley stated the City would continue with the approval process if that landowner is unwilling to work with Mr. Flamm. Community Development Director Steve Mumford explained the Planning Commission can word the condition of approval with flexibility to allow the project to continue if the landowner is not willing to sell or dedicate the property.

Discussion ensued regarding legal options, to include a land swap, the City has regarding the lot previously designated as open space.

Commissioner Everett opened the public hearing at 7:28 p.m.

Jeff Ruth expressed concerns regarding the removal of an unofficial trail children currently utilize to walk to school. He said leaving the road stub will alleviate traffic in the area.

Commissioner Gray clarified the stub road cannot be included as it would connect to a private road. He stated a sidewalk will be installed with future development.

Commissioner Everett closed the public hearing at 7:34 p.m.

Commissioner Everett stated if one lot is removed from the proposal, lot variation would be created between lots 405 and 413. He said he wanted to ensure the condition regarding the open space does not give either landowner leverage over the other.

Discussion ensued regarding land disposal options.

MOTION: ***Rich Wood moved to recommend approval of The Landing Phase 4 preliminary plat to the City Council with the following conditions:***

1. ***The applicant makes reasonable attempts to work with the landowner to resolve the strip of land to the north and add it to the lots on the north side;***
2. ***The applicant makes reasonable attempts to work with the landowner to dedicate the eastern piece of land in the northeast corner to the City to be added to Walden Park;***
3. ***The applicant removes one lot and distributes the land to the lots on the north side of the project; and***
4. ***The applicant is allowed to front-load garages and not require the homes to utilize the alleyway for rear-loading garages.***

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

Councilmember Wood stated for the record that the Planning Commission recommends City Council consider options that may include a land swap to resolve the land dispute to the north of The Landing.

D. Sign Code (17.80.120) Development Code Amendment, Public Hearing; Action Item:

Mr. Jensen stated the amendment changes illustrations in the Municipal Code at the request of the Neighborhood Improvement Division, and creates standards for school monument signs. The Alpine School District submitted a comment requesting a maximum size of 45 square feet for electronic message boards, instead of 32 square feet.

Commissioner Wood asked if the size of signs allowed should be limited based on the school type. Mr. Mumford said State Code exempts schools from landscape and aesthetic requirements.

Commissioner Gray asked if the signs will be required to meet the dark sky ordinance. Mr. Jensen said the signs will be required to dim based on ambient lighting, but do not require hoods.

Commissioner Wright asked what restrictions are in place for school signs without the proposed amendment. Mr. Jensen said it can be difficult, as schools can state they are exempted from sign design restrictions. Mr. Mumford said a representative from Alpine School District has committed to working with the City to meet Municipal Code on school signs.

Commissioner Everett opened the public hearing at 7:58 p.m. As there were no comments, he closed the public hearing.

MOTION: ***Jared Gray moved to recommend approval of the Signs (17.80.120) Development Code amendment, Signs Code 17.80.120, to the City Council with the following condition:***

1. ***Section 5(i) is changed to "Electronic message boards or reader boards shall not exceed 45 square feet."***

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.

E. Commercial (17.35.040) and Off-Street Parking (17.55.120) Development Code Amendments Public Hearing; Action Items:

Mr. Jensen stated the staff-proposed amendment adds the Meeting/Reception Room use to the Commercial code, as that use is currently not permitted. The amendment also adds the requirement of one parking stall per 250 square feet of gross floor area. Mr. Jensen explained that if the amendment is approved, the Meeting/Reception Room use will be a conditional use and will require Planning Commission approval.

Commissioner Everett opened the public hearing at 8:02 p.m. As there were no comments, he closed the public hearing.

MOTION: ***Jared Gray moved to recommend approval of the Commercial (17.35.040) and Off-Street Parking (17.55.120) Development Code Amendments to the City Council. Brett Wright seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, Jared Gray, and DeLin Anderson. The motion passed with a unanimous vote.***

5. Next scheduled meeting: February 12, 2019

   Commissioner Wood asked staff to update the Planning Commission on recommended Municipal Code changes the Planning Commission made in November.

6. Adjournment

MOTION: ***Jared Gray moved to adjourn the meeting at 8:03 p.m. Jared Gray seconded the motion. Those voting aye: Matthew Everett, Rich Wood, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.***

UPCOMING AGENDA ITEMS

MARCH 5, 2019

- ORDINANCE – Budget Amendments
- ORDINANCE – Commercial Storage Zone Amendment (moving trucks)
- ORDINANCE – Tree Planting and Care

MARCH 19, 2019

APRIL 2, 2019

APRIL 16, 2019

MAY 7, 2019

MAY 21, 2019

JUNE 4, 2019

JUNE 18, 2019

OTHER PROJECTS

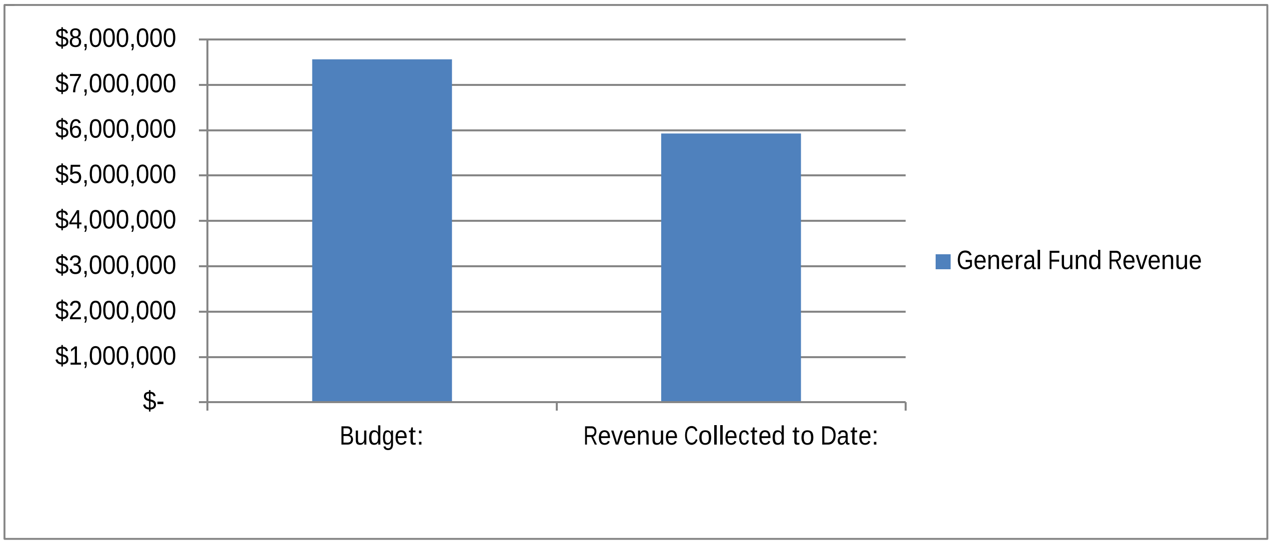
- MOTION – Entryway monument
- ORD – Hillside Site Developments
- ORD—Stubbed Road Connections
- Wayfinding Signage
- Business Licensing
- Overlay Agreement and Extractive Industries Overlay
- Carson Crossing Zone Change
- RESOLUTION – Park name change

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through March 26, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,563,928
Revenue Collected to Date:	$	5,928,474
Percent of Total Budget Collected:		78%
Percent of Year Completed:		75%



Revenue Analysis

Property Taxes: The bulk of the year's property tax amount has been collected.

Sales Tax:

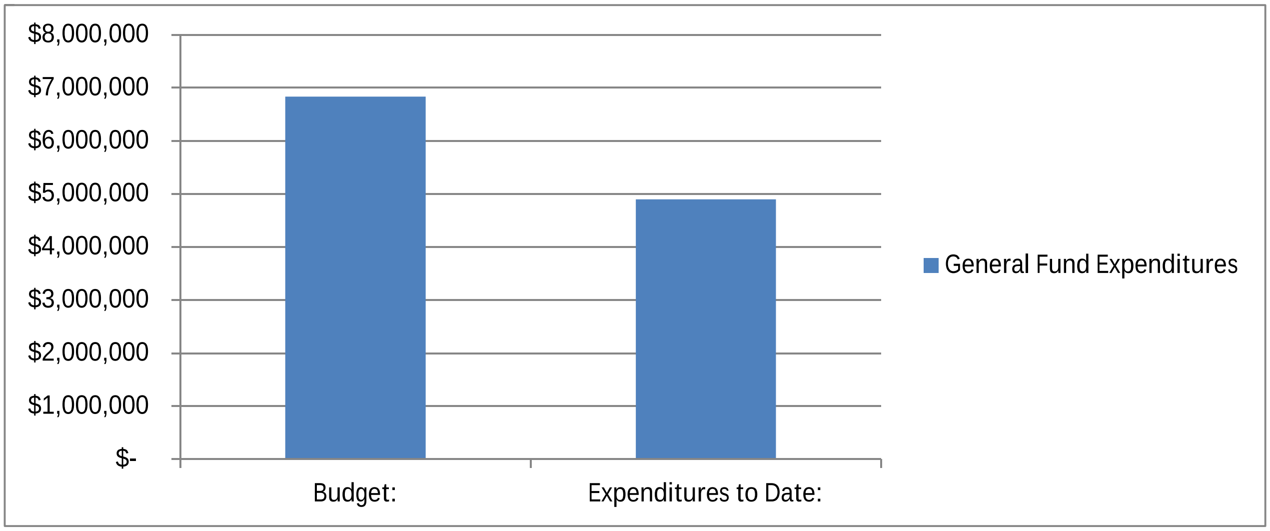
B&C Road Funds:

Transfers:

Miscellaneous: Proceeds from Fire Station #2 not yet received.

General Fund Expenditures

Budget:	$	6,830,632
Expenditures to Date:	$	4,896,876
Percent of Total Budget Expended:		72%
Percent of Year Completed:		75%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,779,549	$	1,490,270	84%	75%
Sub 18 - Community Services	$	463,721	$	319,396	69%	75%
Sub 19 - Non-Departmental	$	524,325	$	415,148	79%	75%
Sub 21/25 - Public Safety	$	2,062,631	$	1,106,436	54%	75%
Sub 32 - Planning/Zoning	$	252,183	$	255,536	101%	75%
Sub 33 - Building	$	439,325	$	264,194	60%	75%
Sub 41 - Streets/Parks/Recreation	$	1,327,894	$	1,045,895	79%	75%

Sub 11 - General Administration: Utility Billing expenses to be reclassed to Enterprise Funds; Audting expense for the year has been spent; Attorney Fees higher than budget.

Sub 18 - Community Services: Spring recreation expenses ramping up.

Sub 19 - Non-Departmental: Most of the computer budget has been expended.

Sub 21/25 - Public Safety: There is some lag time with County billing of Sheriff services.

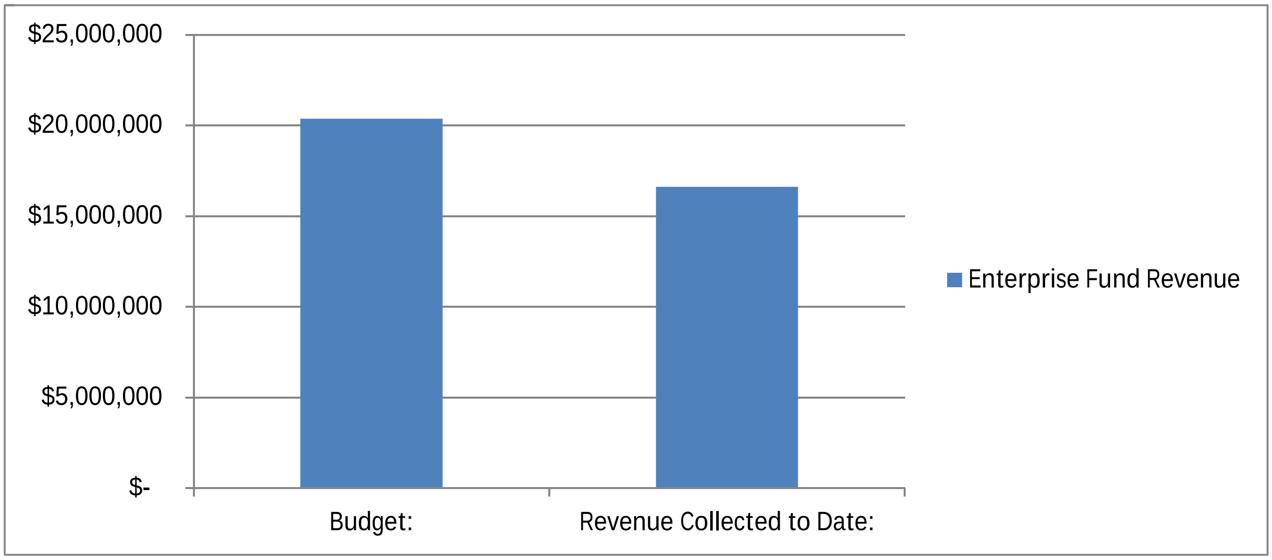
Sub 32/33 - Planning/Zoning/Building: Code Enforecement budgeted for in Building but was changed to Planning - combined, both budgets together are at 75%.

Sub 41 - Streets/Parks/Recreation: Some paved road maintenance will be reclassed to capital.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	20,379,500
Revenue Collected to Date:	$	16,613,101
Percent of Total Budget Collected:		82%
Percent of Year Completed:		75%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	3,578,500	$	2,474,334	69%	75%
Fund 52 - Wastewater Fund	$	2,400,000	$	1,994,675	83%	75%
Fund 53 - Electrical Fund	$	8,765,000	$	7,499,890	86%	75%
Fund 55 - Gas Fund	$	4,401,000	$	3,703,734	84%	75%
Fund 57 - Solid Waste Fund	$	975,000	$	761,699	78%	75%
Fund 59 - Storm Water Fund	$	260,000	$	178,768	69%	75%

Fund 51 - Water Fund: Less shares sold from CWP than anticipated. Spring watering yet to come.

Fund 52 - Wastewater Fund:

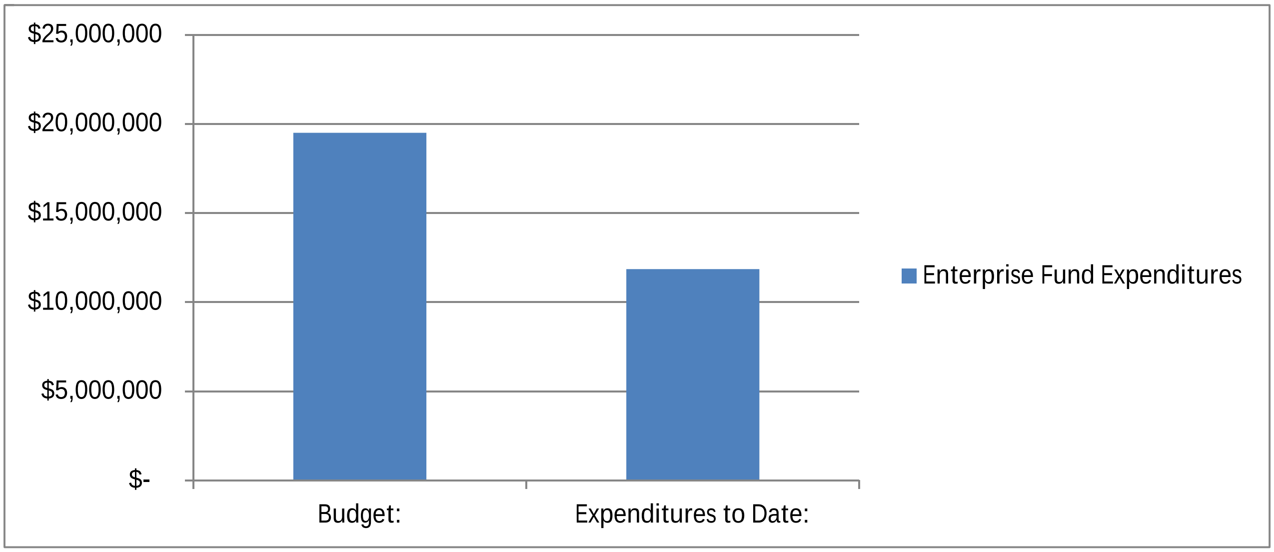
Fund 53 - Electrical Fund: Summer air conditioning bill revenue - will slow down during winter and spring months. Also increased in-house construction & connection fees.

Fund 55 - Gas Fund: Winter heating revenue received - will slow down in warmer months.

Fund 57/59 - Solid Waste/Storm Water Funds: Storm Water rate increase will increase this amt.

Enterprise Fund Expenditures

Budget:	$	19,501,268
Expenditures to Date:	$	11,854,384
Percent of Total Budget Expended:		61%
Percent of Year Completed:		75%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	3,521,740	$	1,390,740	39%	75%
Fund 52 - Wastewater Fund	$	2,230,863	$	1,645,133	74%	75%
Fund 53 - Electrical Fund	$	8,647,008	$	5,145,708	60%	75%
Fund 55 - Gas Fund	$	4,050,736	$	2,915,148	72%	75%
Fund 57 - Solid Waste Fund	$	802,116	$	561,408	70%	75%
Fund 59 - Storm Water Fund	$	248,805	$	196,246	79%	75%

Fund 51 - Water Fund: CWP Shares for FY 2014 not purchased but budgeted for.

Fund 52 - Wastewater Fund: Debt service obligations for FY14 are paid.

Fund 53 - Electrical Fund: Bucket Truck not yet purchased; lag time in electrical purchases.

Fund 55 - Gas Fund:

Fund 57/59 - Solid Waste/Storm Water Funds: Lag in Ace Disposal invoices.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to paying reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 3/26/14	Restricted Balance as of 3/26/14	Available Balance as of 3/26/14	Projected Available Balance by 6/30/14
Water Impact Fee Fund*	$1,641,096	$1,185,123	$455,973	$674,841
Wastewater Impact Fee Fund**	$483,930	$18,971	$464,959	$519,638
Electric Impact Fee Fund	$1,711,141	$43,303	$1,667,838	$1,772,912
Parks/Trails Impact Fee Fund	$271,444	$190,069	$81,375	$100,726
Public Safety Impact Fee Fund~	$161,627	$147,432	$14,195	$21,745
Stormwater Impact Fee Fund	$119,061	$174	$118,887	$163,826
Transportation Impact Fee Fund^	$274,967	$119,153	$155,814	$225,743

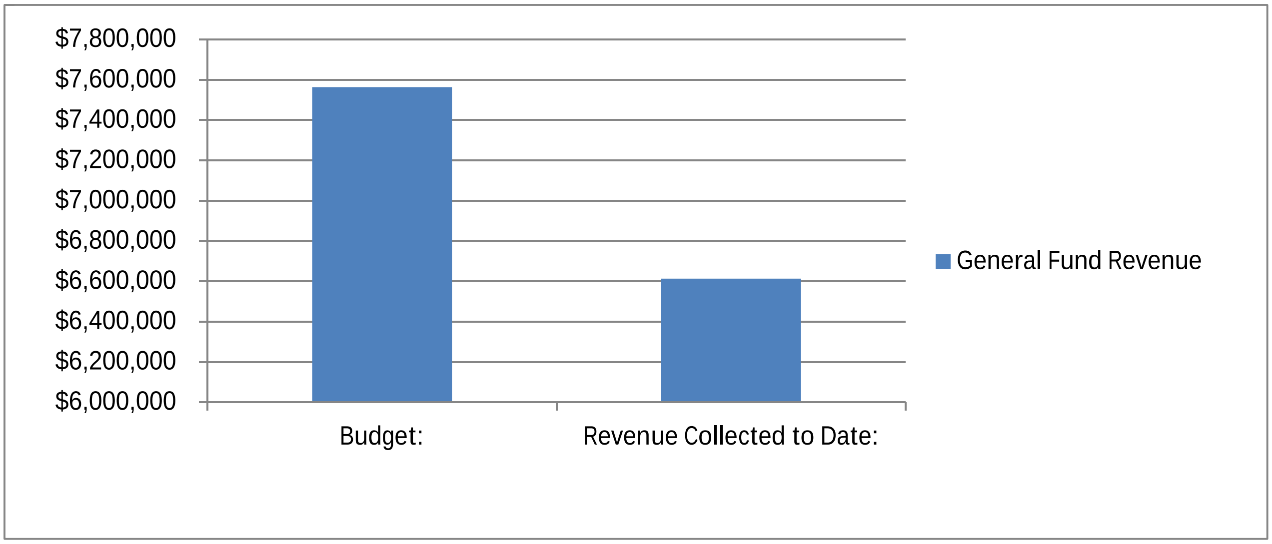
*1,136,296 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through April 30, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,563,928
Revenue Collected to Date:	$	6,613,718
Percent of Total Budget Collected:		87%
Percent of Year Completed:		83%



Revenue Analysis

Property Taxes: The year's property tax amount has been collected.

Sales Tax: On target to come in $100,000 more than budget.

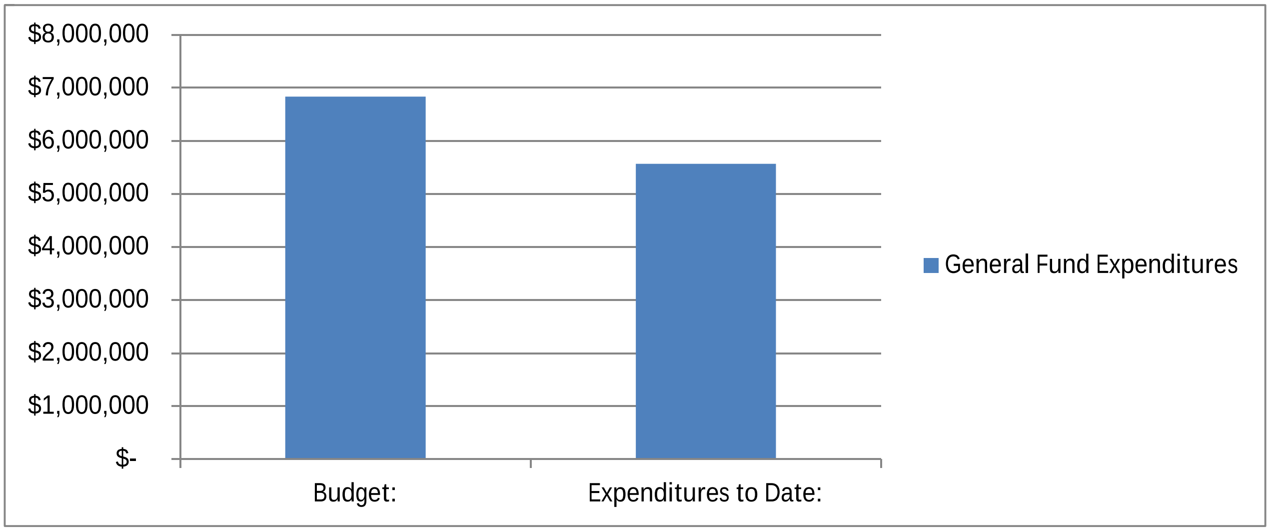
B&C Road Funds: On target to come in at budget.

Transfers: Complete through 3rd quarter - 4th quarter to be done in June.

Miscellaneous: Proceeds from Fire Station #2 not yet received ($500,000).

General Fund Expenditures

Budget:	$	6,830,632
Expenditures to Date:	$	5,569,682
Percent of Total Budget Expended:		82%
Percent of Year Completed:		83%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,779,549	$	1,635,923	92%	83%
Sub 18 - Community Services	$	463,721	$	361,351	78%	83%
Sub 19 - Non-Departmental	$	524,325	$	495,544	95%	83%
Sub 21/25 - Public Safety	$	2,062,631	$	1,291,420	63%	83%
Sub 32 - Planning/Zoning	$	252,183	$	247,489	98%	83%
Sub 33 - Building	$	439,325	$	300,633	68%	83%
Sub 41 - Streets/Parks/Recreation	$	1,327,894	$	1,237,323	93%	83%

Sub 11 - General Administration: Auditing expense for the year has been spent; Attorney Fees higher than budget.

Sub 18 - Community Services: Spring recreation expenses ramping up.

Sub 19 - Non-Departmental: Most of the computer budget for year has been expended.

Sub 21/25 - Public Safety: There is some lag time with County billing of Sheriff services.

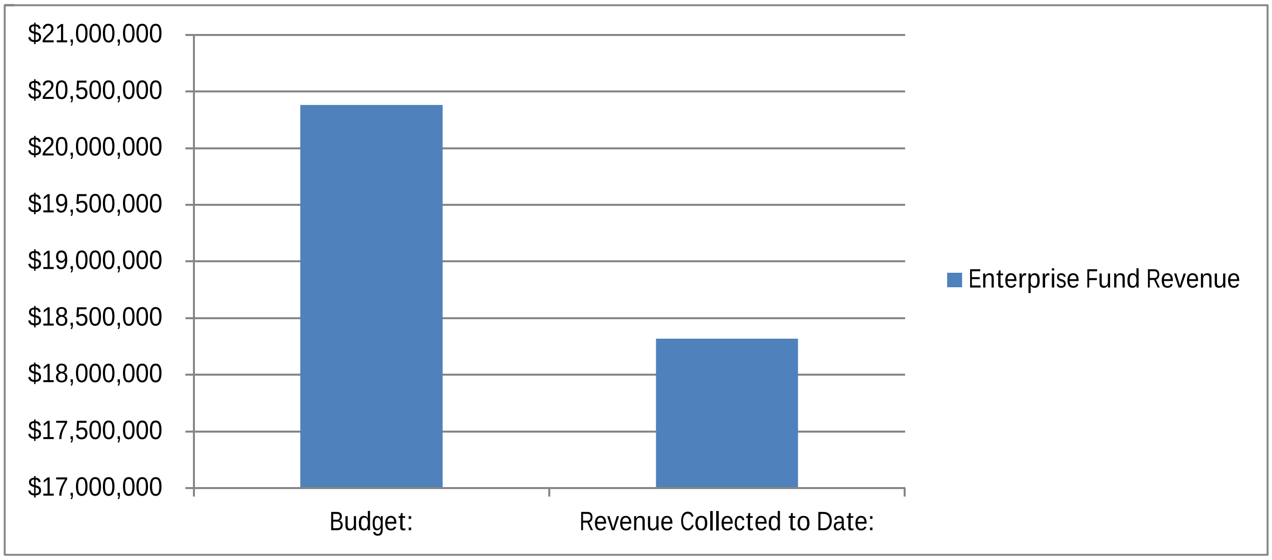
Sub 32/33 - Planning/Zoning/Building: Code Enforecement budgeted for in Building but was changed to Planning - combined, both budgets together are at 79%.

Sub 41 - Streets/Parks/Recreation: Some paved road maintenance will be reclassed to capital.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	20,379,500
Revenue Collected to Date:	$	18,319,325
Percent of Total Budget Collected:		90%
Percent of Year Completed:		83%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	3,578,500	$	2,659,854	74%	83%
Fund 52 - Wastewater Fund	$	2,400,000	$	2,223,819	93%	83%
Fund 53 - Electrical Fund	$	8,765,000	$	8,189,614	93%	83%
Fund 55 - Gas Fund	$	4,401,000	$	4,197,829	95%	83%
Fund 57 - Solid Waste Fund	$	975,000	$	843,540	87%	83%
Fund 59 - Storm Water Fund	$	260,000	$	204,669	79%	83%

Fund 51 - Water Fund: Less shares sold from CWP than anticipated. Spring watering yet to come.

Fund 52 - Wastewater Fund:

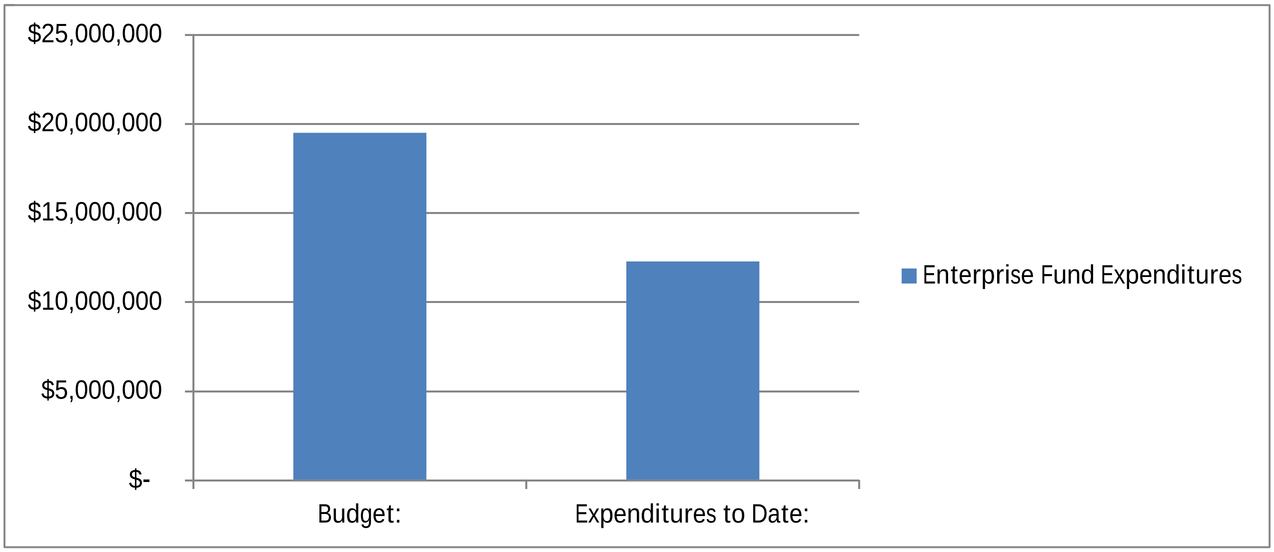
Fund 53 - Electrical Fund: Summer air conditioning bill revenue - will slow down during winter and spring months. Also increased in-house construction & connection fees.

Fund 55 - Gas Fund: Winter heating revenue received - will slow down in warmer months.

Fund 57/59 - Solid Waste/Storm Water Funds: Storm Water rate increase will increase this amt.

Enterprise Fund Expenditures

Budget:	$	19,501,268
Expenditures to Date:	$	12,279,571
Percent of Total Budget Expended:		63%
Percent of Year Completed:		83%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	3,521,740	$	1,499,856	43%	83%
Fund 52 - Wastewater Fund	$	2,230,863	$	1,713,765	77%	83%
Fund 53 - Electrical Fund	$	8,647,008	$	5,114,567	59%	83%
Fund 55 - Gas Fund	$	4,050,736	$	3,077,447	76%	83%
Fund 57 - Solid Waste Fund	$	802,116	$	659,894	82%	83%
Fund 59 - Storm Water Fund	$	248,805	$	214,041	86%	83%

Fund 51 - Water Fund: CWP Shares for FY 2014 not purchased but budgeted for (would bring it to 88%).

Fund 52 - Wastewater Fund: Debt service obligations for FY14 are paid.

Fund 53 - Electrical Fund: Bucket Truck not yet purchased; only debt service interest paid to date - principal to be paid on June 1st.

Fund 55 - Gas Fund: Only debt service interest paid to date - principal due on June 1st.

Fund 57/59 - Solid Waste/Storm Water Funds:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 4/23/14	Restricted Balance as of 4/23/14	Available Balance as of 4/23/14	Projected Available Balance by 6/30/14
Water Impact Fee Fund*	$1,722,169	$1,223,793	$498,377	$605,435
Wastewater Impact Fee Fund**	$506,943	$18,971	$487,972	$525,137
Electric Impact Fee Fund	$1,740,623	$43,303	$1,697,320	$1,764,611
Parks/Trails Impact Fee Fund	$290,140	$190,069	$100,071	$124,179
Public Safety Impact Fee Fund~	$163,413	$147,432	$15,981	$18,284
Stormwater Impact Fee Fund	$126,315	$174	$126,141	$136,998
Transportation Impact Fee Fund^	$157,984	$119,153	$38,831	$108,920

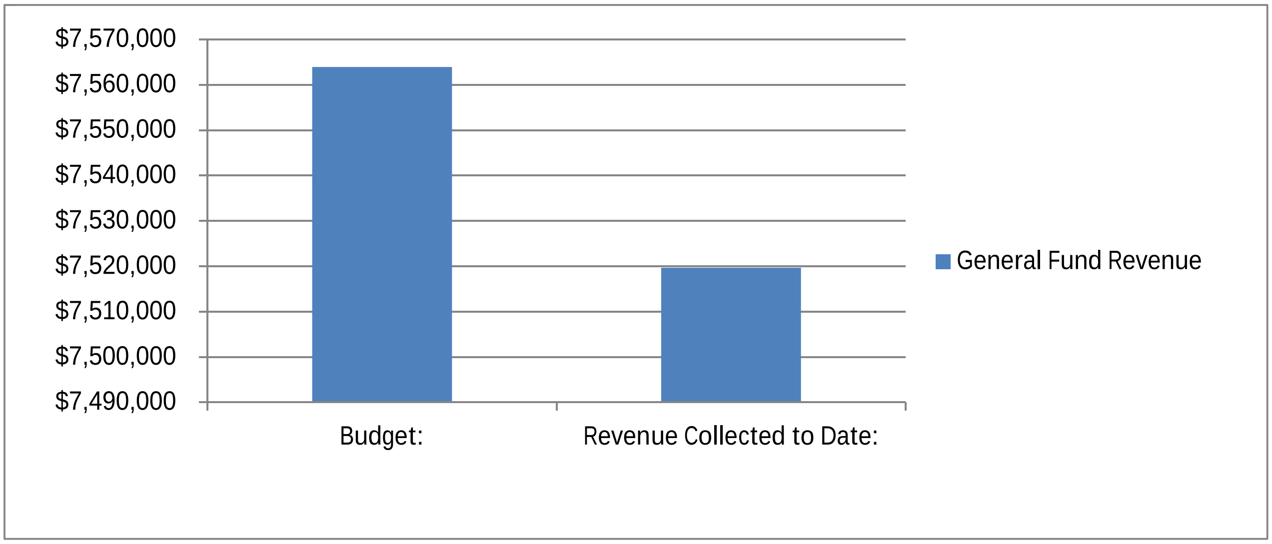
*1,136,296 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through May 31, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,563,928
Revenue Collected to Date:	$	7,519,684
Percent of Total Budget Collected:		99%
Percent of Year Completed:		92%



Revenue Analysis

Property Taxes: The year's property tax amount has been collected.

Sales Tax: On target to come in $200,000 more than budget.

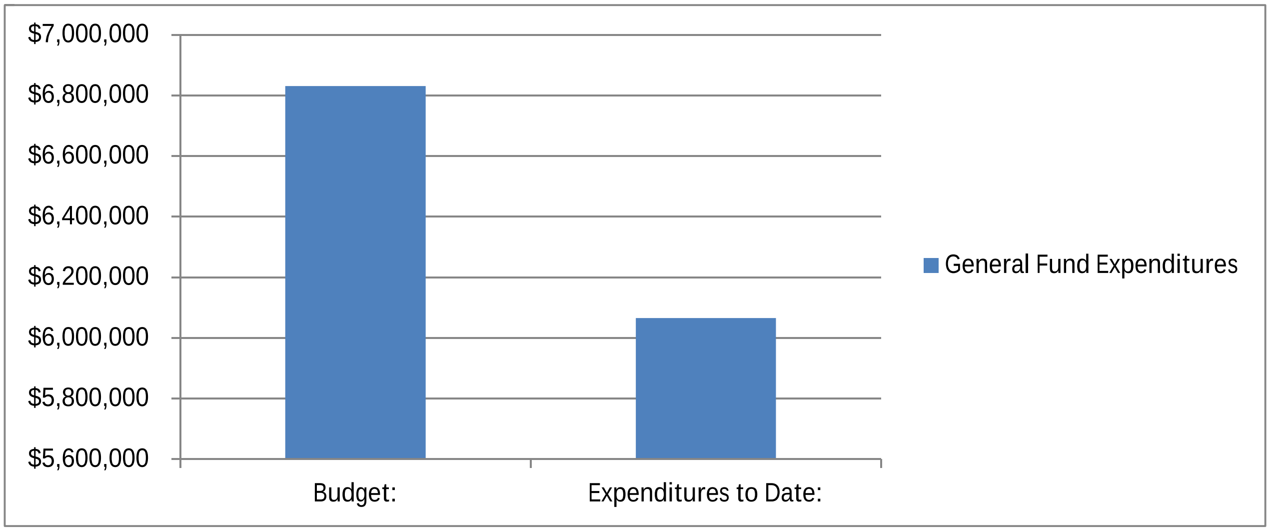
B&C Road Funds: Funds received are $16,178 more than budget.

Transfers: Complete through 3rd quarter - 4th quarter to be done in June.

Miscellaneous: Proceeds from Fire Station #2 not yet received ($500,000).

General Fund Expenditures

Budget:	$	6,830,632
Expenditures to Date:	$	6,066,016
Percent of Total Budget Expended:		89%
Percent of Year Completed:		92%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,840,661	$	1,786,464	97%	92%
Sub 18 - Community Services	$	463,721	$	413,402	89%	92%
Sub 19 - Non-Departmental	$	524,325	$	477,842	91%	92%
Sub 21/25 - Public Safety	$	2,062,631	$	1,431,091	69%	92%
Sub 32 - Planning/Zoning	$	252,183	$	276,423	110%	92%
Sub 33 - Building	$	439,325	$	331,432	75%	92%
Sub 41 - Streets/Parks/Recreation	$	1,329,894	$	1,349,362	101%	92%

Sub 11 - General Administration: Audting expense for the year has been spent; Attorney Fees higher than budget.

Sub 18 - Community Services: Spring recreation expenses ramping up.

Sub 19 - Non-Departmental: Insurance & Surety bond expense to be reclassed to Enterprise.

Sub 21/25 - Public Safety: There is some lag time with County billing of Sheriff services.

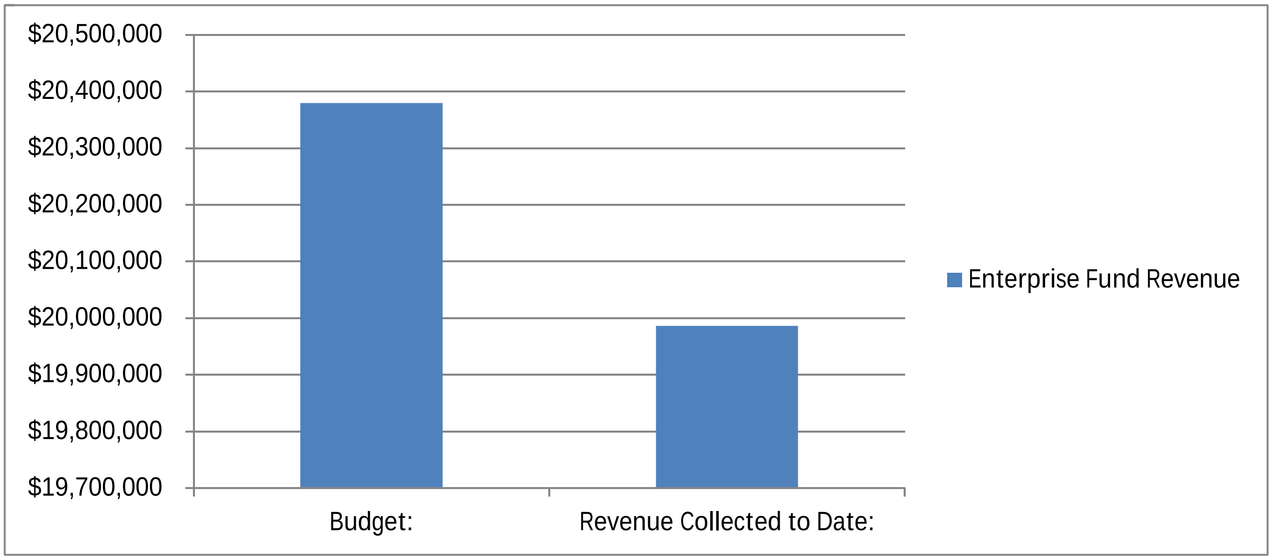
Sub 32/33 - Planning/Zoning/Building: Code Enforecement budgeted for in Building but was changed to Planning - combined, both budgets together are at 88%.

Sub 41 - Streets/Parks/Recreation: Some paved road maintenance will be reclassed to capital.

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	20,379,500
Revenue Collected to Date:	$	19,986,109
Percent of Total Budget Collected:		98%
Percent of Year Completed:		92%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	3,578,500	$	2,868,378	80%	92%
Fund 52 - Wastewater Fund	$	2,400,000	$	2,456,088	102%	92%
Fund 53 - Electrical Fund	$	8,765,000	$	8,847,188	101%	92%
Fund 55 - Gas Fund	$	4,401,000	$	4,657,694	106%	92%
Fund 57 - Solid Waste Fund	$	975,000	$	926,051	95%	92%
Fund 59 - Storm Water Fund	$	260,000	$	230,710	89%	92%

Fund 51 - Water Fund: Less shares sold from CWP than anticipated. June watering yet to come.

Fund 52 - Wastewater Fund:

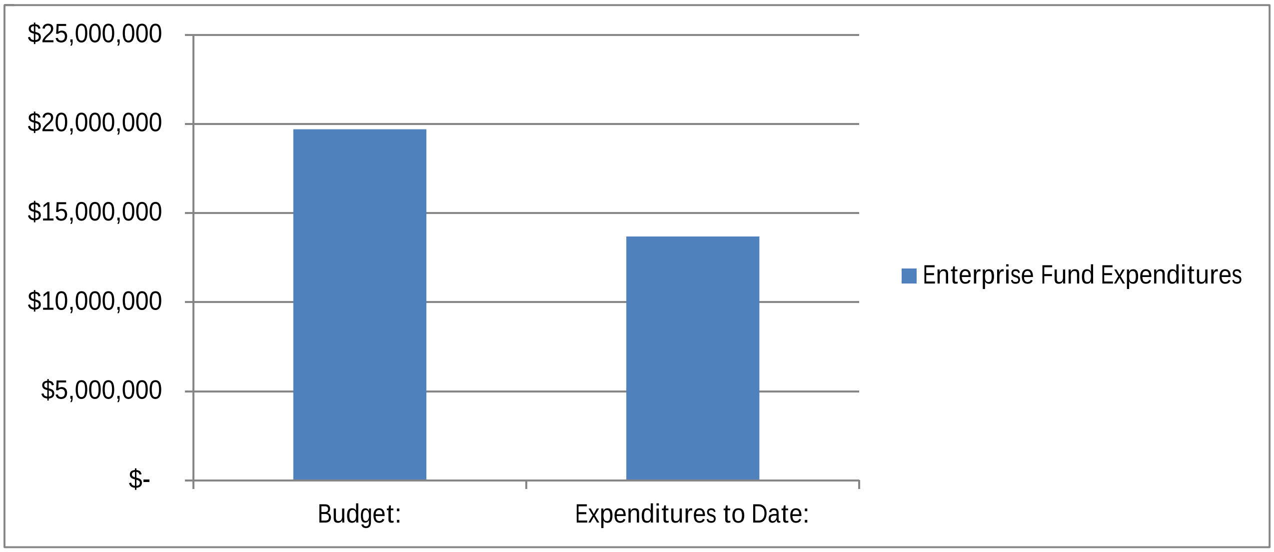
Fund 53 - Electrical Fund: Summer air conditioning bill revenue - will slow down during winter and spring months. Also increased in-house construction & connection fees.

Fund 55 - Gas Fund: Winter heating revenue received - will slow down in warmer months.

Fund 57/59 - Solid Waste/Storm Water Funds: Storm Water rate increase will increase this amt.

Enterprise Fund Expenditures

Budget:	$	19,695,367
Expenditures to Date:	$	13,683,988
Percent of Total Budget Expended:		69%
Percent of Year Completed:		92%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	3,679,453	$	1,803,025	49%	92%
Fund 52 - Wastewater Fund	$	2,230,863	$	2,080,995	93%	92%
Fund 53 - Electrical Fund	$	8,647,008	$	5,464,672	63%	92%
Fund 55 - Gas Fund	$	4,050,736	$	3,365,939	83%	92%
Fund 57 - Solid Waste Fund	$	838,502	$	731,004	87%	92%
Fund 59 - Storm Water Fund	$	248,805	$	238,353	96%	92%

Fund 51 - Water Fund: CWP Shares for FY 2014 not purchased but budgeted for (would bring it to 93%).

Fund 52 - Wastewater Fund: Debt service obligations for FY14 are paid.

Fund 53 - Electrical Fund: Bucket Truck not yet purchased; only debt service interest paid to date - principal to be paid on June 1st.

Fund 55 - Gas Fund: Only debt service interest paid to date - principal due on June 1st.

Fund 57/59 - Solid Waste/Storm Water Funds:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 5/31/14	Restricted Balance as of 5/31/14	Available Balance as of 5/31/14	Projected Available Balance by 6/30/14
Water Impact Fee Fund*	$1,826,278	$1,272,076	$554,201	$607,731
Wastewater Impact Fee Fund**	$539,789	$22,416	$517,373	$535,956
Electric Impact Fee Fund	$1,860,977	$55,652	$1,805,325	$1,838,971
Parks/Trails Impact Fee Fund	$311,788	$194,909	$116,879	$128,933
Public Safety Impact Fee Fund~	$165,481	$147,432	$18,049	$19,201
Stormwater Impact Fee Fund	$134,707	$435	$134,272	$139,701
Transportation Impact Fee Fund^	$143,226	$86,751	$56,475	$91,520

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

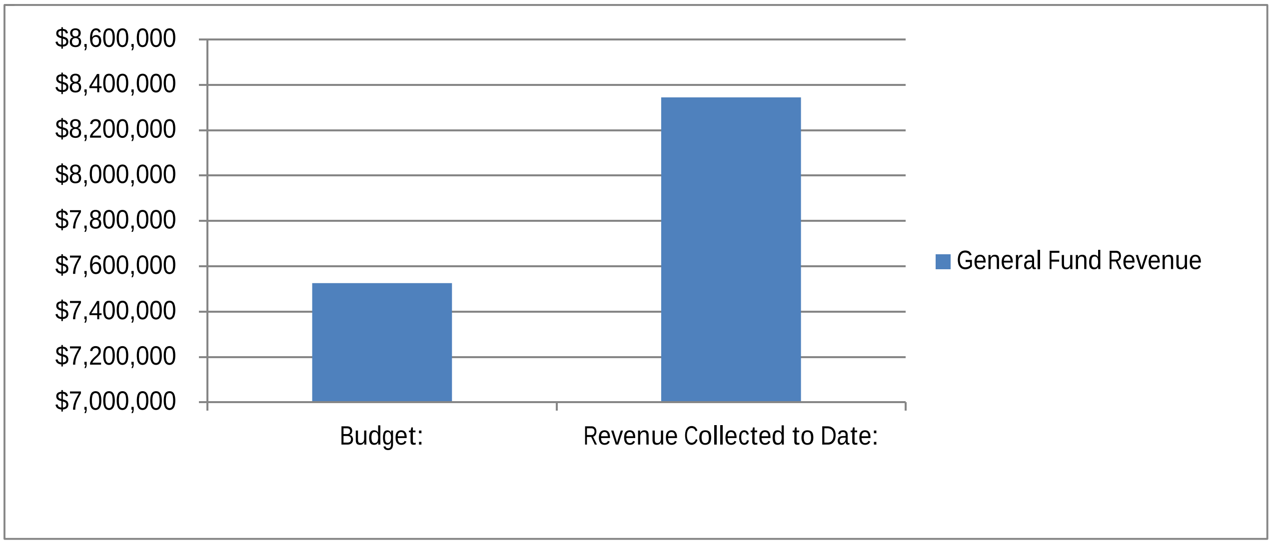
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES

Through June 30, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,525,928
Revenue Collected to Date:	$	8,344,994
Percent of Total Budget Collected:		111%
Percent of Year Completed:		100%



Revenue Analysis

Property Taxes: The year's property tax amount has been collected.

Sales Tax: Came in at $217,000 more than budget.

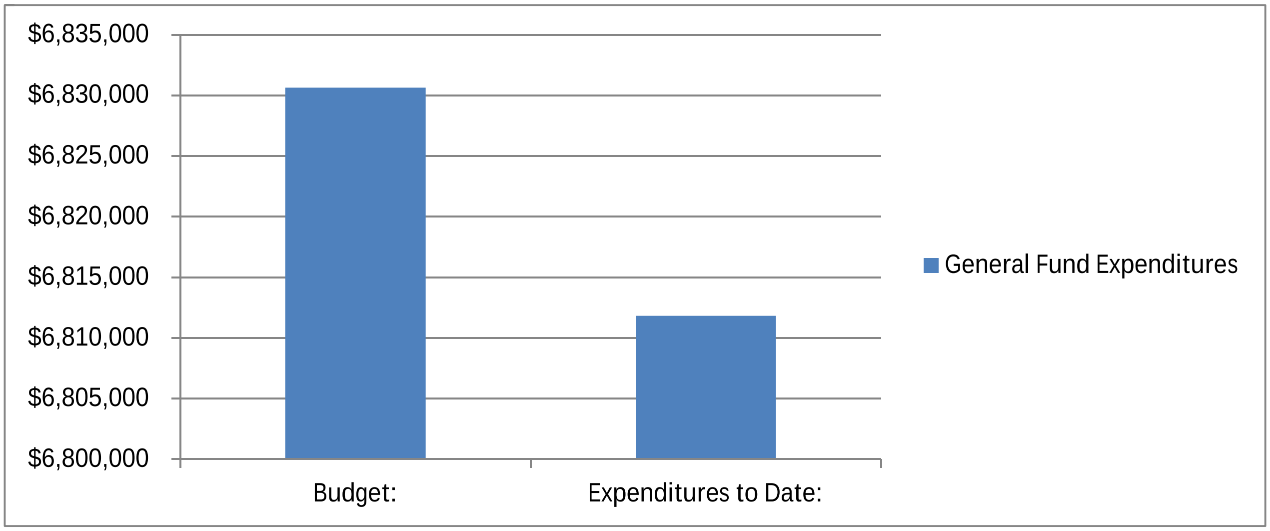
B&C Road Funds: Funds received are $16,178 more than budget.

Transfers: Complete through 4th quarter.

Miscellaneous: Proceeds from Fire Station #2 not yet received ($500,000).

General Fund Expenditures

Budget:	$	6,830,632
Expenditures to Date:	$	6,811,818
Percent of Total Budget Expended:		100%
Percent of Year Completed:		100%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,943,161	$	2,019,260	104%	100%
Sub 18 - Community Services	$	463,721	$	458,037	99%	100%
Sub 19 - Non-Departmental	$	531,325	$	499,517	94%	100%
Sub 21/25 - Public Safety	$	2,157,631	$	1,769,794	82%	100%
Sub 32 - Planning/Zoning	$	282,183	$	305,676	108%	100%
Sub 33 - Building	$	489,325	$	362,413	74%	100%
Sub 41 - Streets/Parks/Recreation	$	1,560,732	$	1,397,121	90%	100%

Sub 11 - General Administration: Some reclassing entries will reduce this amount.

Sub 18 - Community Services:

Sub 19 - Non-Departmental: Insurance & Surety bond expense to be reclassed to Enterprise.

Sub 21/25 - Public Safety: There are still two Utah County invoices to be paid (received on 7/7/14).

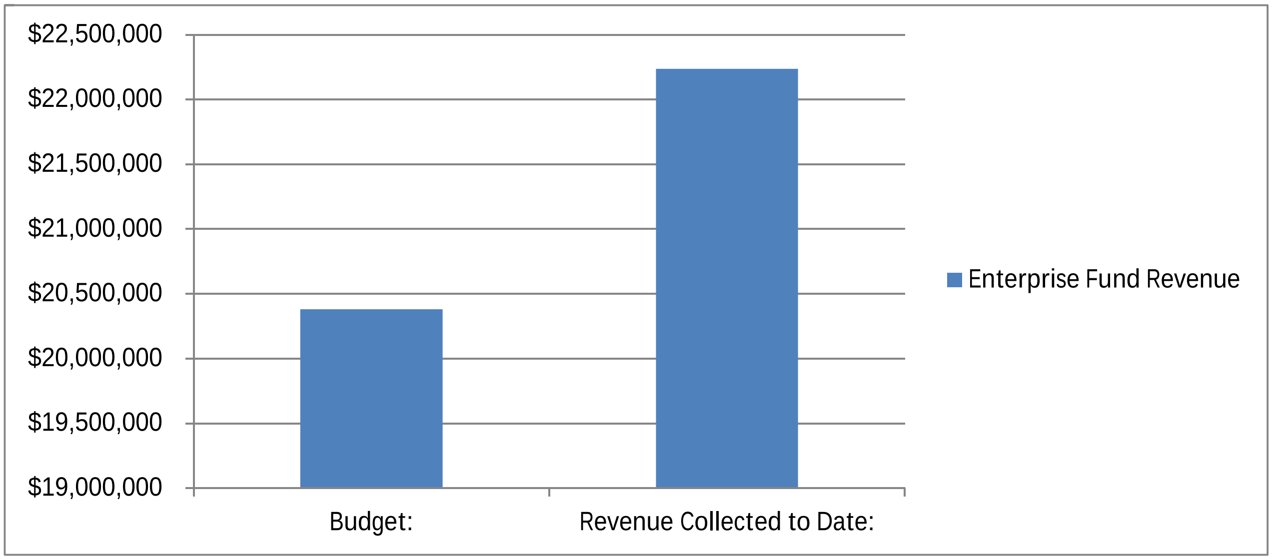
Sub 32/33 - Planning/Zoning/Building: Code Enforecement budgeted for in Building but was changed to Planning - combined, both budgets together are at 87%.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	20,379,500
Revenue Collected to Date:	$	22,236,729
Percent of Total Budget Collected:		109%
Percent of Year Completed:		100%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	3,578,500	$	3,718,085	104%	100%
Fund 52 - Wastewater Fund	$	2,400,000	$	2,686,612	112%	100%
Fund 53 - Electrical Fund	$	8,765,000	$	9,560,532	109%	100%
Fund 55 - Gas Fund	$	4,401,000	$	5,006,136	114%	100%
Fund 57 - Solid Waste Fund	$	975,000	$	1,008,593	103%	100%
Fund 59 - Storm Water Fund	$	260,000	$	256,771	99%	100%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

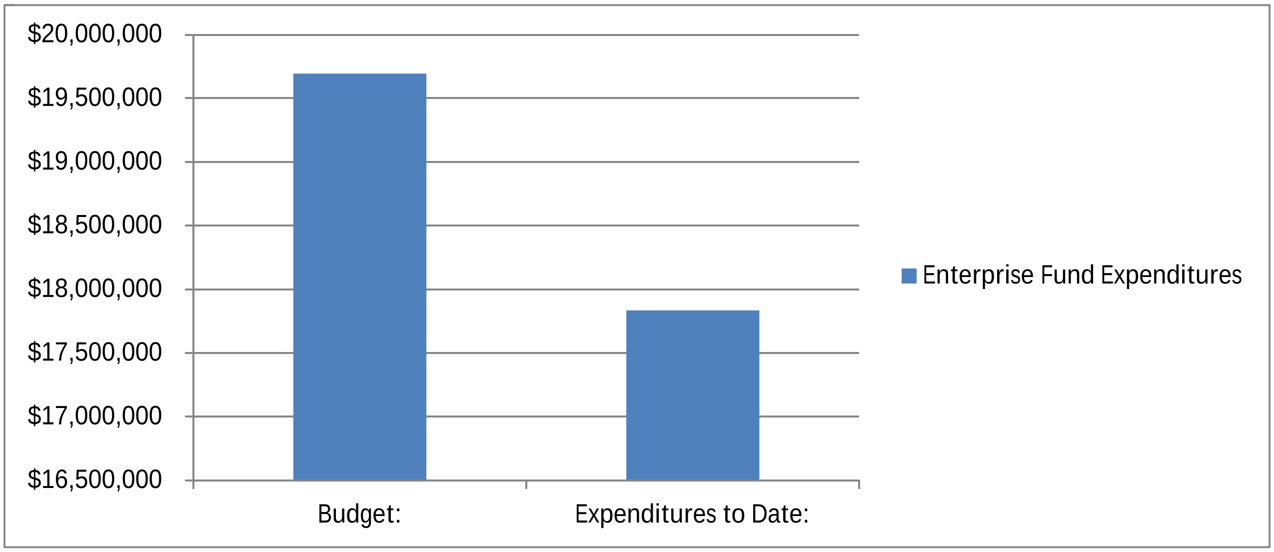
Fund 53 - Electrical Fund: Increased in-house construction & connection fees.

Fund 55 - Gas Fund: Winter heating revenue received - will slow down in warmer months.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	19,695,367
Expenditures to Date:	$	17,835,770
Percent of Total Budget Expended:		91%
Percent of Year Completed:		100%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	3,679,453	$	1,932,653	53%	100%
Fund 52 - Wastewater Fund	$	2,230,863	$	2,230,610	100%	100%
Fund 53 - Electrical Fund	$	8,647,008	$	8,404,070	97%	100%
Fund 55 - Gas Fund	$	4,050,736	$	4,213,036	104%	100%
Fund 57 - Solid Waste Fund	$	838,502	$	803,677	96%	100%
Fund 59 - Storm Water Fund	$	248,805	$	251,725	101%	100%

Fund 51 - Water Fund: CWP Shares for FY 2014 not paid for yet but budgeted for (would bring it to 96%).

Fund 52 - Wastewater Fund: Debt service obligations for FY14 are paid.

Fund 53 - Electrical Fund: Bucket Truck not yet purchased.

Fund 55 - Gas Fund:

Fund 57/59 - Solid Waste/Storm Water Funds:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 6/30/14	Restricted Balance as of 6/30/14	Available Balance as of 6/30/14	Projected Available Balance by 6/30/14
Water Impact Fee Fund*	$1,928,222	$1,292,630	$635,592	$635,592
Wastewater Impact Fee Fund**	$797,516	$217,203	$580,313	$580,313
Electric Impact Fee Fund	$1,837,890	$45,279	$1,792,611	$1,792,611
Parks/Trails Impact Fee Fund	$339,340	$207,449	$131,891	$131,891
Public Safety Impact Fee Fund~	$168,113	$147,432	$20,681	$20,681
Stormwater Impact Fee Fund	$144,688	$0	$144,688	$144,688
Transportation Impact Fee Fund^	$332,063	$201,273	$130,790	$130,790

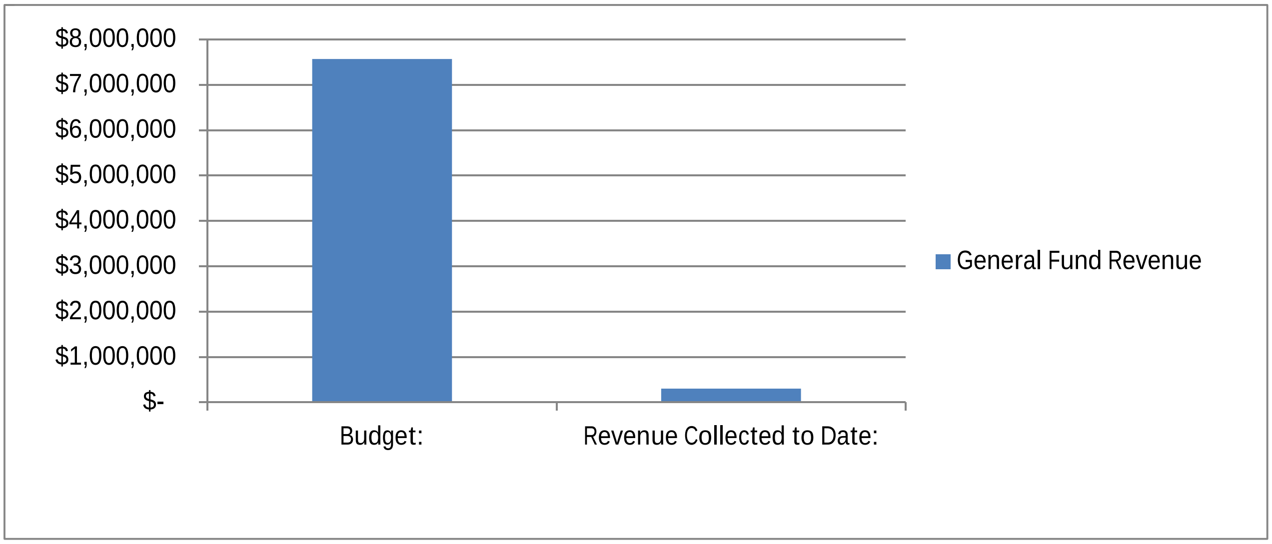
*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through July 30, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,568,483
Revenue Collected to Date:	$	299,684
Percent of Total Budget Collected:		4%
Percent of Year Completed:		8%



Revenue Analysis

Property Taxes: The year's property tax amount will not be collected until December.

Sales Tax: At the time of this report, the month had not closed and no data for July's disbursement was available.

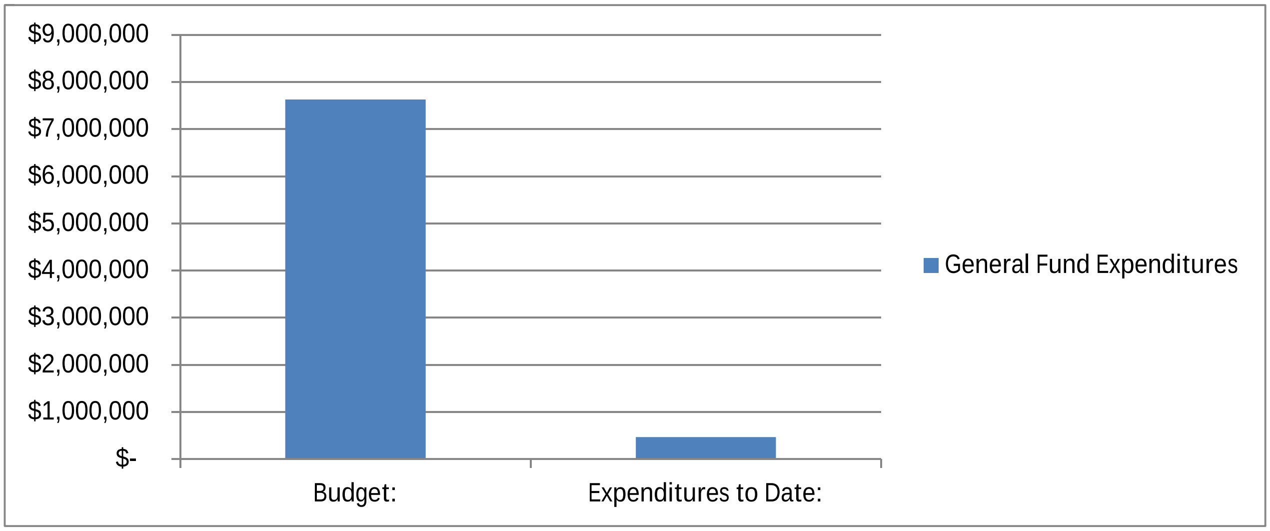
B&C Road Funds: At the time of this report, the month had not closed and no data for July's disbursement was available.

Transfers: 1st quarter transfers will be booked on September 30th.

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	472,289
Percent of Total Budget Expended:		6%
Percent of Year Completed:		8%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	154,547	9%	8%
Sub 18 - Community Services	$	701,696	$	49,078	7%	8%
Sub 19 - Non-Departmental	$	686,379	$	50,638	7%	8%
Sub 21/25 - Public Safety	$	2,220,631	$	72,712	3%	8%
Sub 32 - Planning/Zoning	$	369,179	$	40,850	11%	8%
Sub 33 - Building	$	499,176	$	43,583	9%	8%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	60,881	4%	8%

Sub 11 - General Administration: Engineering overtime is up.

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Animal control and dispatch invoices received, but not Utah County Sheriff invoice.

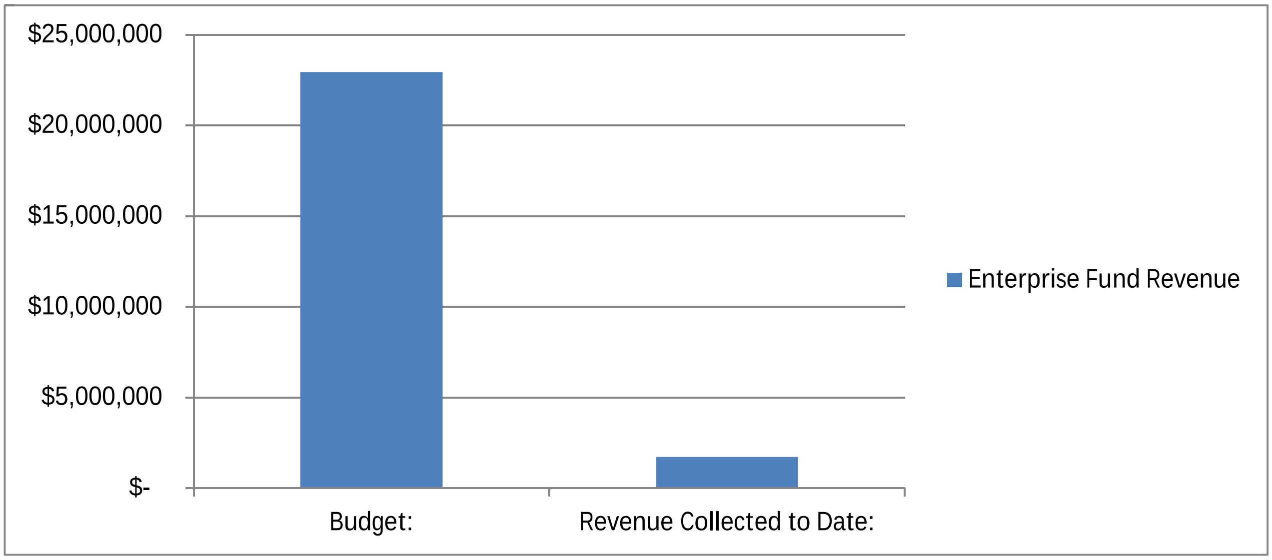
Sub 32/33 - Planning/Zoning/Building: Building costs are up with higher than budgeted growth.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	1,714,136
Percent of Total Budget Collected:		7%
Percent of Year Completed:		8%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	309,749	8%	8%
Fund 52 - Wastewater Fund	$	3,216,850	$	231,440	7%	8%
Fund 53 - Electrical Fund	$	9,595,000	$	780,760	8%	8%
Fund 55 - Gas Fund	$	4,747,500	$	283,688	6%	8%
Fund 57 - Solid Waste Fund	$	965,000	$	82,294	9%	8%
Fund 59 - Storm Water Fund	$	330,000	$	26,205	8%	8%

Fund 51 - Water Fund:

Fund 52 - Wastewater Fund:

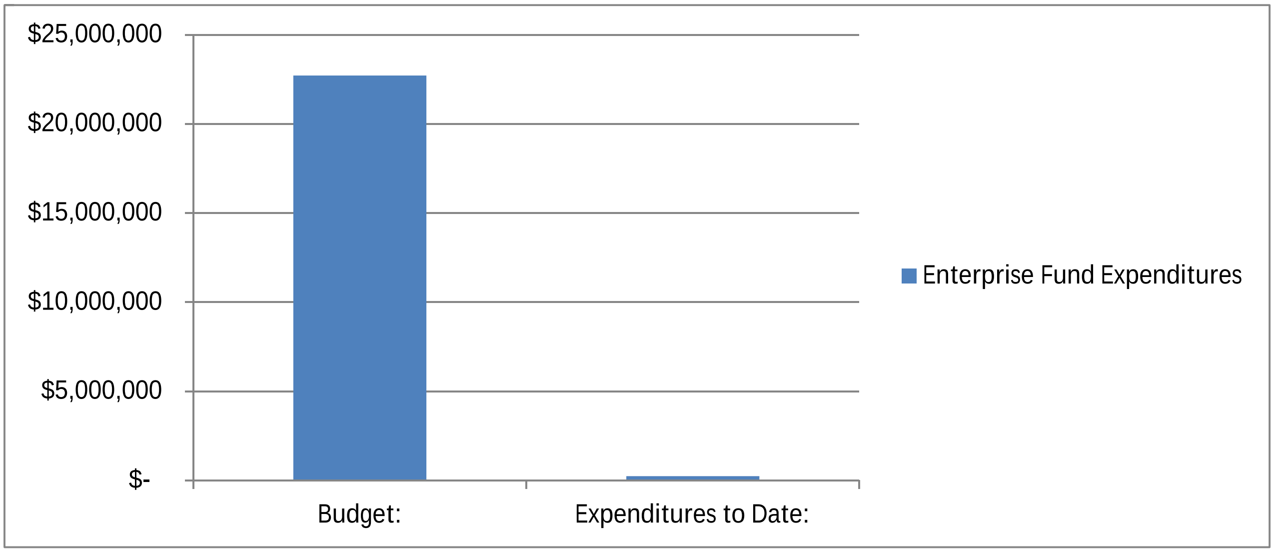
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund:

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	243,013
Percent of Total Budget Expended:		1%
Percent of Year Completed:		8%



Expense Analysis

	Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,082,224	$	45,786	1%	8%
Fund 52 - Wastewater Fund	$ 3,216,850	$	44,795	1%	8%
Fund 53 - Electrical Fund	$ 9,528,010	$	75,840	1%	8%
Fund 55 - Gas Fund	$ 4,552,444	$	59,470	1%	8%
Fund 57 - Solid Waste Fund	$ 943,961	$	1,133	0%	8%
Fund 59 - Storm Water Fund	$ 391,205	$	15,989	4%	8%

Fund 51 - Water Fund: CWP Shares for FY 2015, debt service and 1st quarter transfers not expended at this point.

Fund 52 - Wastewater Fund: Debt service obligations and 1st quarter transfers not expended at this point.

Fund 53 - Electrical Fund: Debt service obligations and 1st quarter transfers not expended at this point.

Fund 55 - Gas Fund: Debt service obligations and 1st quarter transfers not expended at this point.

Fund 57/59 - Solid Waste/Storm Water Funds: Ace invoice not booked as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 7/30/14	Restricted Balance as of 7/30/14	Available Balance as of 7/30/14	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,016,120	$1,313,841	$702,279	
Wastewater Impact Fee Fund**	$835,883	$221,010	$614,873	
Electric Impact Fee Fund	$1,867,966	$2,128	$1,865,838	
Parks/Trails Impact Fee Fund	$358,036	$211,629	$146,407	
Public Safety Impact Fee Fund~	$169,947	$147,432	$22,515	
Stormwater Impact Fee Fund	$151,587	$0	$151,587	
Transportation Impact Fee Fund^	$331,000	$209,817	$121,183	

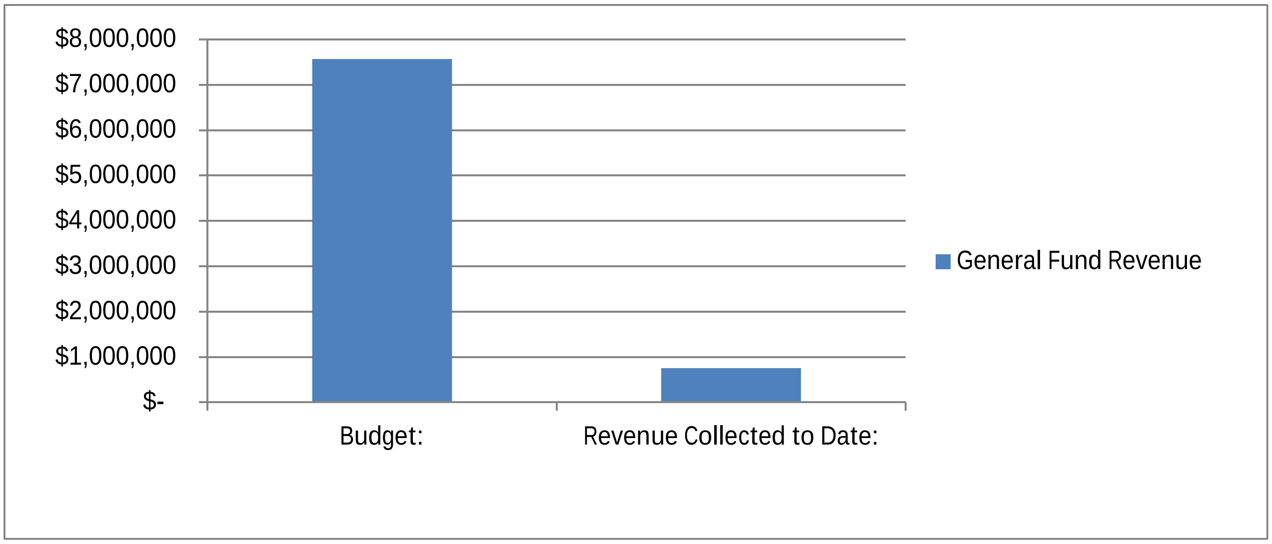
*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through August 28, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,568,483
Revenue Collected to Date:	$	755,677
Percent of Total Budget Collected:		10%
Percent of Year Completed:		17%



Revenue Analysis

Property Taxes: The year's property tax amount will not be collected until December.

Sales Tax: At the time of this report, the month had not closed and no data for August's disbursement was available.

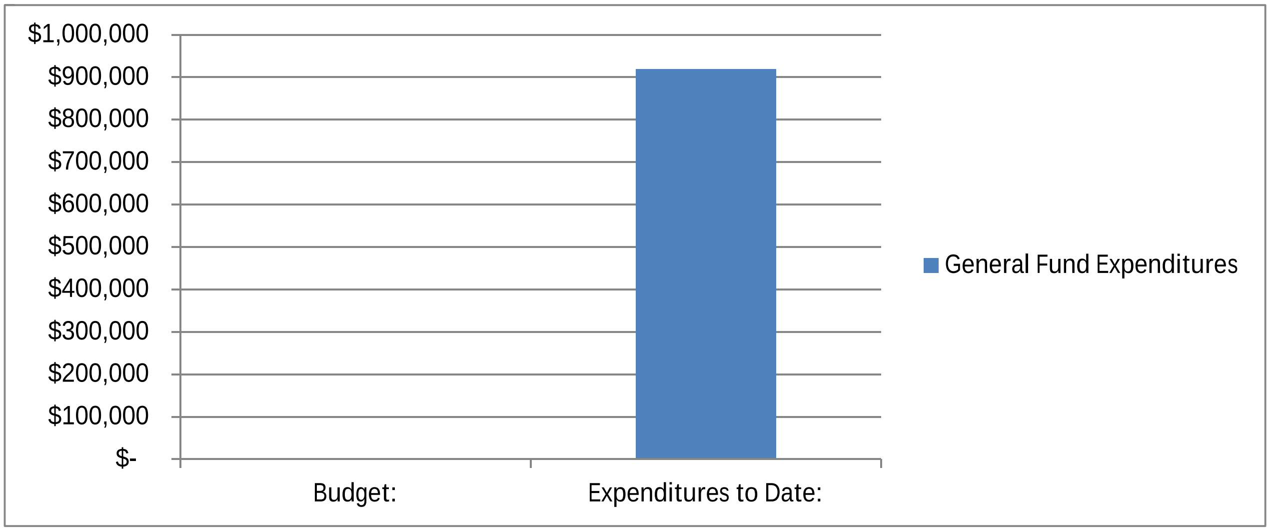
B&C Road Funds: At the time of this report, the month had not closed and no data for August's disbursement was available.

Transfers: 1st quarter transfers will be booked at the end of September.

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:		#VALUE!
Expenditures to Date:	$	919,113
Percent of Total Budget Expended:		#VALUE!
Percent of Year Completed:		17%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	285,953	17%	17%
Sub 18 - Community Services	$	701,696	$	93,829	13%	17%
Sub 19 - Non-Departmental	$	686,379	$	96,651	14%	17%
Sub 21/25 - Public Safety	$	2,220,631	$	98,635	4%	17%
Sub 32 - Planning/Zoning	$	369,179	$	70,391	19%	17%
Sub 33 - Building	$	499,176	$	75,990	15%	17%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	197,664	14%	17%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Animal control and dispatch invoices received, but not the Utah County Sheriff invoice for July or August.

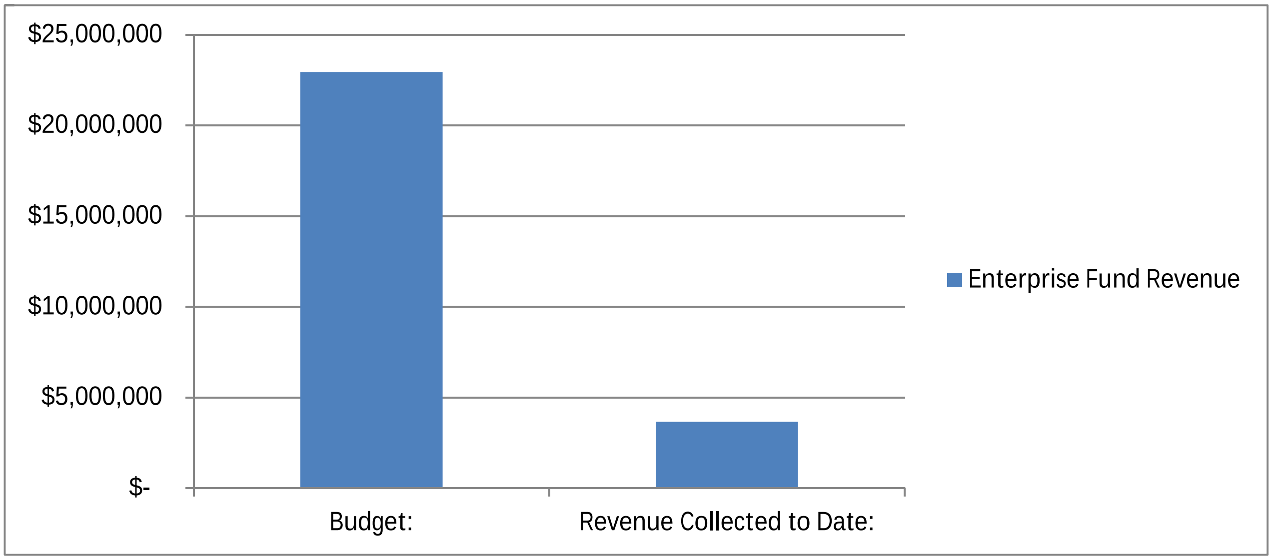
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	3,651,389
Percent of Total Budget Collected:		16%
Percent of Year Completed:		17%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	632,992	15%	17%
Fund 52 - Wastewater Fund	$	3,216,850	$	478,091	15%	17%
Fund 53 - Electrical Fund	$	9,595,000	$	1,800,602	19%	17%
Fund 55 - Gas Fund	$	4,747,500	$	522,039	11%	17%
Fund 57 - Solid Waste Fund	$	965,000	$	164,986	17%	17%
Fund 59 - Storm Water Fund	$	330,000	$	52,679	16%	17%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year.

Fund 52 - Wastewater Fund: WW Impact Fee transfer will be done later in the year.

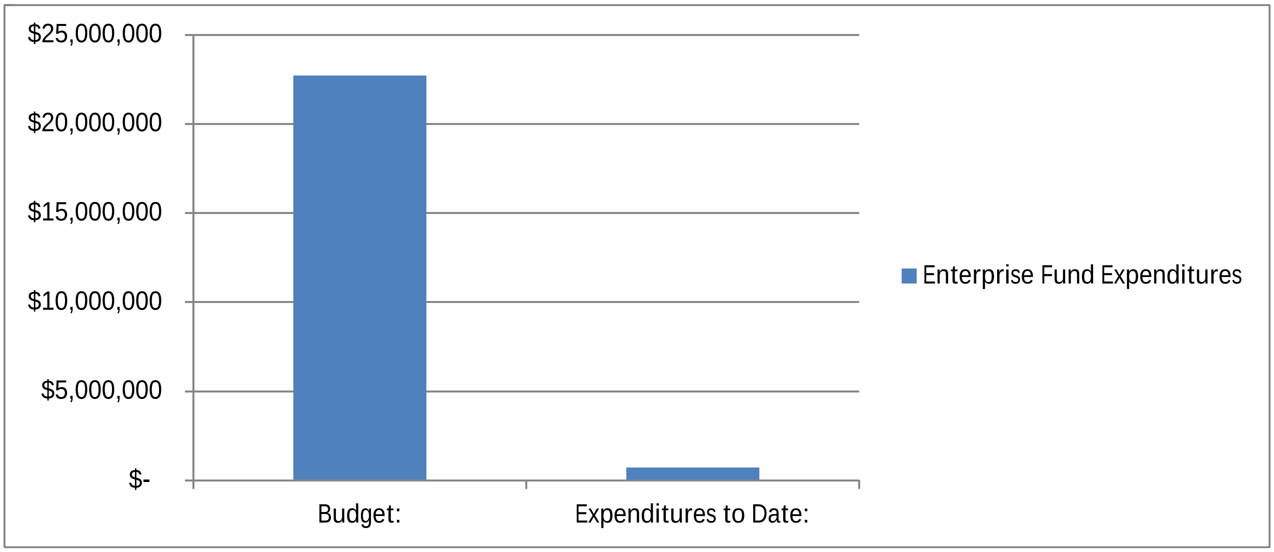
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	723,686
Percent of Total Budget Expended:		3%
Percent of Year Completed:		17%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	100,968	2%	17%
Fund 52 - Wastewater Fund	$	3,216,850	$	163,824	5%	17%
Fund 53 - Electrical Fund	$	9,528,010	$	148,205	2%	17%
Fund 55 - Gas Fund	$	4,552,444	$	207,284	5%	17%
Fund 57 - Solid Waste Fund	$	943,961	$	70,872	8%	17%
Fund 59 - Storm Water Fund	$	391,205	$	32,533	8%	17%

Fund 51 - Water Fund: CWP Shares for FY 2015, debt service and 1st quarter transfers not expended to date.

Fund 52 - Wastewater Fund: Debt service obligations and 1st quarter transfers not expended to date.

Fund 53 - Electrical Fund: Debt service obligations and 1st quarter transfers not expended to date.

Fund 55 - Gas Fund: Debt service obligations and 1st quarter transfers not expended to date.

Fund 57/59 - Solid Waste/Storm Water Funds: August Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 8/28/14	Restricted Balance as of 8/28/14	Available Balance as of 8/28/14	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,069,796	$1,313,841	$755,955	$1,292,709
Wastewater Impact Fee Fund**	$870,859	$196,191	$674,668	$1,024,428
Electric Impact Fee Fund	$1,887,752	$2,128	$1,885,624	$2,083,484
Parks/Trails Impact Fee Fund	$369,844	$211,629	$158,215	$276,295
Public Safety Impact Fee Fund~	$171,075	$147,432	$23,643	$34,923
Stormwater Impact Fee Fund	$154,961	$0	$154,961	$188,701
Transportation Impact Fee Fund^	$358,620	$209,817	$148,803	$425,003

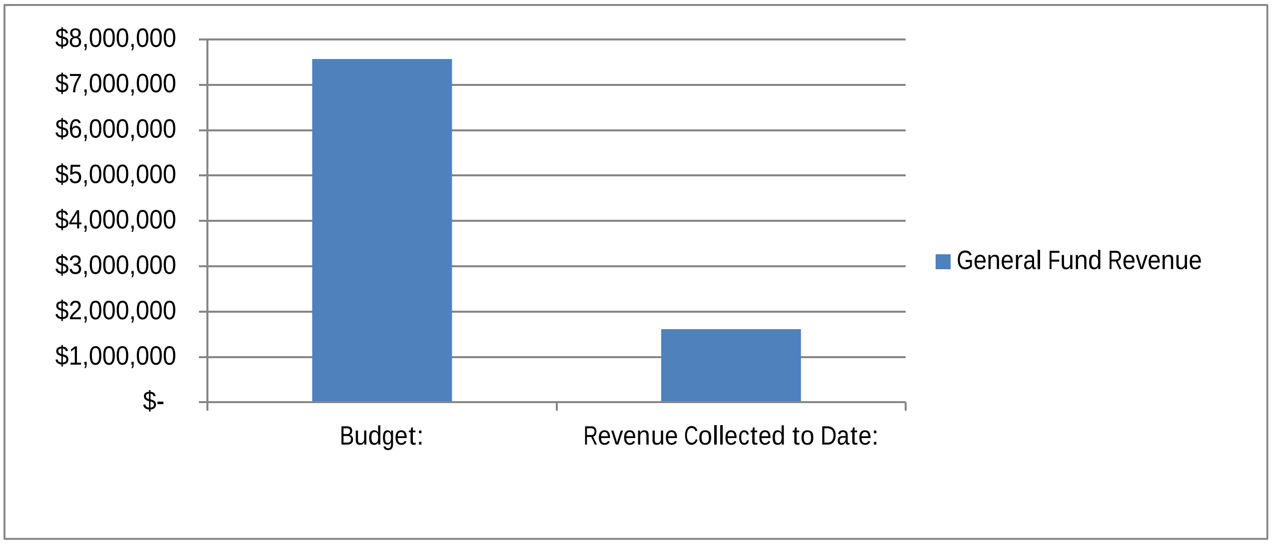
*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment service.
~The restricted amount represents the approximate reimbursement to the General Fund for Fire Station #2 that will be done in Fiscal Year 2014.
^All amounts shown for the Transportation Impact Fee Fund include a reimbursement from the General Fund for Fiscal Year 2013 Road Bond payment.

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through September 30, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,568,483
Revenue Collected to Date:	$	1,610,893
Percent of Total Budget Collected:		21%
Percent of Year Completed:		25%



Revenue Analysis

Property Taxes: The year's property tax amount will not be collected until December.

Sales Tax: At the time of this report, the month had not closed and no data for September's disbursement was available.

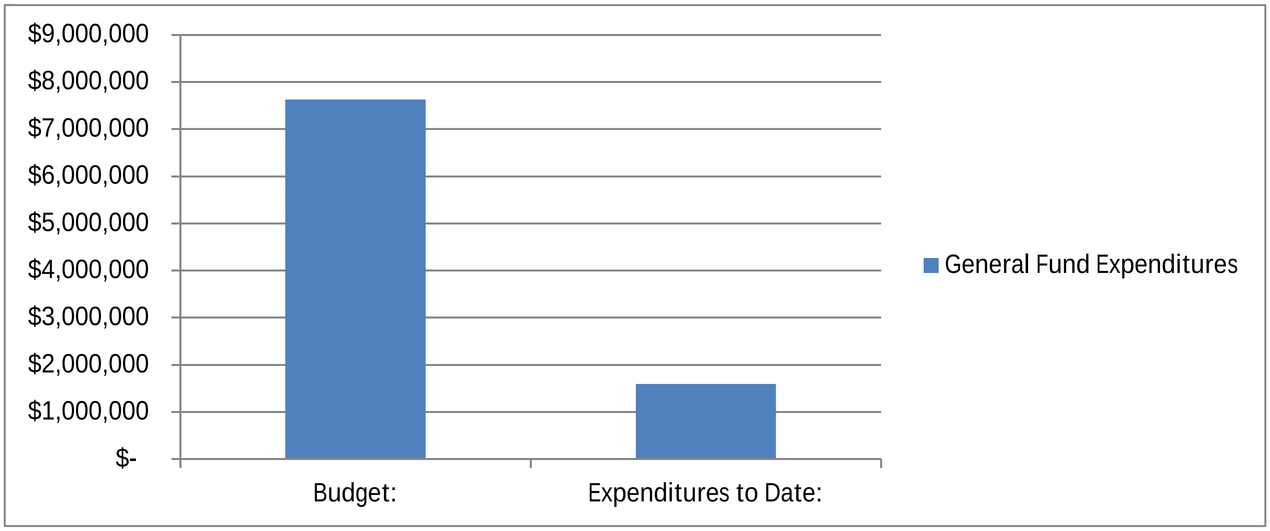
B&C Road Funds: At the time of this report, the month had not closed and no data for September's disbursement was available.

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	1,595,884
Percent of Total Budget Expended:		21%
Percent of Year Completed:		25%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	343,378	20%	25%
Sub 18 - Community Services	$	701,696	$	178,470	25%	25%
Sub 19 - Non-Departmental	$	686,379	$	157,318	23%	25%
Sub 21/25 - Public Safety	$	2,220,631	$	421,353	19%	25%
Sub 32 - Planning/Zoning	$	369,179	$	99,725	27%	25%
Sub 33 - Building	$	499,176	$	107,711	22%	25%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	287,929	20%	25%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Animal control and dispatch invoices received, but not the Utah County Sheriff invoice for September.

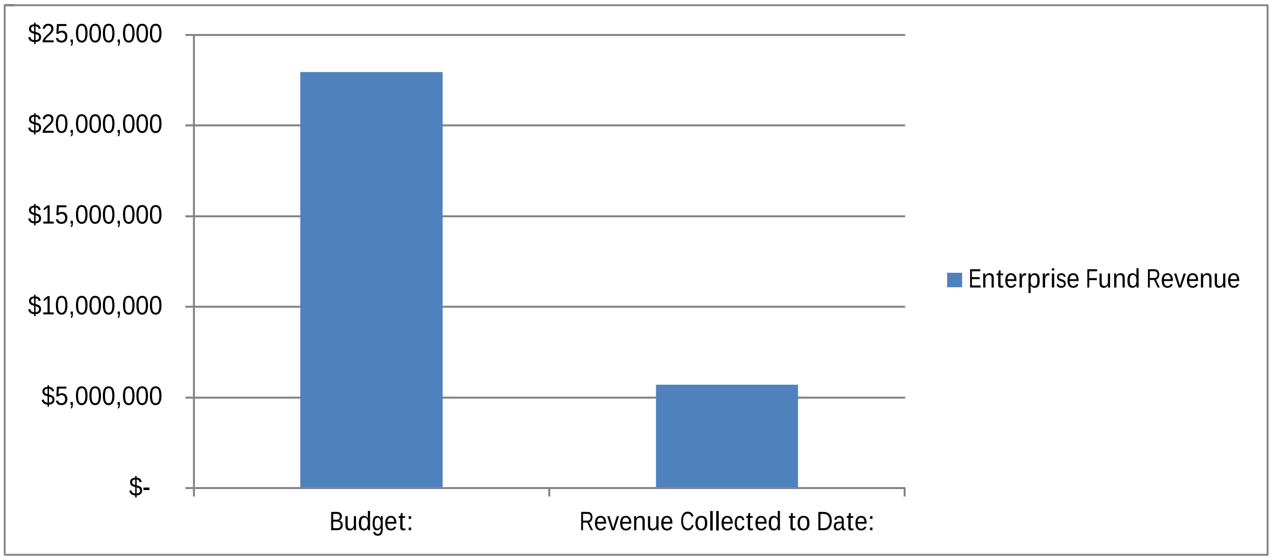
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	5,693,630
Percent of Total Budget Collected:		25%
Percent of Year Completed:		25%



Revenue Analysis

		Budget		To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	999,558	24%	25%
Fund 52 - Wastewater Fund	$	3,216,850	$	723,512	22%	25%
Fund 53 - Electrical Fund	$	9,595,000	$	2,887,321	30%	25%
Fund 55 - Gas Fund	$	4,747,500	$	755,183	16%	25%
Fund 57 - Solid Waste Fund	$	965,000	$	248,847	26%	25%
Fund 59 - Storm Water Fund	$	330,000	$	79,209	24%	25%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; no water shares sold yet.

Fund 52 - Wastewater Fund: WW Impact Fee transfer will be done later in the year.

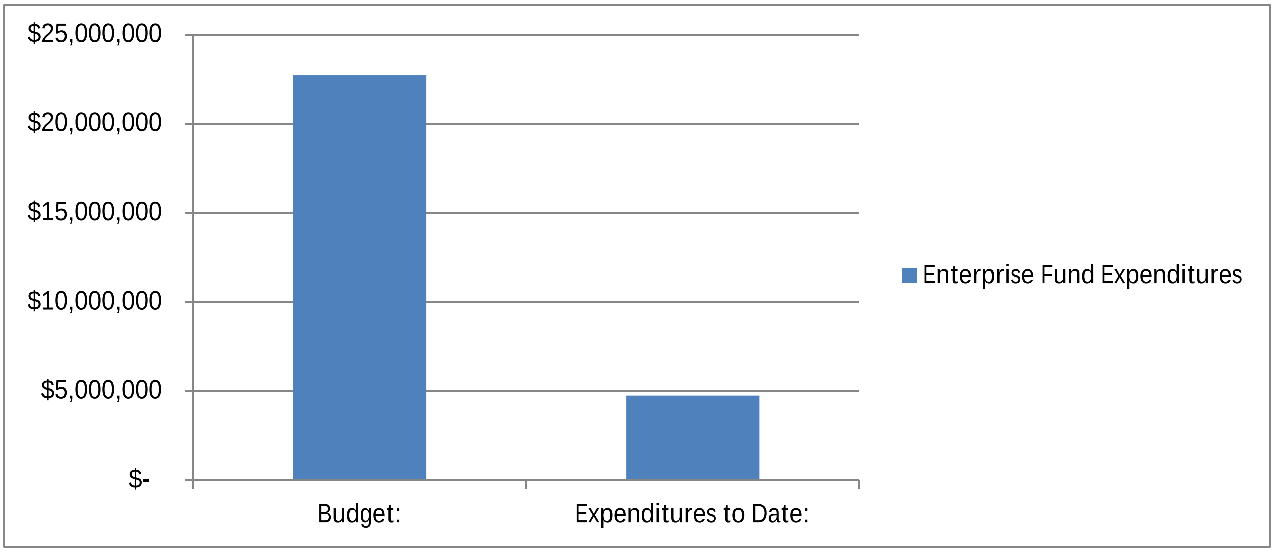
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	4,741,583
Percent of Total Budget Expended:		21%
Percent of Year Completed:		25%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	1,828,693	45%	25%
Fund 52 - Wastewater Fund	$	3,216,850	$	335,764	10%	25%
Fund 53 - Electrical Fund	$	9,528,010	$	1,953,971	21%	25%
Fund 55 - Gas Fund	$	4,552,444	$	432,019	9%	25%
Fund 57 - Solid Waste Fund	$	943,961	$	140,583	15%	25%
Fund 59 - Storm Water Fund	$	391,205	$	50,553	13%	25%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations will increase this amount.
to date.

Fund 53 - Electrical Fund: Debt service obligations will increase this.

Fund 55 - Gas Fund: Debt service obligations will increase this/witner heating season will increase costs.

Fund 57/59 - Solid Waste/Storm Water Funds: September Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 9/30/14	Restricted Balance as of 9/30/14	Available Balance as of 9/30/14	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$1,855,360	$1,341,018	$514,342	$1,087,288
Wastewater Impact Fee Fund**	$855,277	$224,284	$630,993	$878,727
Electric Impact Fee Fund	$1,900,018	$4,256	$1,895,762	$2,020,018
Parks/Trails Impact Fee Fund	$378,208	$216,139	$162,069	$278,673
Public Safety Impact Fee Fund	$24,442	$0	$24,442	$35,722
Stormwater Impact Fee Fund	$158,619	$0	$158,619	$200,187
Transportation Impact Fee Fund	$252,466	$119,257	$133,209	$401,043

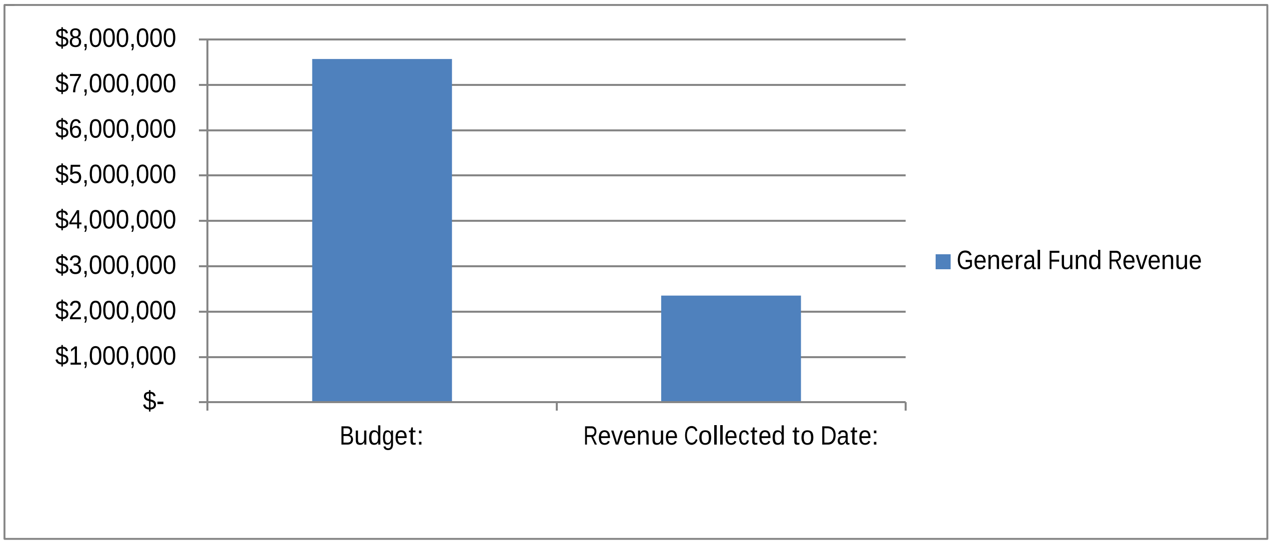
*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through October 31, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,568,483
Revenue Collected to Date:	$	2,349,859
Percent of Total Budget Collected:		31%
Percent of Year Completed:		33%



Revenue Analysis

Property Taxes: The year's property tax amount will not be collected until December.

Sales Tax:

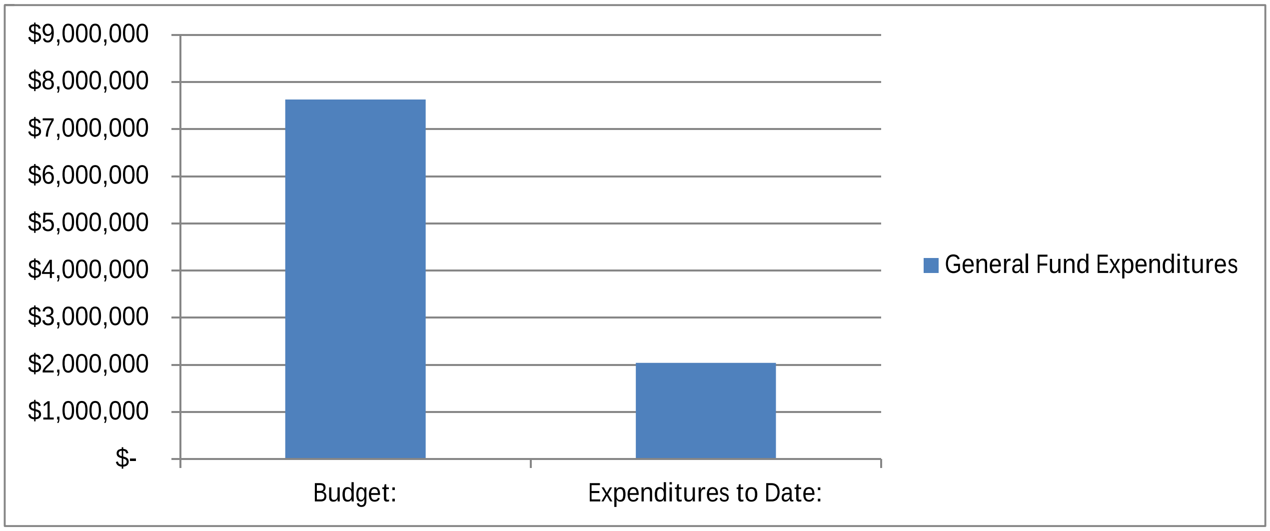
B&C Road Funds:

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	2,043,157
Percent of Total Budget Expended:		27%
Percent of Year Completed:		33%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	573,690	34%	33%
Sub 18 - Community Services	$	701,696	$	201,553	29%	33%
Sub 19 - Non-Departmental	$	686,379	$	220,293	32%	33%
Sub 21/25 - Public Safety	$	2,220,631	$	439,766	20%	33%
Sub 32 - Planning/Zoning	$	369,179	$	129,843	35%	33%
Sub 33 - Building	$	499,176	$	139,130	28%	33%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	338,882	23%	33%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Animal control and dispatch invoices received irregularly.

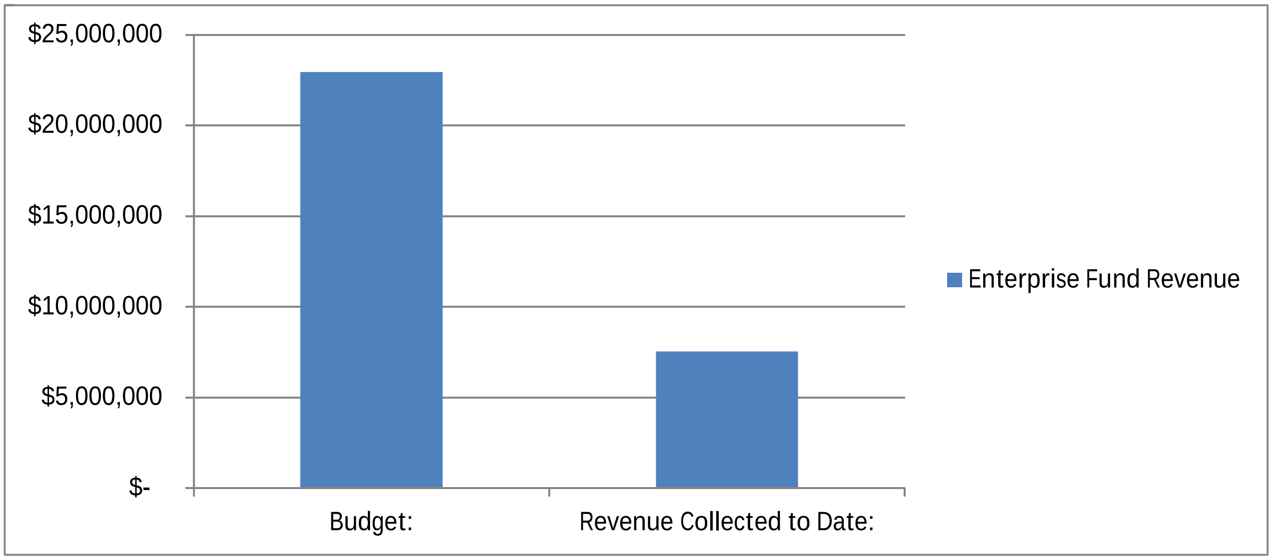
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	7,528,169
Percent of Total Budget Collected:		33%
Percent of Year Completed:		33%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	$ 4,098,550	$ 1,282,282	31%	33%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 1,071,491	33%	33%
Fund 53 - Electrical Fund	$ 9,595,000	$ 3,641,579	38%	33%
Fund 55 - Gas Fund	$ 4,747,500	$ 1,093,834	23%	33%
Fund 57 - Solid Waste Fund	$ 965,000	$ 333,077	35%	33%
Fund 59 - Storm Water Fund	$ 330,000	$ 105,906	32%	33%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; no water shares sold yet.

Fund 52 - Wastewater Fund:

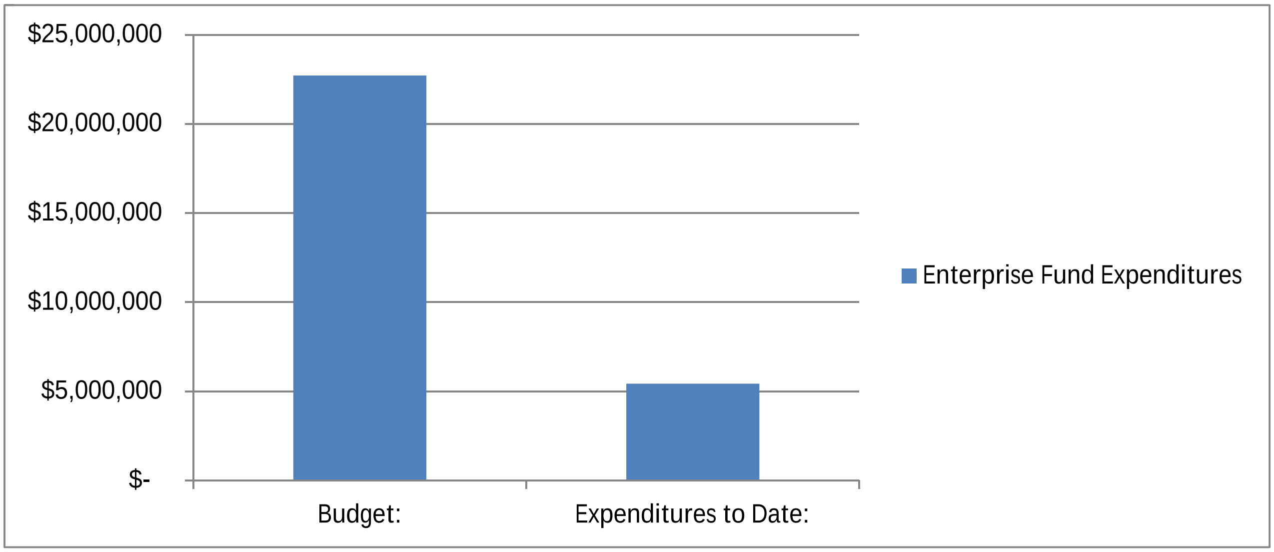
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	5,427,437
Percent of Total Budget Expended:		24%
Percent of Year Completed:		33%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	1,753,217	43%	33%
Fund 52 - Wastewater Fund	$	3,216,850	$	385,894	12%	33%
Fund 53 - Electrical Fund	$	9,528,010	$	2,489,820	26%	33%
Fund 55 - Gas Fund	$	4,552,444	$	514,408	11%	33%
Fund 57 - Solid Waste Fund	$	943,961	$	213,126	23%	33%
Fund 59 - Storm Water Fund	$	391,205	$	70,972	18%	33%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations will increase this amount.
to date.

Fund 53 - Electrical Fund: Debt service obligations will increase this.

Fund 55 - Gas Fund: Debt service obligations will increase this/witner heating season will increase costs.

Fund 57/59 - Solid Waste/Storm Water Funds: October Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 10/31/14	Restricted Balance as of 10/31/14	Available Balance as of 10/31/14	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,009,097	$1,405,499	$603,598	$1,292,808
Wastewater Impact Fee Fund**	$689,819	$8,107	$681,712	$907,378
Electric Impact Fee Fund	$1,937,378	$7,410	$1,929,968	$2,054,328
Parks/Trails Impact Fee Fund	$394,936	$219,879	$175,057	$286,249
Public Safety Impact Fee Fund	$26,040	$0	$26,040	$36,756
Stormwater Impact Fee Fund	$169,690	$957	$168,733	$219,521
Transportation Impact Fee Fund	$265,239	$138,661	$126,578	$386,134

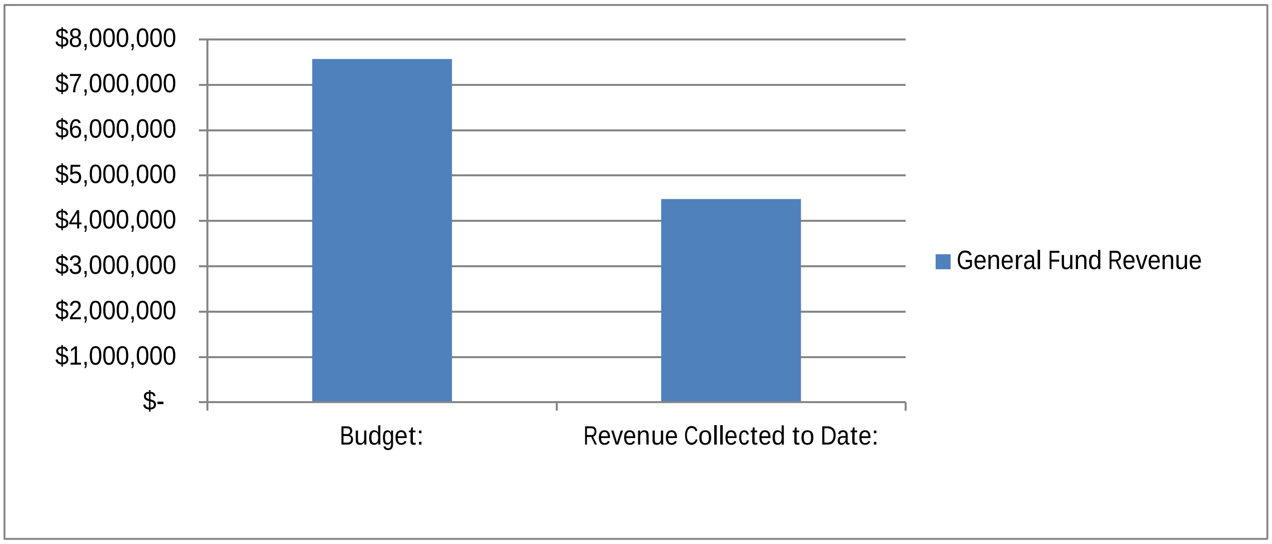
*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.
**Includes $193,000 for bond payment

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through December 31, 2014

GENERAL FUND

General Fund Revenues

Budget:	$	7,568,483
Revenue Collected to Date:	$	4,480,034
Percent of Total Budget Collected:		59%
Percent of Year Completed:		50%



Revenue Analysis

Property Taxes: 75% of budgeted property tax has been collected and booked.

Sales Tax:

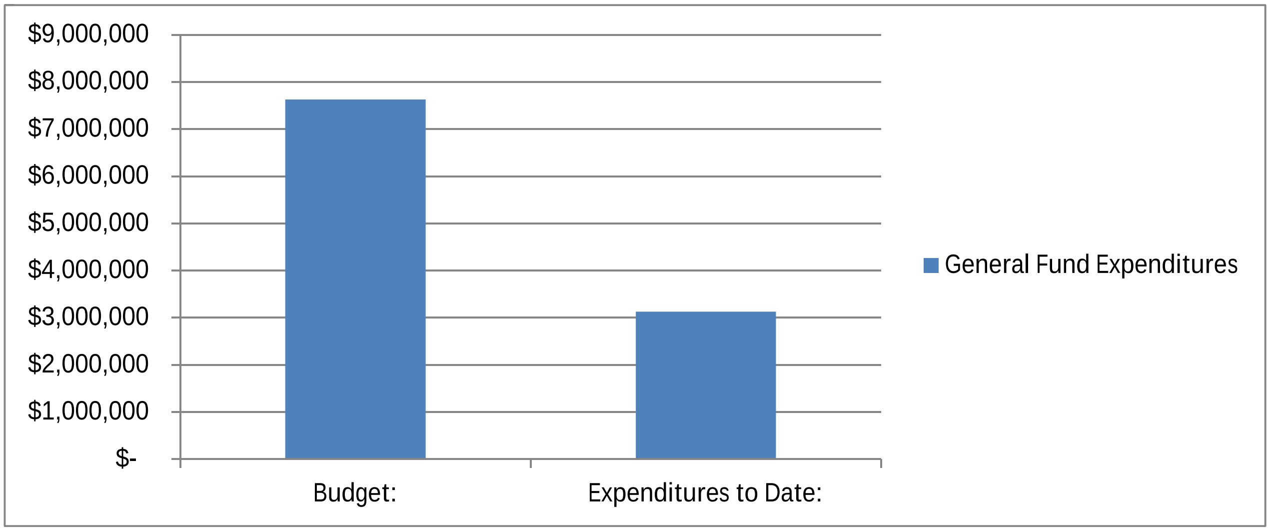
B&C Road Funds:

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	3,126,708
Percent of Total Budget Expended:		41%
Percent of Year Completed:		50%



Expense Analysis

	Budget		To Date		% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	897,219	53%	50%
Sub 18 - Community Services	$	701,696	$	298,179	42%	50%
Sub 19 - Non-Departmental	$	686,379	$	326,000	47%	50%
Sub 21/25 - Public Safety	$	2,220,631	$	458,729	21%	50%
Sub 32 - Planning/Zoning	$	369,179	$	207,519	56%	50%
Sub 33 - Building	$	499,176	$	233,538	47%	50%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	705,524	48%	50%

Sub 11 - General Administration: Engineering professional & technical costs fully expended.

Sub 18 - Community Services: City celebration costs will be later in the year.

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Animal control and dispatch invoices received irregularly.

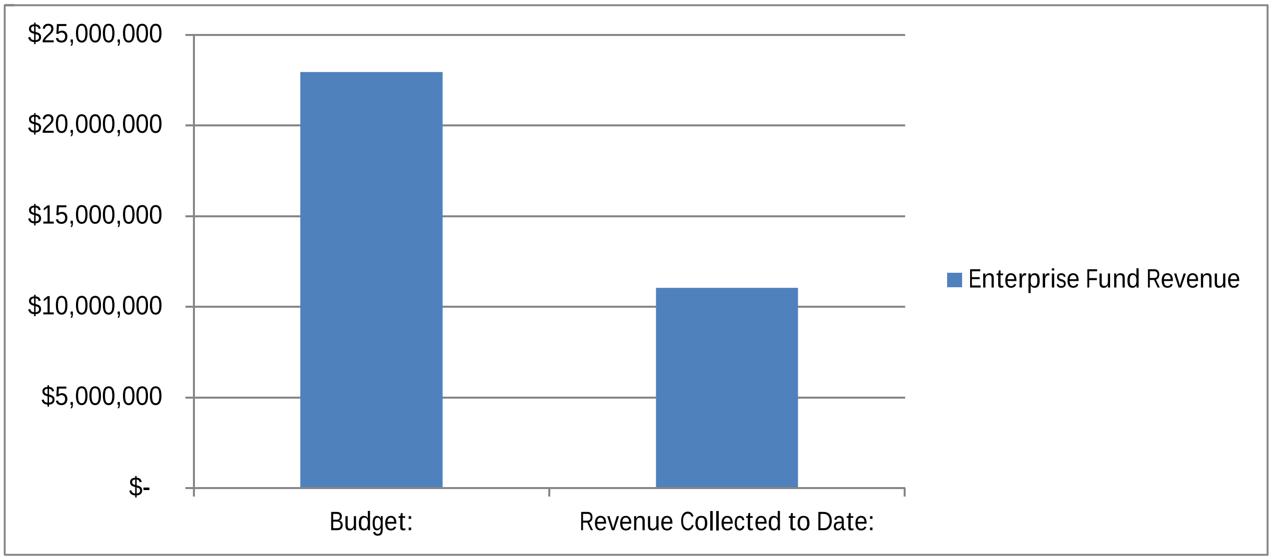
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	11,042,674
Percent of Total Budget Collected:		48%
Percent of Year Completed:		50%



Revenue Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	1,719,598	42%	50%
Fund 52 - Wastewater Fund	$	3,216,850	$	1,576,069	49%	50%
Fund 53 - Electrical Fund	$	9,595,000	$	5,198,454	54%	50%
Fund 55 - Gas Fund	$	4,747,500	$	1,886,263	40%	50%
Fund 57 - Solid Waste Fund	$	965,000	$	502,789	52%	50%
Fund 59 - Storm Water Fund	$	330,000	$	159,501	48%	50%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold.

Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

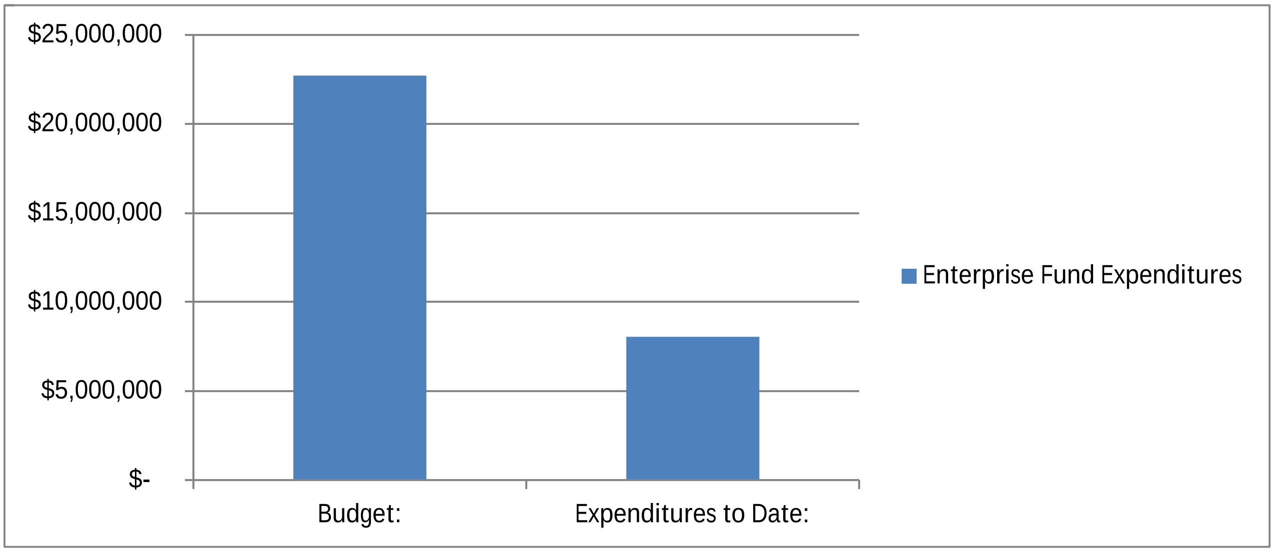
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	8,052,677
Percent of Total Budget Expended:		35%
Percent of Year Completed:		50%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	2,228,894	55%	50%
Fund 52 - Wastewater Fund	$	3,216,850	$	938,370	29%	50%
Fund 53 - Electrical Fund	$	9,528,010	$	3,042,874	32%	50%
Fund 55 - Gas Fund	$	4,552,444	$	1,281,239	28%	50%
Fund 57 - Solid Waste Fund	$	943,961	$	390,737	41%	50%
Fund 59 - Storm Water Fund	$	391,205	$	170,563	44%	50%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations will increase this amount.

Fund 53 - Electrical Fund: Debt service obligations will increase this amount.

Fund 55 - Gas Fund: Debt service obligations will increase this/witner heating season will increase costs.

Fund 57/59 - Solid Waste/Storm Water Funds: December Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 12/31/14	Restricted Balance as of 12/31/14	Available Balance as of 12/31/14	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,297,147	$2,137,059	$160,088	$1,024,238
Wastewater Impact Fee Fund	$725,279	$603,825	$121,454	$227,834
Electric Impact Fee Fund	$2,000,030	$13,037	$1,986,993	$2,049,645
Parks/Trails Impact Fee Fund	$425,342	$157,178	$268,164	$359,382
Public Safety Impact Fee Fund	$28,944	$0	$28,944	$37,656
Stormwater Impact Fee Fund	$185,345	$1,305	$184,040	$231,005
Transportation Impact Fee Fund	$337,619	$173,067	$164,552	$381,692

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

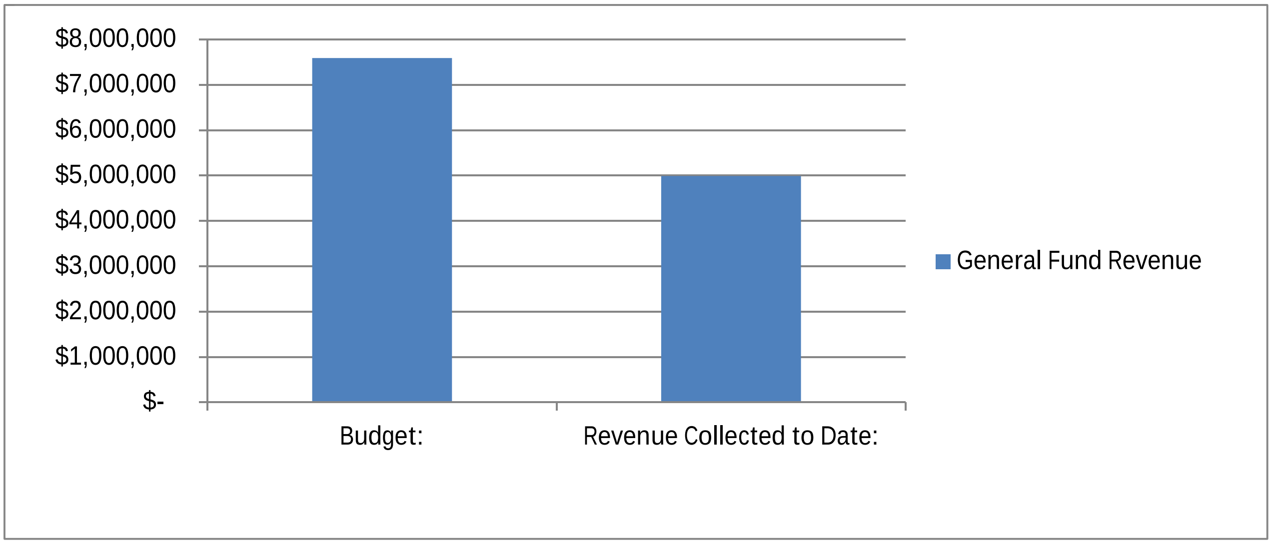
Midvalley Park Improvements
Paving Equipment
Road Maintenance Projects
Master Irrigation
Central Control Upgrade
Westview Heights Park
Eagle Gate Park ½ Match
Eagle Park Entrance
Trail from Plum Creek to Smith Ranch
Security Cameras

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through February 25, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	4,991,580
Percent of Total Budget Collected:		66%
Percent of Year Completed:		58%



Revenue Analysis

Property Taxes: 90% of budgeted property tax has been collected and booked.

Sales Tax: On track to collect about $100,000 more than budgeted.

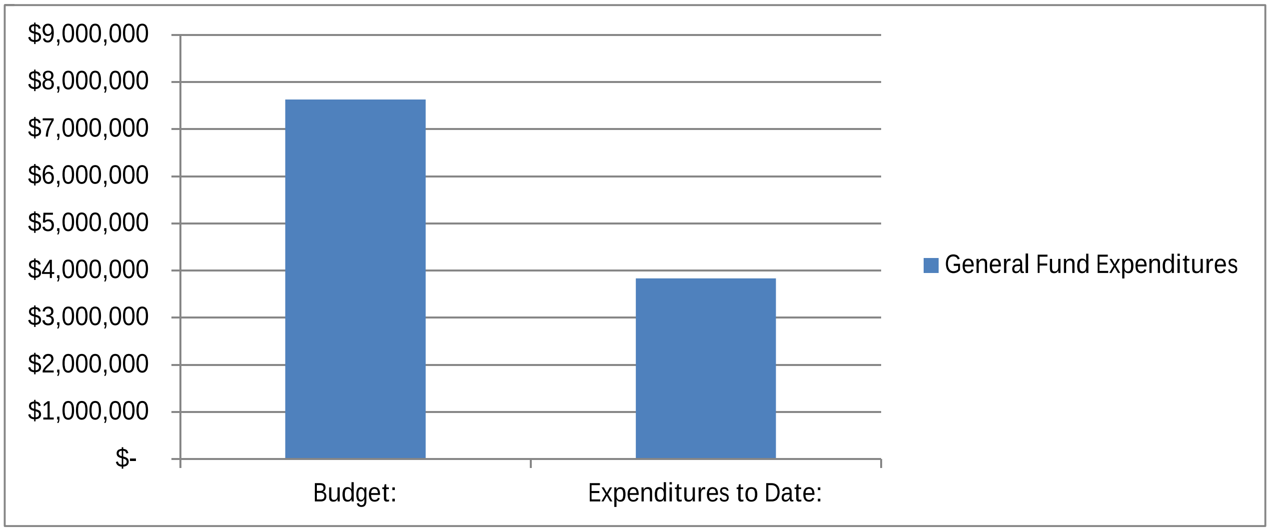
B&C Road Funds: On track to come in at budget.

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	3,831,364
Percent of Total Budget Expended:		50%
Percent of Year Completed:		58%



Expense Analysis

	Budget		To Date		% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	1,038,636	61%	58%
Sub 18 - Community Services	$	701,696	$	355,529	51%	58%
Sub 19 - Non-Departmental	$	686,379	$	511,370	75%	58%
Sub 21/25 - Public Safety	$	2,220,631	$	654,817	29%	58%
Sub 32 - Planning/Zoning	$	369,179	$	232,658	63%	58%
Sub 33 - Building	$	499,176	$	262,247	53%	58%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	776,107	53%	58%

Sub 11 - General Administration: Engineering professional & technical costs fully expended.

Sub 18 - Community Services: City celebration costs will be later in the year.

Sub 19 - Non-Departmental: Need to reclass insurance for enterprise fund employees.

Sub 21/25 - Public Safety: Animal control and dispatch invoices received irregularly.

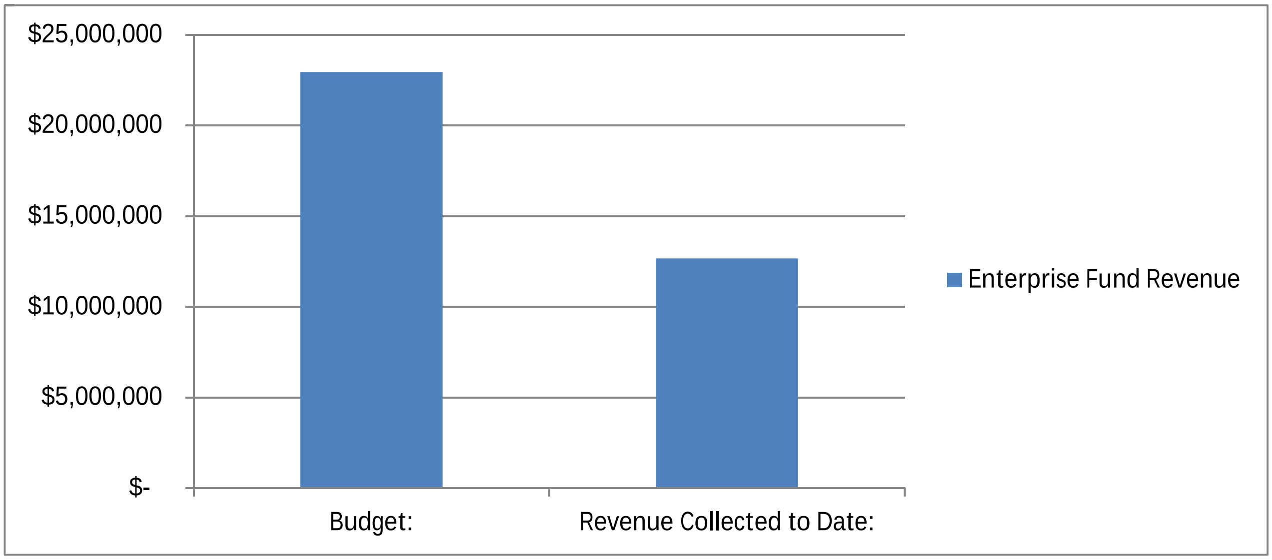
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$ 22,952,900
Revenue Collected to Date:	$ 12,665,834
Percent of Total Budget Collected:	55%
Percent of Year Completed:	58%



Revenue Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,098,550	$ 1,903,943	46%	58%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 1,825,156	57%	58%
Fund 53 - Electrical Fund	$ 9,595,000	$ 5,872,312	61%	58%
Fund 55 - Gas Fund	$ 4,747,500	$ 2,290,196	48%	58%
Fund 57 - Solid Waste Fund	$ 965,000	$ 587,608	61%	58%
Fund 59 - Storm Water Fund	$ 330,000	$ 186,619	57%	58%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold.

Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

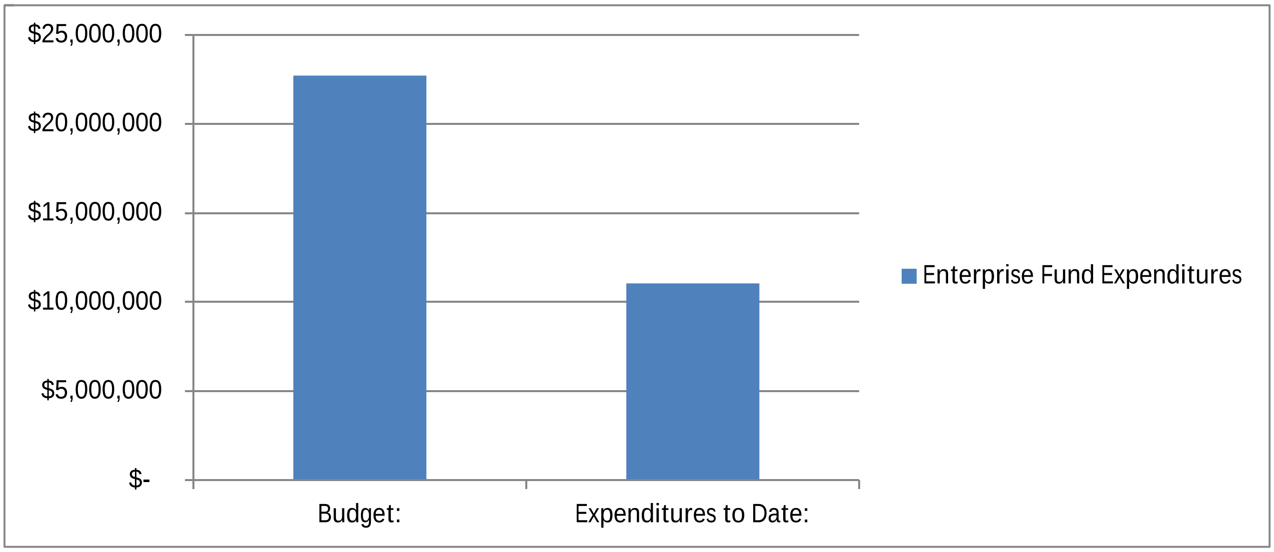
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	11,036,589
Percent of Total Budget Expended:		49%
Percent of Year Completed:		58%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,082,224	$ 2,817,318	69%	58%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 1,449,793	45%	58%
Fund 53 - Electrical Fund	$ 9,528,010	$ 4,006,090	42%	58%
Fund 55 - Gas Fund	$ 4,552,444	$ 2,122,676	47%	58%
Fund 57 - Solid Waste Fund	$ 943,961	$ 458,919	49%	58%
Fund 59 - Storm Water Fund	$ 391,205	$ 181,793	46%	58%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project will increase this.

Fund 53 - Electrical Fund: Debt service obligations will increase this amount.

Fund 55 - Gas Fund: Debt service obligations will increase this/winter heating season will increase costs.

Fund 57/59 - Solid Waste/Storm Water Funds: January Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 1/29/15	Restricted Balance as of 1/29/15	Available Balance as of 1/29/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,366,901	$2,115,663	$251,238	$600,008
Wastewater Impact Fee Fund	$725,986	$598,718	$127,268	$156,338
Electric Impact Fee Fund	$2,042,249	$13,037	$2,029,212	$2,071,431
Parks/Trails Impact Fee Fund	$397,232	$119,228	$278,004	$327,204
Public Safety Impact Fee Fund	$29,884	$0	$29,884	$34,584
Stormwater Impact Fee Fund	$189,024	$0	$189,024	$213,944
Transportation Impact Fee Fund	$248,093	$33,684	$214,409	$463,694

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

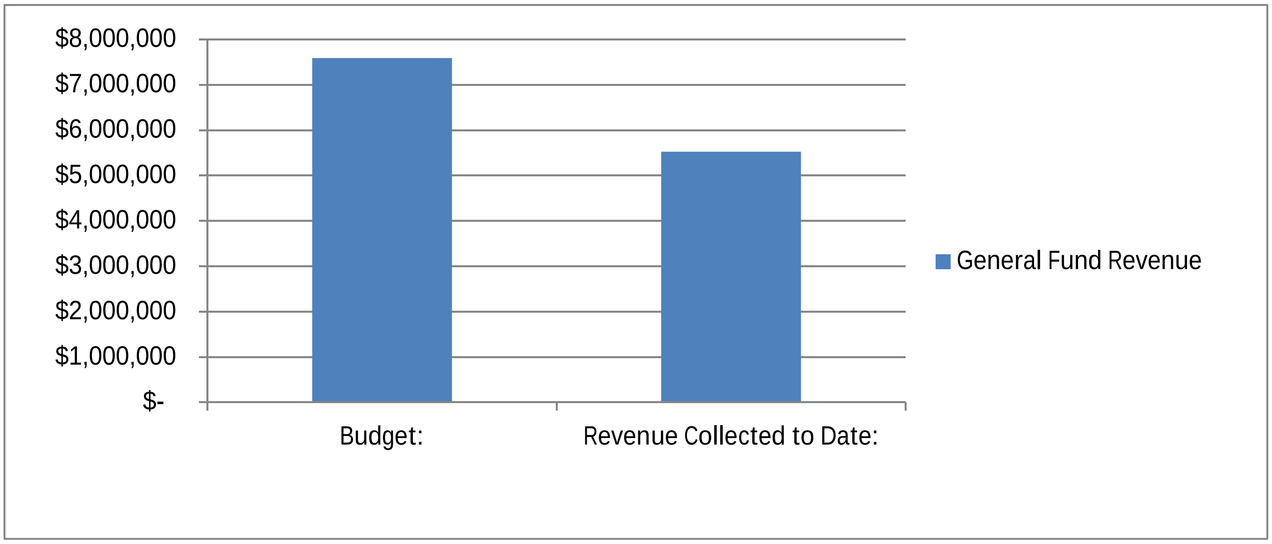
Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	
Westview Heights Park	Playground equipment purchased 1/28 - will be installed at arrival
Eagle Gate Park ½ Match	Brad in contact with HOA about their match
Eagle Park Entrance	Brad talked to Donna to get ideas from residents
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through February 25, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	5,523,500
Percent of Total Budget Collected:		73%
Percent of Year Completed:		66%



Revenue Analysis

Property Taxes: 90% of budgeted property tax has been collected and booked.

Sales Tax: On track to collect about $100,000 more than budgeted.

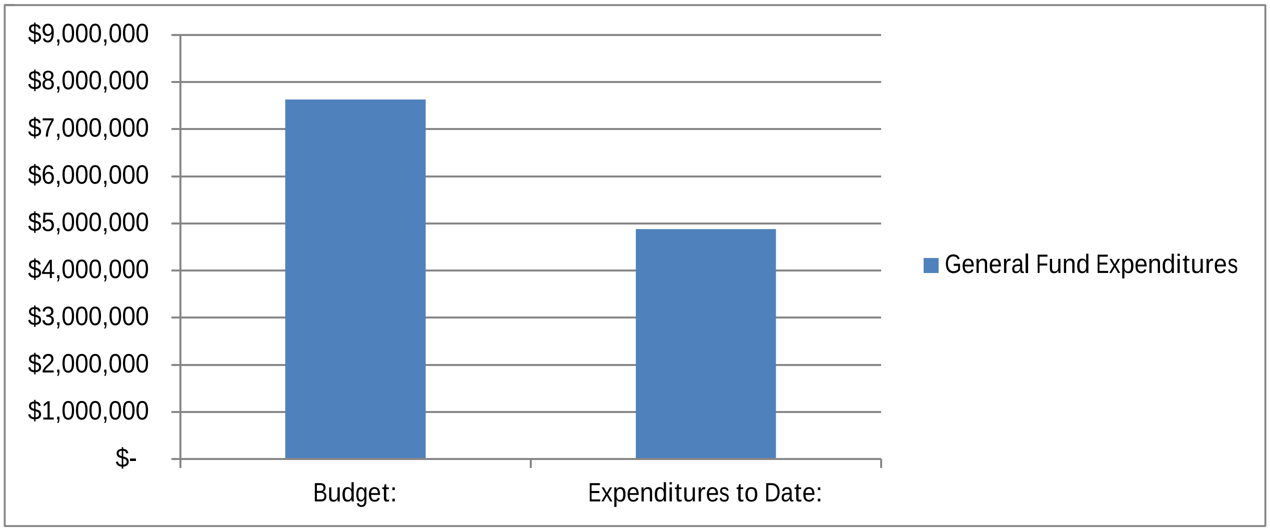
B&C Road Funds: On track to come in at budget.

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	4,878,901
Percent of Total Budget Expended:		64%
Percent of Year Completed:		66%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 1,692,191	$ 1,182,506	70%	66%
Sub 18 - Community Services	$ 701,696	$ 415,266	59%	66%
Sub 19 - Non-Departmental	$ 686,379	$ 560,876	82%	66%
Sub 21/25 - Public Safety	$ 2,220,631	$ 1,315,395	59%	66%
Sub 32 - Planning/Zoning	$ 369,179	$ 262,711	71%	66%
Sub 33 - Building	$ 499,176	$ 293,781	59%	66%
Sub 41 - Streets/Parks/Recreation	$ 1,459,203	$ 848,366	58%	66%

Sub 11 - General Administration: Engineering professional & technical costs fully expended.

Sub 18 - Community Services: City celebration costs will be later in the year.

Sub 19 - Non-Departmental: Need to reclass insurance for enterprise fund employees.

Sub 21/25 - Public Safety: Animal control and dispatch invoices received irregularly.

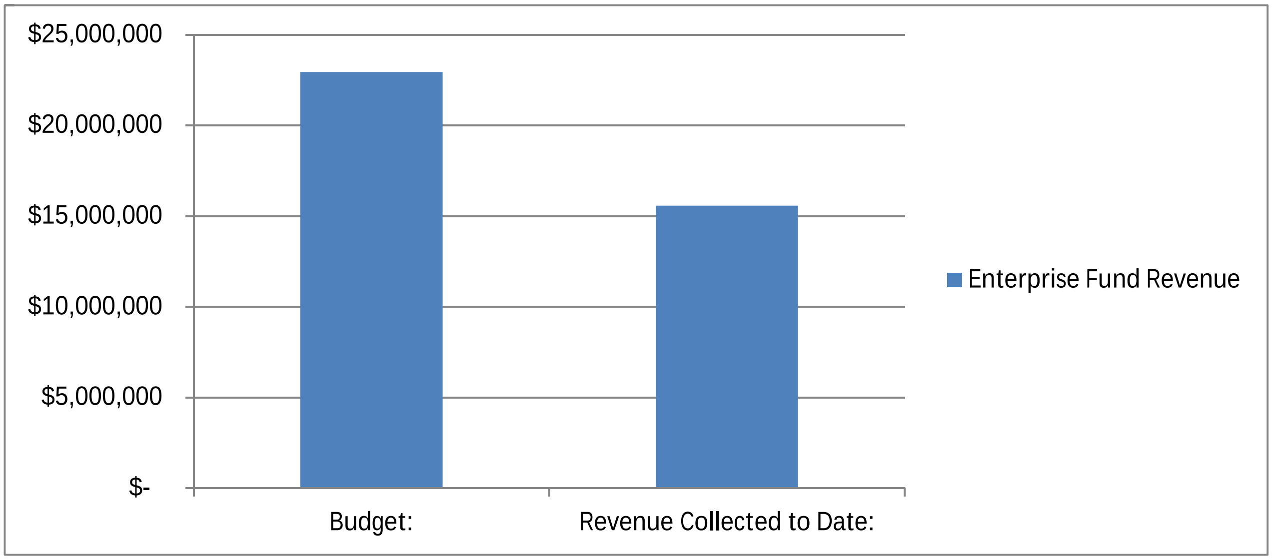
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	15,580,528
Percent of Total Budget Collected:		68%
Percent of Year Completed:		66%



Revenue Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,098,550	$ 2,898,489	71%	66%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 2,078,822	65%	66%
Fund 53 - Electrical Fund	$ 9,595,000	$ 6,650,646	69%	66%
Fund 55 - Gas Fund	$ 4,747,500	$ 3,065,240	65%	66%
Fund 57 - Solid Waste Fund	$ 965,000	$ 673,500	70%	66%
Fund 59 - Storm Water Fund	$ 330,000	$ 213,831	65%	66%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold.

Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

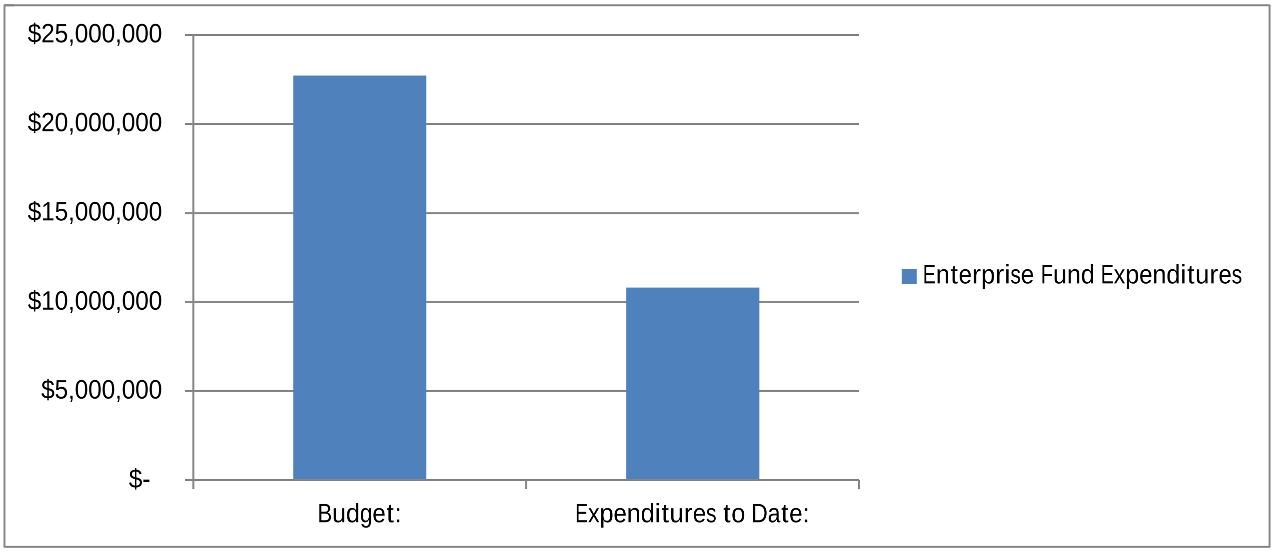
Fund 53 - Electrical Fund:

Fund 55 - Gas Fund: Heating season will increase the revenue in the Gas Fund later in the year.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	10,811,316
Percent of Total Budget Expended:		48%
Percent of Year Completed:		66%



Expense Analysis

	Budget		To Date		% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	1,742,903	43%	66%
Fund 52 - Wastewater Fund	$	3,216,850	$	1,771,355	55%	66%
Fund 53 - Electrical Fund	$	9,528,010	$	4,296,243	45%	66%
Fund 55 - Gas Fund	$	4,552,444	$	2,279,386	50%	66%
Fund 57 - Solid Waste Fund	$	943,961	$	524,923	56%	66%
Fund 59 - Storm Water Fund	$	391,205	$	196,506	50%	66%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project will increase this.

Fund 53 - Electrical Fund: Debt service obligations will increase this amount.

Fund 55 - Gas Fund: Debt service obligations will increase this/winter heating season will increase costs.

Fund 57/59 - Solid Waste/Storm Water Funds: February Ace invoice not received as of report time.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 2/25/15	Restricted Balance as of 2/25/15	Available Balance as of 2/25/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,445,391	$1,837,867	$607,524	$927,524
Wastewater Impact Fee Fund	$737,562	$604,395	$133,167	$181,167
Electric Impact Fee Fund	$2,026,922	$15,469	$2,011,453	$2,011,453
Parks/Trails Impact Fee Fund	$405,596	$123,298	$282,298	$314,298
Public Safety Impact Fee Fund	$30,683	$0	$30,683	$33,883
Stormwater Impact Fee Fund	$192,553	$1,450	$191,103	$201,103
Transportation Impact Fee Fund	$267,064	$116,210	$150,854	$226,854

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

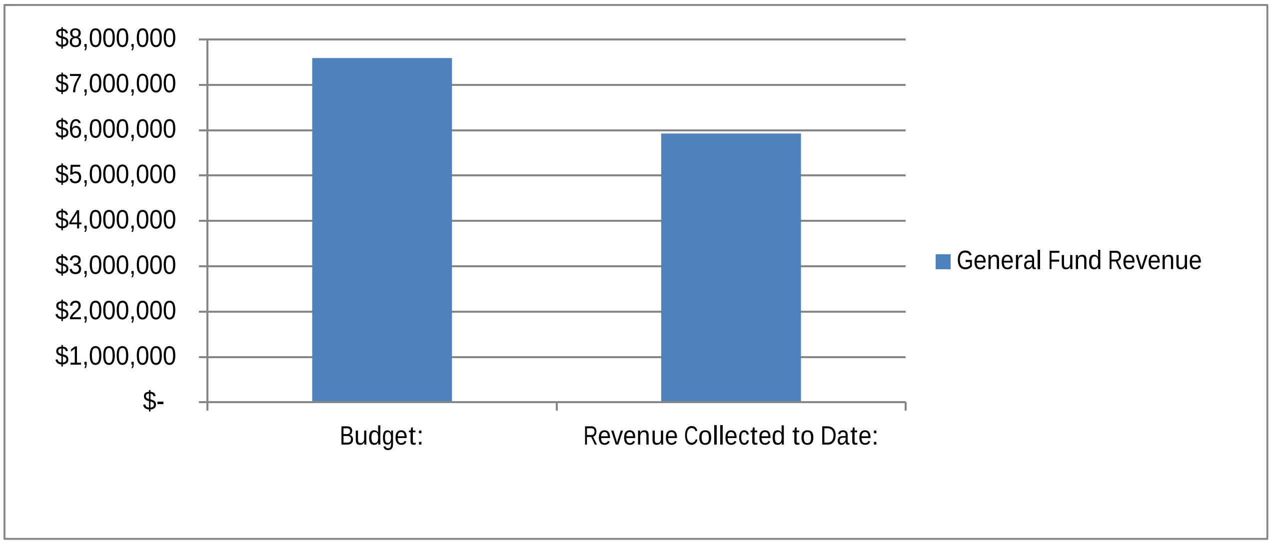
Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	
Westview Heights Park	Playground equipment purchased 1/28 - will be installed at arrival
Eagle Gate Park ½ Match	Brad in contact with HOA about their match
Eagle Park Entrance	Brad putting costs together.
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through March 31, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	5,924,195
Percent of Total Budget Collected:		78%
Percent of Year Completed:		75%



Revenue Analysis

Property Taxes: 92% of budgeted property tax has been collected and booked.

Sales Tax: On track to come in at budget.

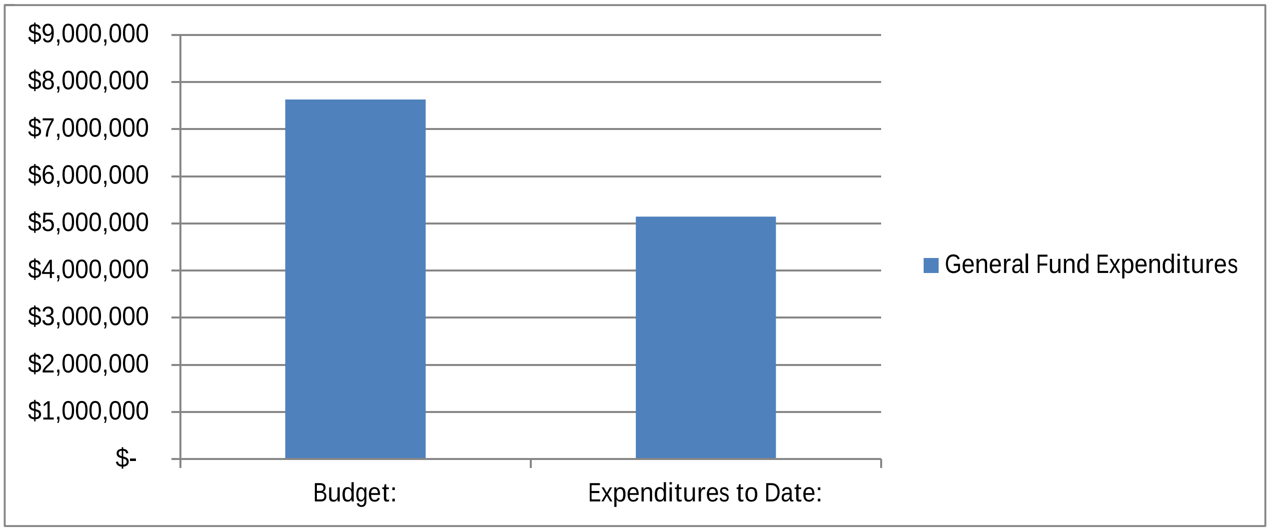
B&C Road Funds: On track to come in at budget.

Transfers: 3rd Quarter transfers will be reflected on April report.

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods.

General Fund Expenditures

Budget:	$	7,628,455
Expenditures to Date:	$	5,142,702
Percent of Total Budget Expended:		67%
Percent of Year Completed:		75%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	1,257,738	74%	75%
Sub 18 - Community Services	$	701,696	$	423,770	60%	75%
Sub 19 - Non-Departmental	$	686,379	$	617,083	90%	75%
Sub 21/25 - Public Safety	$	2,220,631	$	1,323,554	60%	75%
Sub 32 - Planning/Zoning	$	369,179	$	295,302	80%	75%
Sub 33 - Building	$	499,176	$	315,646	63%	75%
Sub 41 - Streets/Parks/Recreation	$	1,459,203	$	909,609	62%	75%

Sub 11 - General Administration: Engineering professional & technical costs fully expended.

Sub 18 - Community Services: City celebration costs will be later in the year.

Sub 19 - Non-Departmental: Need to reclass insurance for enterprise fund employees.

Sub 21/25 - Public Safety: Utah County, Animal control and dispatch invoices received irregularly.

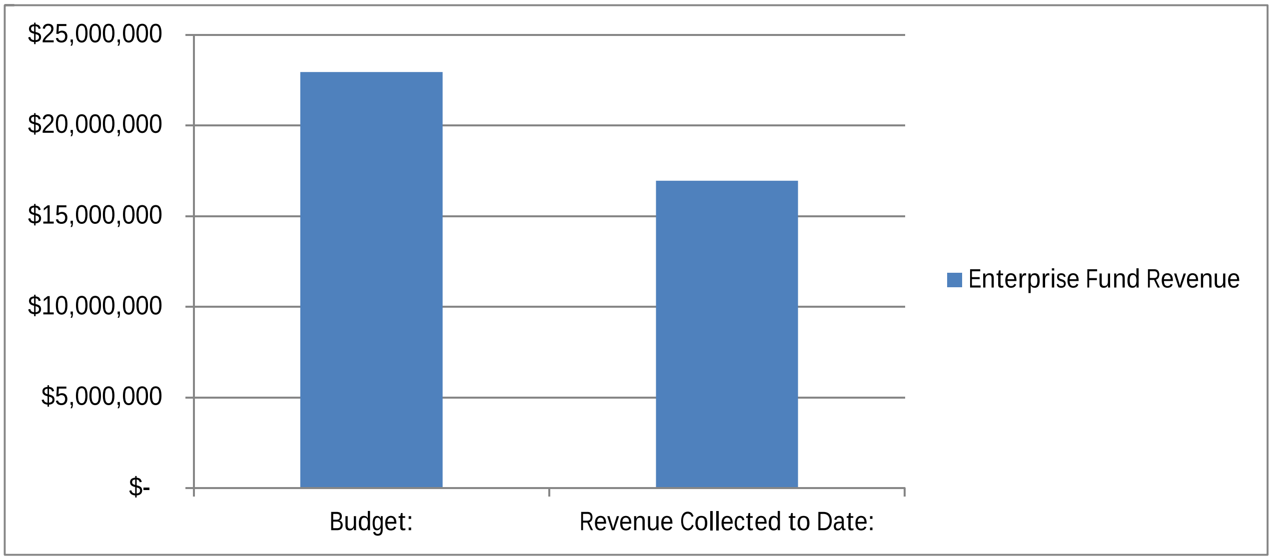
Sub 32/33 - Planning/Zoning/Building: Some expenses in Planning to be reclassed to Building.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$ 22,952,900
Revenue Collected to Date:	$ 16,946,148
Percent of Total Budget Collected:	74%
Percent of Year Completed:	75%



Revenue Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,098,550	$ 2,293,356	56%	75%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 2,337,913	73%	75%
Fund 53 - Electrical Fund	$ 9,595,000	$ 7,527,372	78%	75%
Fund 55 - Gas Fund	$ 4,747,500	$ 3,788,084	80%	75%
Fund 57 - Solid Waste Fund	$ 965,000	$ 758,284	79%	75%
Fund 59 - Storm Water Fund	$ 330,000	$ 241,139	73%	75%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold; water usage will rise soon due to spring watering.
Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

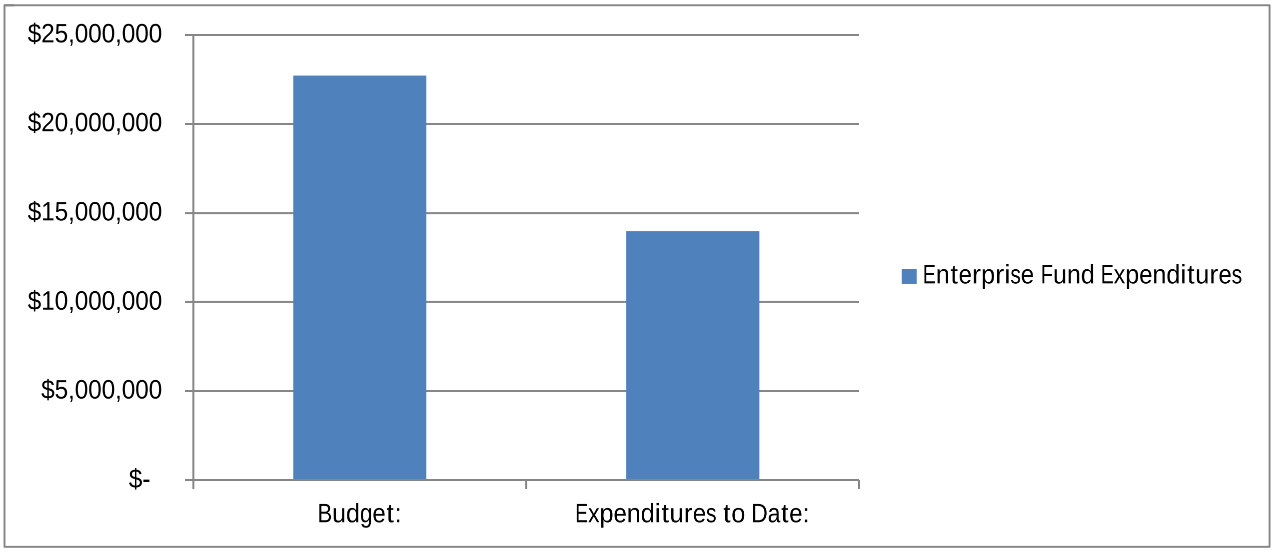
Fund 53 - Electrical Fund: With the sale, this will not increase substantially.

Fund 55 - Gas Fund: With the sale, this will not increase substantially.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	13,969,264
Percent of Total Budget Expended:		61%
Percent of Year Completed:		75%



Expense Analysis

		Budget		To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	2,440,670	60%	75%
Fund 52 - Wastewater Fund	$	3,216,850	$	2,008,832	62%	75%
Fund 53 - Electrical Fund	$	9,528,010	$	5,900,774	62%	75%
Fund 55 - Gas Fund	$	4,552,444	$	2,790,833	61%	75%
Fund 57 - Solid Waste Fund	$	943,961	$	615,321	65%	75%
Fund 59 - Storm Water Fund	$	391,205	$	212,834	54%	75%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project will increase this.

Fund 53 - Electrical Fund:

Fund 55 - Gas Fund:

Fund 57/59 - Solid Waste/Storm Water Funds: March Ace invoice not received as of report time; some expenditures not done yet.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 3/31/15	Restricted Balance as of 3/31/15	Available Balance as of 3/31/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,539,498	$1,837,867	$701,631	$1,021,631
Wastewater Impact Fee Fund	$752,468	$604,395	$148,073	$196,073
Electric Impact Fee Fund	$2,040,163	$15,469	$2,024,694	$2,024,694
Parks/Trails Impact Fee Fund	$415,682	$123,298	$292,384	$324,384
Public Safety Impact Fee Fund	$31,647	$0	$31,647	$34,847
Stormwater Impact Fee Fund	$196,500	$1,450	$195,050	$205,050
Transportation Impact Fee Fund	$291,628	$116,210	$175,418	$251,418

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

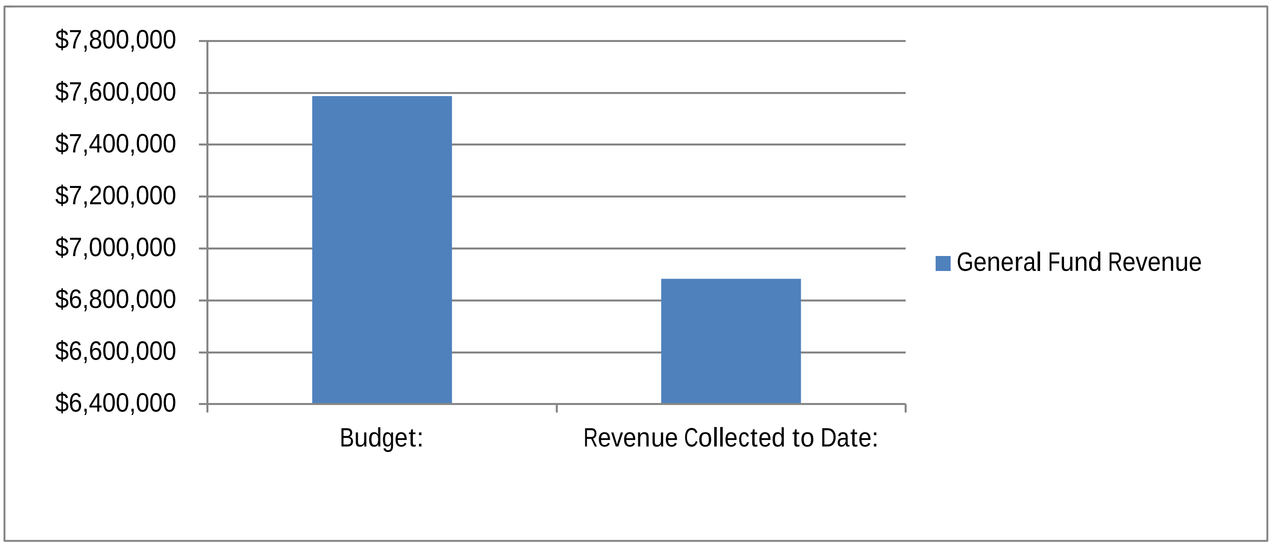
Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	On hold
Westview Heights Park	Playground equipment installed.
Eagle Gate Park ½ Match	Brad in contact with HOA about their match
Eagle Park Entrance	Brad putting costs together.
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through April 29, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	6,882,791
Percent of Total Budget Collected:		91%
Percent of Year Completed:		83%



Revenue Analysis

Property Taxes: 95% of budgeted property tax has been collected and booked.

Sales Tax: On track to come in at budget.

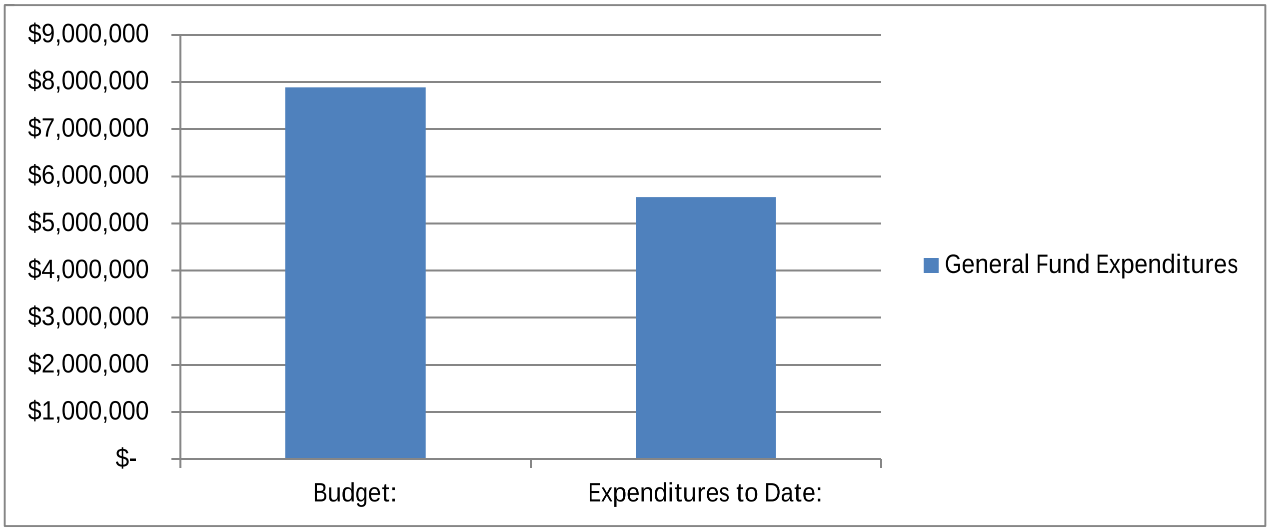
B&C Road Funds: On track to come in at budget.

Transfers:

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods. Building related revenue is up almost $150,000 more than budget.

General Fund Expenditures

Budget:	$	7,887,216
Expenditures to Date:	$	5,557,840
Percent of Total Budget Expended:		70%
Percent of Year Completed:		83%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 1,694,191	$ 1,518,780	90%	83%
Sub 18 - Community Services	$ 703,696	$ 442,552	63%	83%
Sub 19 - Non-Departmental	$ 686,379	$ 673,803	98%	83%
Sub 21/25 - Public Safety	$ 2,422,631	$ 1,290,506	53%	83%
Sub 32 - Planning/Zoning	$ 369,179	$ 327,139	89%	83%
Sub 33 - Building	$ 499,176	$ 364,818	73%	83%
Sub 41 - Public Works	$ 1,511,964	$ 940,242	62%	83%

Sub 11 - General Administration: Engineering professional & technical costs fully expended. Also includes some pass-through costs that will be received by end of the fiscal year.

Sub 18 - Community Services: City celebration costs will be later in the year.

Sub 19 - Non-Departmental: Worker's compensation insurance for enterprise fund employees will be reclassed.

Sub 21/25 - Public Safety: Utah County, Animal control and dispatch invoices received irregularly.

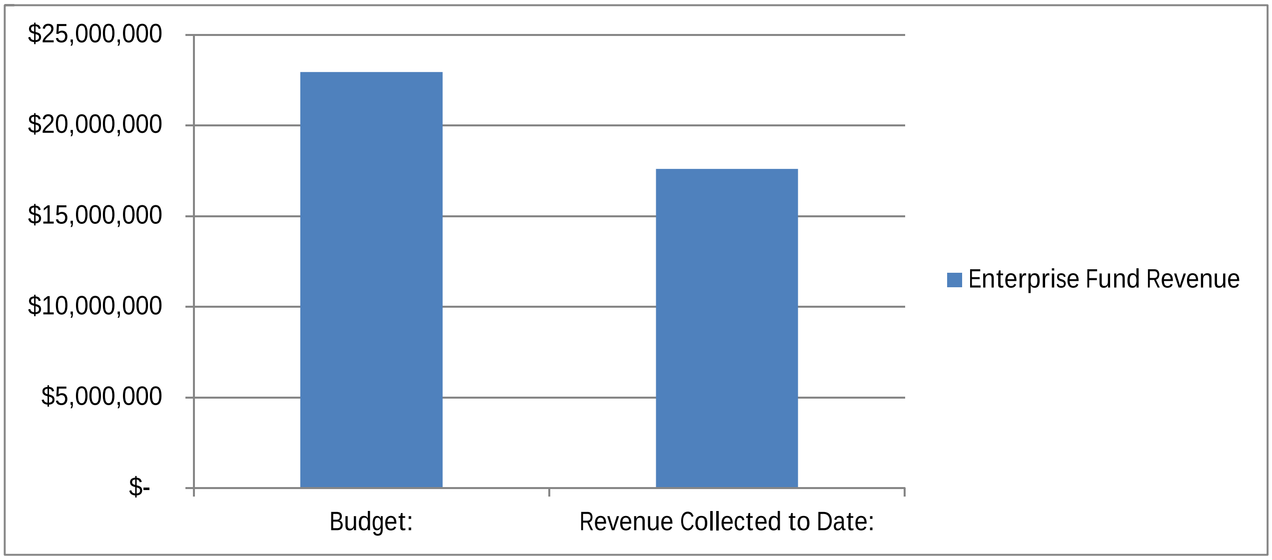
Sub 32/33 - Planning/Zoning/Building: Some expenses in Planning to be reclassed to Building.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	17,595,200
Percent of Total Budget Collected:		77%
Percent of Year Completed:		83%



Revenue Analysis

	Budget		To Date		% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	2,511,313	61%	83%
Fund 52 - Wastewater Fund	$	3,216,850	$	2,595,013	81%	83%
Fund 53 - Electrical Fund	$	9,595,000	$	7,586,953	79%	83%
Fund 55 - Gas Fund	$	4,747,500	$	3,790,445	80%	83%
Fund 57 - Solid Waste Fund	$	965,000	$	843,038	87%	83%
Fund 59 - Storm Water Fund	$	330,000	$	268,438	81%	83%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold; water usage will rise soon due to spring watering.
Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

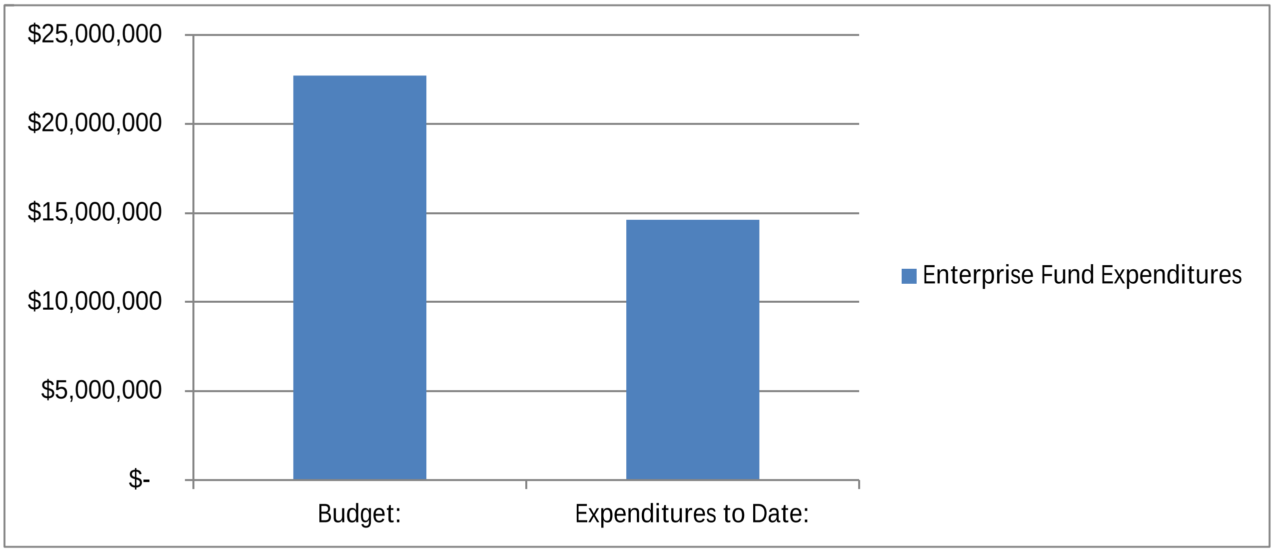
Fund 53 - Electrical Fund: With the sale, this will not increase substantially.

Fund 55 - Gas Fund: With the sale, this will not increase substantially.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	14,622,398
Percent of Total Budget Expended:		64%
Percent of Year Completed:		83%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,082,224	$ 2,626,017	64%	83%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 2,142,345	67%	83%
Fund 53 - Electrical Fund	$ 9,528,010	$ 6,021,026	63%	83%
Fund 55 - Gas Fund	$ 4,552,444	$ 2,892,649	64%	83%
Fund 57 - Solid Waste Fund	$ 943,961	$ 679,129	72%	83%
Fund 59 - Storm Water Fund	$ 391,205	$ 261,232	67%	83%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project will increase this.

Fund 53 - Electrical Fund: Will still be invoices that will settle out over the rest of the fiscal year.

Fund 55 - Gas Fund: Will still be invoices that will settle out over the rest of the fiscal year.

Fund 57/59 - Solid Waste/Storm Water Funds: April Ace invoice not received as of report time; some expenditures not done yet.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 4/29/15	Restricted Balance as of 4/29/15	Available Balance as of 4/29/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$2,793,009	$1,949,665	$843,344	$1,190,962
Wastewater Impact Fee Fund	$812,337	$606,789	$205,548	$280,324
Electric Impact Fee Fund	$2,088,393	$17,673	$2,070,720	$2,070,720
Parks/Trails Impact Fee Fund	$456,124	$134,595	$321,529	$372,057
Public Safety Impact Fee Fund	$35,510	$0	$35,510	$40,338
Stormwater Impact Fee Fund	$212,708	$2,059	$210,649	$230,805
Transportation Impact Fee Fund	$324,880	$172,256	$152,624	$210,440

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	On hold
Westview Heights Park	Playground equipment installed.
Eagle Gate Park ½ Match	Brad in contact with HOA about their match
Eagle Park Entrance	Brad putting costs together.
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16

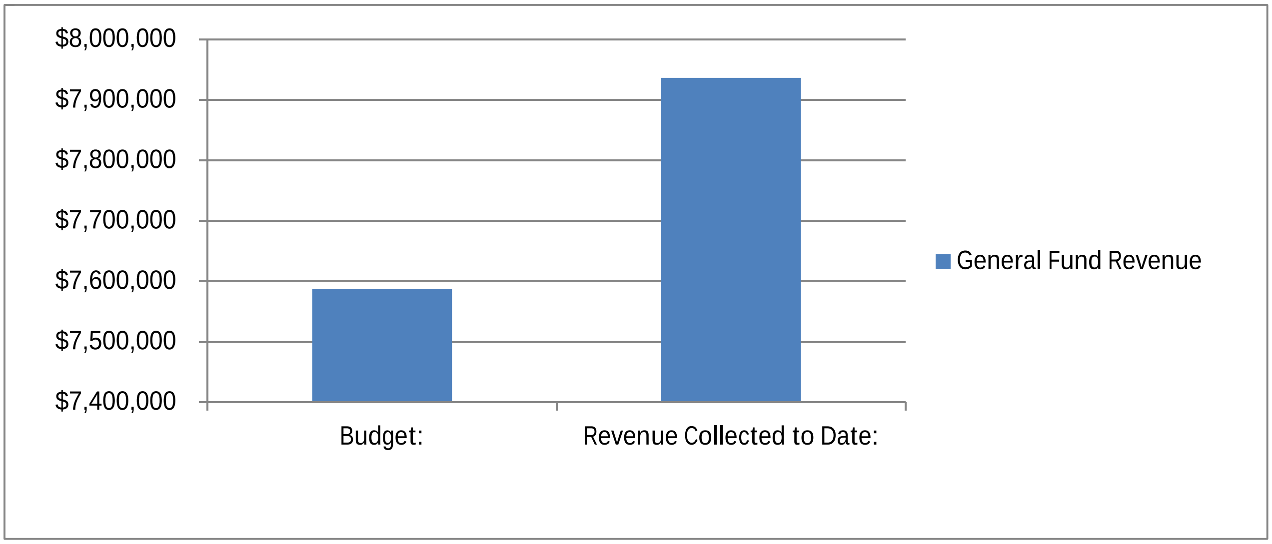
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES

Through May 31, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	7,936,278
Percent of Total Budget Collected:		105%
Percent of Year Completed:		92%



Revenue Analysis

Property Taxes: 95% of budgeted property tax has been collected and booked.

Sales Tax: On track to come in at budget.

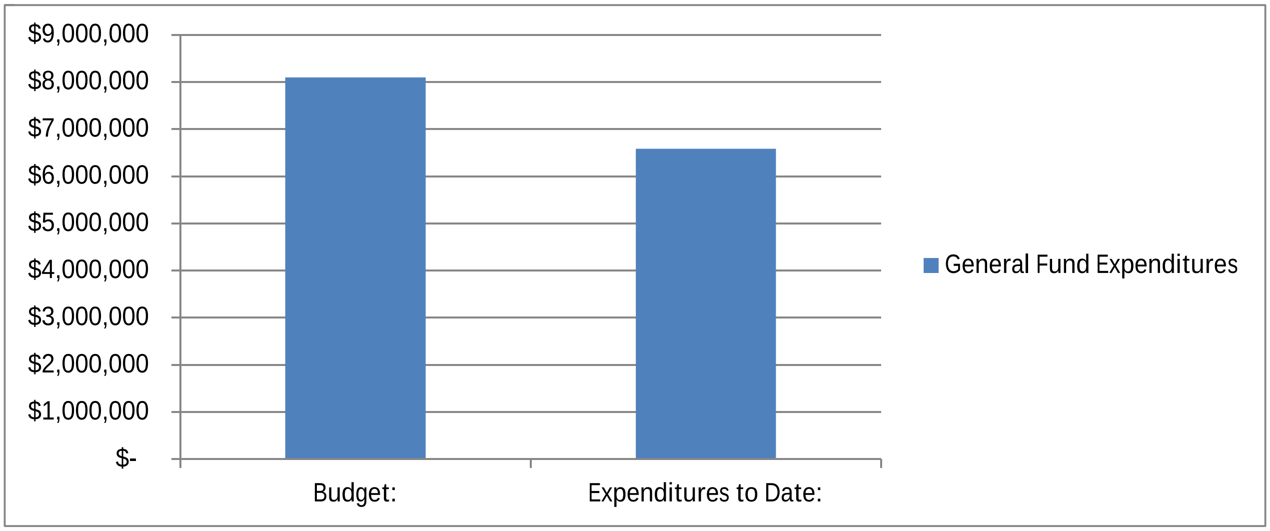
B&C Road Funds: On track to come in at budget.

Transfers: 4th quarter transfers will be done in June.

Miscellaneous: Revenue sources such as recreation and community events will be realized at non-regular periods. Building related revenue is up almost $150,000 more than budget.

General Fund Expenditures

Budget:	$	8,094,555
Expenditures to Date:	$	6,584,642
Percent of Total Budget Expended:		81%
Percent of Year Completed:		92%



Expense Analysis

	Budget		To Date		% Expended	% Yr. Completed
Sub 11 - General Administration	$	1,692,191	$	1,608,547	95%	92%
Sub 18 - Community Services	$	703,696	$	530,571	75%	92%
Sub 19 - Non-Departmental	$	775,679	$	752,821	97%	92%
Sub 21/25 - Public Safety	$	2,572,631	$	1,789,294	70%	92%
Sub 32 - Planning/Zoning	$	369,179	$	370,124	100%	92%
Sub 33 - Building	$	499,176	$	415,507	83%	92%
Sub 41 - Public Works	$	1,482,003	$	1,117,778	75%	92%

Sub 11 - General Administration: Engineering professional & technical costs fully expended. Also includes some pass-through costs that will be received by end of the fiscal year.

Sub 18 - Community Services: City celebration costs will come in June.

Sub 19 - Non-Departmental: Worker's compensation insurance for enterprise fund employees will be reclassed.

Sub 21/25 - Public Safety: Utah County, Animal control and dispatch invoices received irregularly.

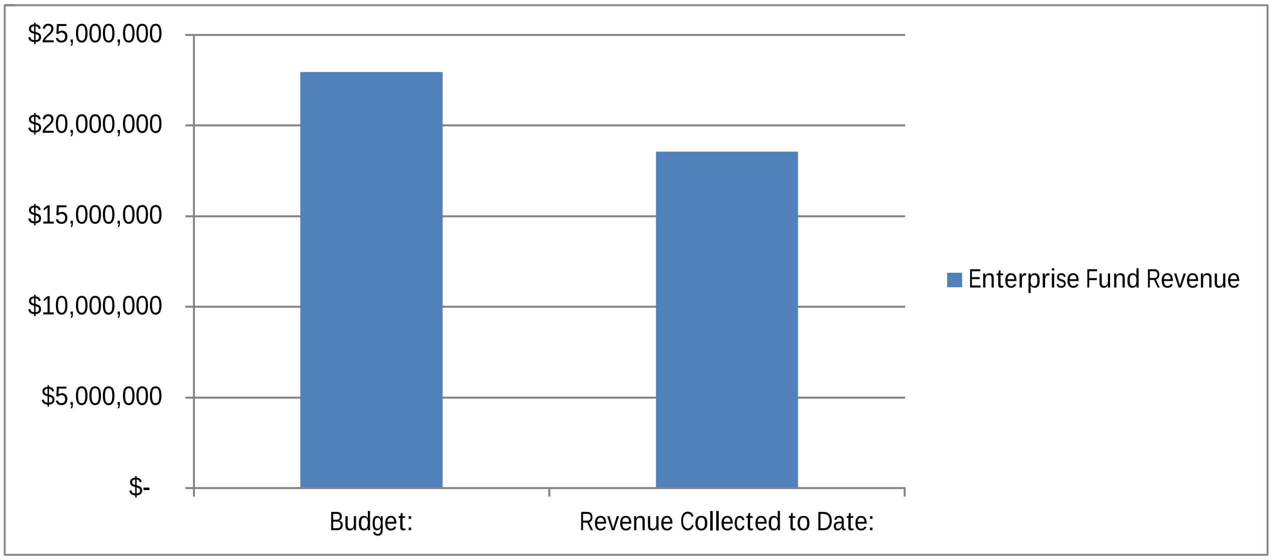
Sub 32/33 - Planning/Zoning/Building: Some expenses in Planning to be reclassed to Building.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	18,550,411
Percent of Total Budget Collected:		81%
Percent of Year Completed:		92%



Revenue Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,098,550	$ 2,944,418	72%	92%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 3,108,114	97%	92%
Fund 53 - Electrical Fund	$ 9,595,000	$ 7,362,051	77%	92%
Fund 55 - Gas Fund	$ 4,747,500	$ 3,799,695	80%	92%
Fund 57 - Solid Waste Fund	$ 965,000	$ 1,013,195	105%	92%
Fund 59 - Storm Water Fund	$ 330,000	$ 322,938	98%	92%

Fund 51 - Water Fund: Water Impact Fee transfer will be done later in the year; few water shares sold; water usage will rise soon due to spring watering.
Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

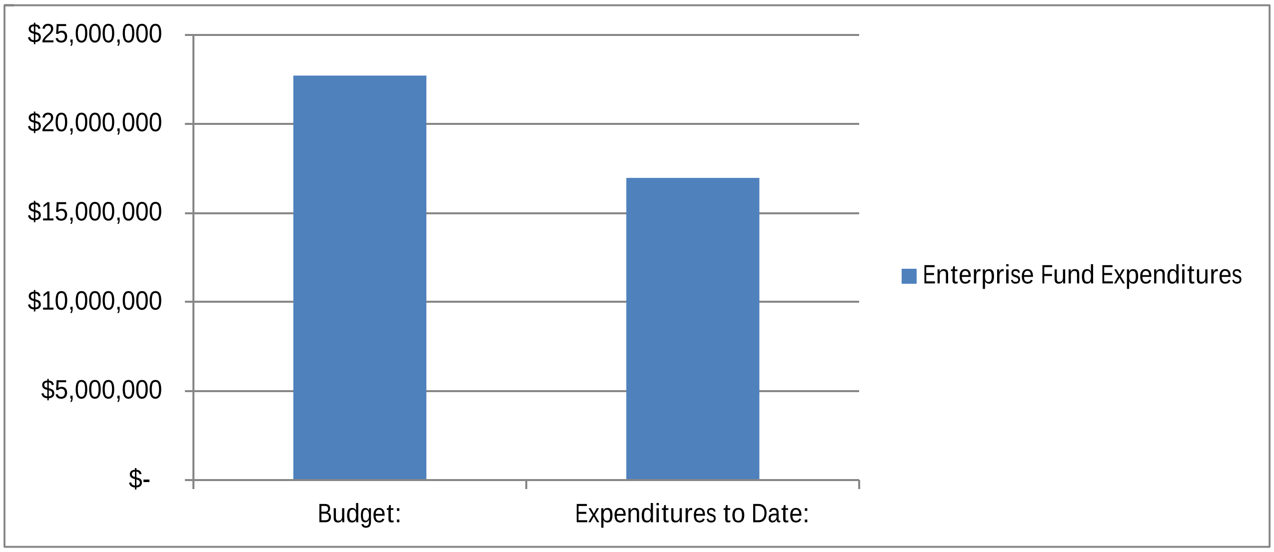
Fund 53 - Electrical Fund: With the sale, this will not increase substantially.

Fund 55 - Gas Fund: With the sale, this will not increase substantially.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,714,694
Expenditures to Date:	$	16,959,006
Percent of Total Budget Expended:		75%
Percent of Year Completed:		92%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	$ 4,082,224	$ 3,184,498	78%	92%
Fund 52 - Wastewater Fund	$ 3,216,850	$ 2,178,318	68%	92%
Fund 53 - Electrical Fund	$ 9,528,010	$ 7,176,576	75%	92%
Fund 55 - Gas Fund	$ 4,552,444	$ 3,436,275	75%	92%
Fund 57 - Solid Waste Fund	$ 943,961	$ 721,481	76%	92%
Fund 59 - Storm Water Fund	$ 391,205	$ 261,858	67%	92%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project will increase this.

Fund 53 - Electrical Fund: Will still be invoices that will settle out over the rest of the fiscal year.

Fund 55 - Gas Fund: Will still be invoices that will settle out over the rest of the fiscal year.

Fund 57/59 - Solid Waste/Storm Water Funds: May Ace invoice not received as of report time; some expenditures not done yet.

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 5/31/15	Restricted Balance as of 5/31/15	Available Balance as of 5/31/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$3,106,110	$2,038,705	$1,067,405	$1,187,550
Wastewater Impact Fee Fund	$854,254	$603,789	$250,465	$271,280
Electric Impact Fee Fund	$2,088,393	$17,673	$2,070,720	$2,070,720
Parks/Trails Impact Fee Fund	$489,359	$142,026	$347,333	$359,833
Public Safety Impact Fee Fund	$38,685	$0	$38,685	$40,185
Stormwater Impact Fee Fund	$226,478	$22,407	$204,071	$210,881
Transportation Impact Fee Fund	$324,105	$209,202	$114,903	$128,313

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

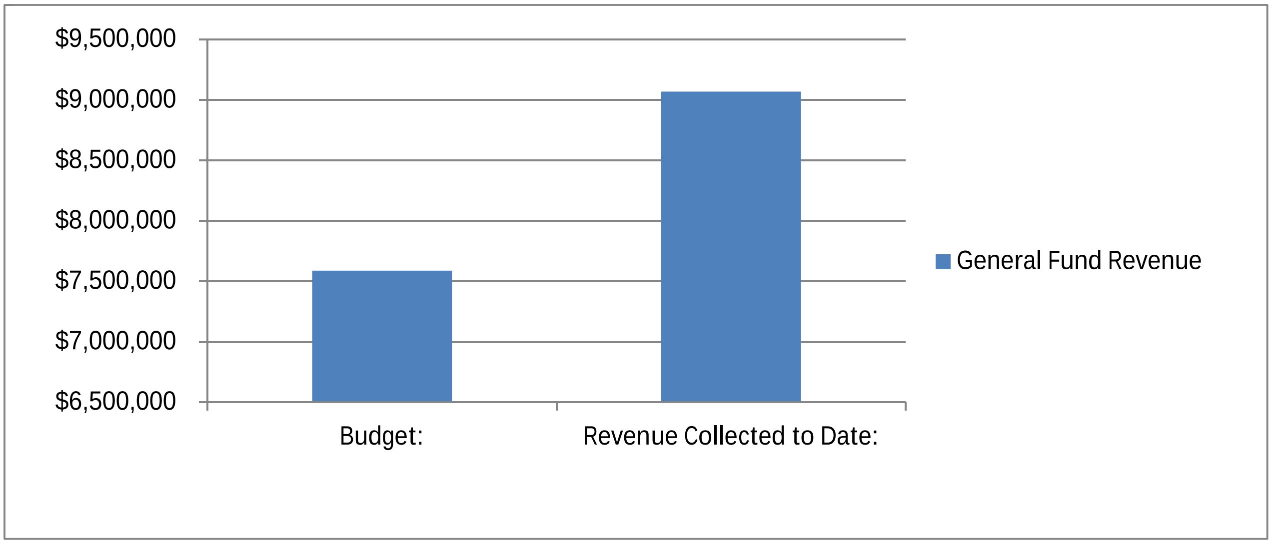
Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	On hold
Westview Heights Park	Playground equipment installed.
Eagle Gate Park ½ Match	Proceeding forward - final funds being secured.
Eagle Park Entrance	Brad putting costs together.
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16

EXECUTIVE SUMMARY OF REVENUES AND EXPENSES
Through June 30, 2015

GENERAL FUND

General Fund Revenues

Budget:	$	7,587,245
Revenue Collected to Date:	$	9,068,620
Percent of Total Budget Collected:		120%
Percent of Year Completed:		100%



Revenue Analysis

Property Taxes: 95% of budgeted property tax has been collected and booked.

Sales Tax: Came in about $120,000 over budget.

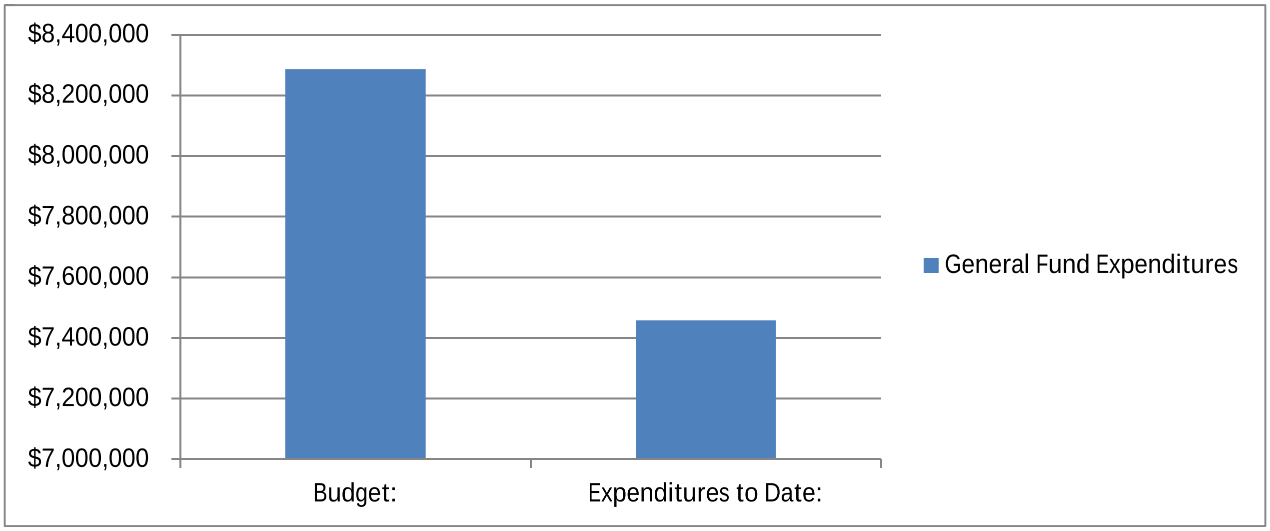
B&C Road Funds: On track to come in at budget.

Transfers: Includes 4th Quarter transfers.

Miscellaneous: Building related revenue up over $150,000 and Fire Station #2 sale proceeds recognized.

General Fund Expenditures

Budget:	$	8,286,555
Expenditures to Date:	$	7,458,440
Percent of Total Budget Expended:		90%
Percent of Year Completed:		100%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	$ 1,792,191	$ 1,648,760	92%	100%
Sub 18 - Community Services	$ 703,696	$ 588,970	84%	100%
Sub 19 - Non-Departmental	$ 830,679	$ 824,182	99%	100%
Sub 21/25 - Public Safety	$ 2,609,631	$ 2,366,851	91%	100%
Sub 32 - Planning/Zoning	$ 369,179	$ 395,242	107%	100%
Sub 33 - Building	$ 499,176	$ 447,122	90%	100%
Sub 41 - Public Works	$ 1,482,003	$ 1,187,313	80%	100%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental: Worker's compensation insurance for enterprise fund employees will be reclassed.

Sub 21/25 - Public Safety: Utah County invoices received irregularly.

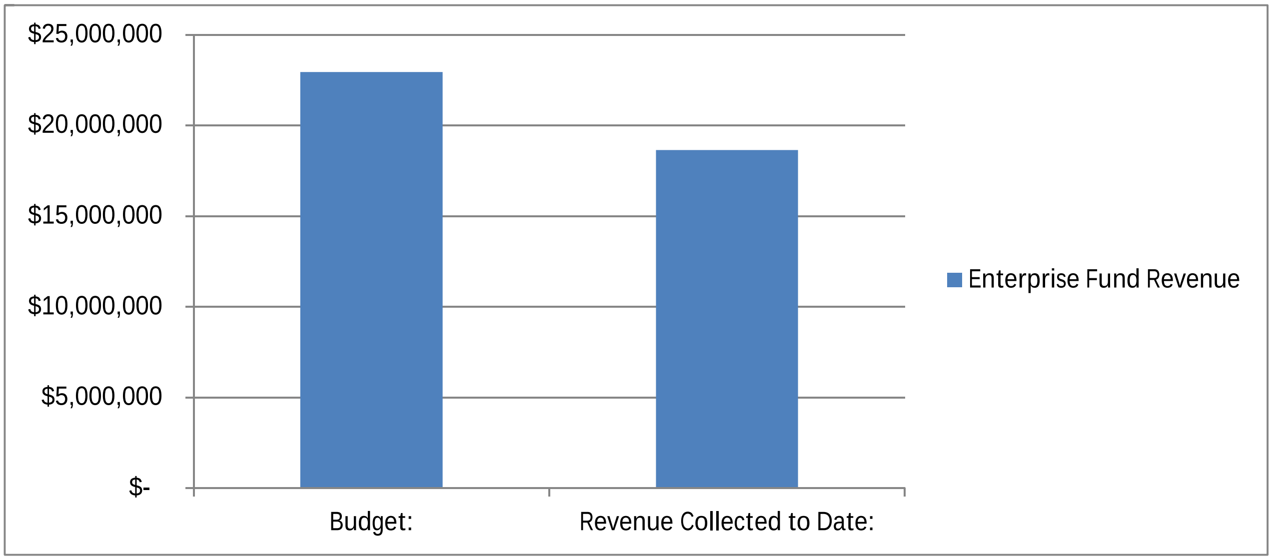
Sub 32/33 - Planning/Zoning/Building: Some expenses in Planning to be reclassed to Building.

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget:	$	22,952,900
Revenue Collected to Date:	$	18,644,769
Percent of Total Budget Collected:		81%
Percent of Year Completed:		100%



Revenue Analysis

	Budget		To Date		% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,098,550	$	3,007,342	73%	100%
Fund 52 - Wastewater Fund	$	3,216,850	$	3,136,995	98%	100%
Fund 53 - Electrical Fund	$	9,595,000	$	7,361,964	77%	100%
Fund 55 - Gas Fund	$	4,747,500	$	3,799,695	80%	100%
Fund 57 - Solid Waste Fund	$	965,000	$	1,014,898	105%	100%
Fund 59 - Storm Water Fund	$	330,000	$	323,875	98%	100%

Fund 51 - Water Fund: Water Impact Fee transfer to be booked if expended; few water shares sold.

Fund 52 - Wastewater Fund: Wastewater Impact Fee transfer will be done later in the year.

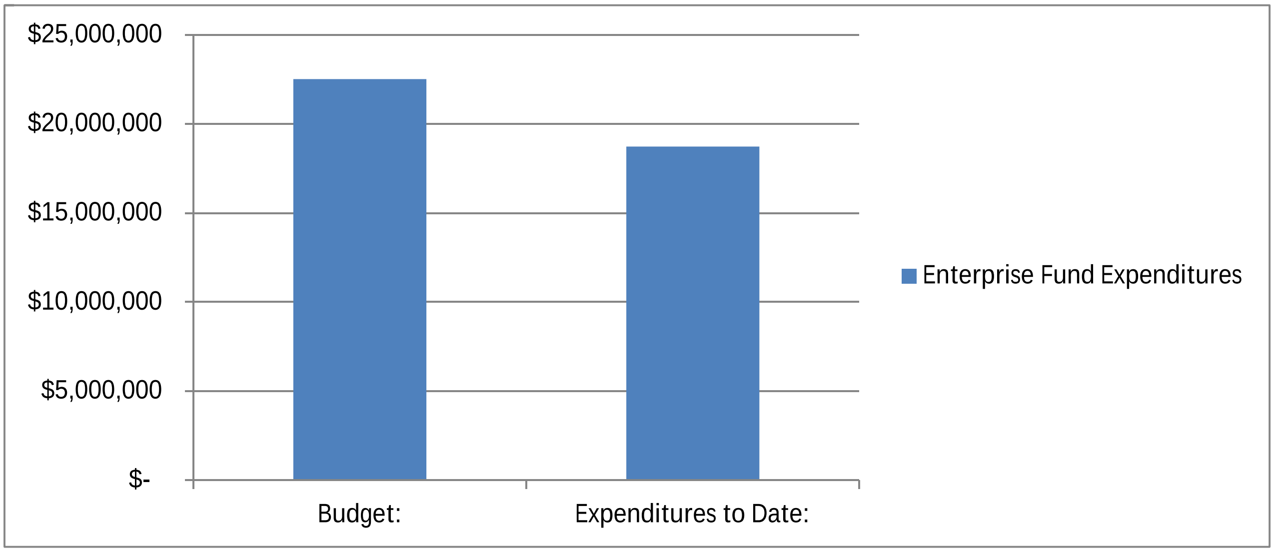
Fund 53 - Electrical Fund: Does not reflect proceeds from sale of system.

Fund 55 - Gas Fund: Does not reflect proceeds from sale of system.

Fund 57/59 - Solid Waste/Storm Water Funds:

Enterprise Fund Expenditures

Budget:	$	22,512,293
Expenditures to Date:	$	18,728,195
Percent of Total Budget Expended:		83%
Percent of Year Completed:		100%



Expense Analysis

	Budget		To Date		% Expended	% Yr. Completed
Fund 51 - Water Fund	$	4,082,224	$	3,700,652	91%	100%
Fund 52 - Wastewater Fund	$	3,014,449	$	2,874,916	95%	100%
Fund 53 - Electrical Fund	$	9,528,010	$	7,438,621	78%	100%
Fund 55 - Gas Fund	$	4,552,444	$	3,477,967	76%	100%
Fund 57 - Solid Waste Fund	$	943,961	$	900,494	95%	100%
Fund 59 - Storm Water Fund	$	391,205	$	335,545	86%	100%

Fund 51 - Water Fund: CWP payment for FY15 booked.

Fund 52 - Wastewater Fund: Debt service obligations and solids handling project may increase this.

Fund 53 - Electrical Fund:

Fund 55 - Gas Fund:

Fund 57/59 - Solid Waste/Storm Water Funds:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.
Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.
Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.
Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 6/30/15	Restricted Balance as of 6/30/15	Available Balance as of 6/30/15	Projected Available Balance by 6/30/15
Water Impact Fee Fund*	$3,174,657	$2,061,848	$1,112,809	$1,112,809
Wastewater Impact Fee Fund	$878,587	$594,350	$284,237	$284,237
Electric Impact Fee Fund	$2,002,532	$0	$2,002,532	$2,002,532
Parks/Trails Impact Fee Fund	$504,488	$145,408	$359,080	$359,080
Public Safety Impact Fee Fund	$40,130	$0	$40,130	$40,130
Stormwater Impact Fee Fund	$231,381	$0	$231,381	$231,381
Transportation Impact Fee Fund	$361,324	$77,977	$283,347	$283,347

*1,167,688 of the restricted amount is related to the Cedar Valley Impact Fee and will be transferred to fund 51 for the settlement.

CITY PROJECT STATUS

Midvalley Park Improvements	Master Plan Design ongoing - waiting for grant for construction
Paving Equipment	Purchased and in use
Road Maintenance Projects	Completed for fiscal year 2015
Master Irrigation	On hold - amount not sufficient to correct overspray issues
Central Control Upgrade	On hold
Westview Heights Park	Playground equipment installed.
Eagle Gate Park ½ Match	Proceeding forward - final funds being secured.
Eagle Park Entrance	Brad putting costs together.
Trail - Plum Creek to Smith Ranch	Cannot be completed until site construction is further along
Security Cameras	Options being explored - will most likely be in place in early FY 16