



FRUIT HEIGHTS CITY COUNCIL MEETING AGENDA

Notice is hereby given that the Fruit Heights City Council will hold a regular meeting at 7:00pm on **August 19, 2025**, at Fruit Heights City Hall, 910 South Mountain Road Fruit Heights City Utah.

Fruit Heights City is now streaming City Council Meetings on its YouTube Channel. Please follow us at <https://www.youtube.com/@fruitheightscity9716streams>

1. CALL TO ORDER: Mayor John Pohlman

- 1.1 Pledge of Allegiance (Shon)
- 1.2 Prayer or Thought (Eileen)
- 1.3 Roll call (Hailee)
- 1.4 Training Personal fire safety around your property by Lisa Ward CCC/ Emergency Preparedness Committee

2. DECLARATION OF CONFLICT(S) OF INTEREST

3. PUBLIC COMMENT PERIOD

The public may address the City Council regarding issues that are or are not on the agenda. Please limit comments to 3 minutes. Please state your name and address of residence for the record. **No actions may be taken on items not specifically listed on the agenda.**

4. PRESENTATIONS

- 4.1 Farmington Fire Report

5. DISCUSSION ITEMS

Discussion items to be considered.

- 5.1 Public Hearing on Ordinance 2025-03 Title 10-16-10 political signs
- 5.2 Public Hearing on Resolution 2025-10 Water Conservation Plan 2025

6. ACTION ITEMS

- 6.1 Approve/Deny Ordinance 2025-03 Title 10-16-10 political signs.
- 6.2 Approve/Deny Resolution 2025-10 Water Conservation Plan 2025
- 6.3 Approve August 5, 2025, City Council Minutes

7. TABLED ITEMS

8. CALENDAR ITEMS

- 8.1 August 21-23, 2025, Quilt Show
- 8.2 August 22-23, 2025, Chalk Art Festival
- 8.3 August 23, 2025, Founders' Day
- 8.4 August 26, 2025, Planning Commission Meeting
- 8.5 September 1, 2025, Labor Day City Hall will be closed
- 8.6 September 2, 2025 City Council Meeting

9. PAST DISCUSSION ITEMS

- 9.1 E-Bikes and motor vehicle

10. COUNCIL REPORT

11. MAYOR REPORT

12. STAFF REPORT

13. CLOSED SESSION

The City Council may vote to discuss matters in a closed session for reasons allowed by law, including, but not limited to, the provisions of Utah Code § 52-4-205 of the Open and Public Meetings Act, and for attorney-client matters that are privileged pursuant to Utah Code § 78B-1-137.

14. ADJOURNMENT**CERTIFICATE OF POSTING**

I HEREBY CERTIFY that this notice and agenda was posted at Fruit Heights City Hall, on the City's website, www.fruitheightscity.com, as well as posted on the Utah State Public Notice website in accordance with the requirements of the Utah Open and Public Meetings Act, including, but not limited to, provisions of Utah Code § 52-4-202.

Hailee Ballingham

Hailee Ballingham - Deputy Recorder

In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact the Fruit Heights City Manager, Darren Frandsen at (801)546-0861 at least 24 hours prior to the meeting.

Helpful Links.

Fruit Heights City Website: [https://www.fruitheightscity.com/](http://www.fruitheightscity.com/)

Fruit Heights City YouTube Channel: <https://www.youtube.com/channel/UCalqHYd0U5RCpaDo8rquABw>

Fruit Heights City Facebook Page: <https://www.facebook.com/FruitHeightsCityGovernment>



Water Conservation Plan

2025

Prepared By:

JONES &
ASSOCIATES
CONSULTING ENGINEERS

Table of Contents

SECTION 1 - SYSTEM PROFILE	1
SERVICE AREA	1
SUPPLY	1
FUTURE WATER SOURCES & COST PROJECTION	2
WATER MEASUREMENT & BILLING	2
SYSTEM WATER LOSS CONTROL	3
INCREASING RATE STRUCTURE	4
WATER USE	4
USE - GALLONS PER CAPITA PER DAY	6
SECTION 2 – CONSERVATION PRACTICES	7
CURRENT CONSERVATION	7
CONTACT	7
EVALUATION OF EXISTING CONSERVATION EFFORTS	8
NEW BEST MANAGEMENT PRACTICIES & IMPLEMENTATION PLAN	8
PUBLIC INFORMATION, EDUCATION, & PROGRAMS	10
CITY ORDINANCES & STANDARDS IN PLACE	10



SECTION 1 - SYSTEM PROFILE

SERVICE AREA

Fruit Heights City currently serves all areas within the City boundaries (See Map 1). The current City boundary includes approximately 2.30 square miles. Of this area approximately 674 acres is residential; 43 acres is commercial, industrial, or institutional; 154 acres makes up the mountain hillside portion of the City; 99 acres is undeveloped parks and open space; and 177 acres are developed parks (including a golf course). Streets and hard surfaced areas have not been subtracted out of the totals.

Fruit Heights currently provides culinary water to approximately 6,075 people through 1,716 connections. This water is intended for indoor, sanitary, and commercial uses. Water for outdoor and landscaping needs is provided and managed by the Hights Creek Irrigation Company, Benchland Irrigation Company, and a small Special Improvement District managed by the City (56 connections).

Table 1.1 below lists each type of connection and the total number of each as of December 2024.

Table 1.1 - Number of Connections

Connection Type	Total
Residential / Domestic	1,702
Commercial	4
Institutional	0
Industrial	0
Unmetered	0
	1,716

SUPPLY

Fruit Heights obtains its water from two (2) sources: a potable water well (owned and operated by the City) and wholesale water purchased from Weber Basin Water Conservancy District (WBWCD).

Table 1.2 below shows a breakdown of the current water sources, as of December 2024.

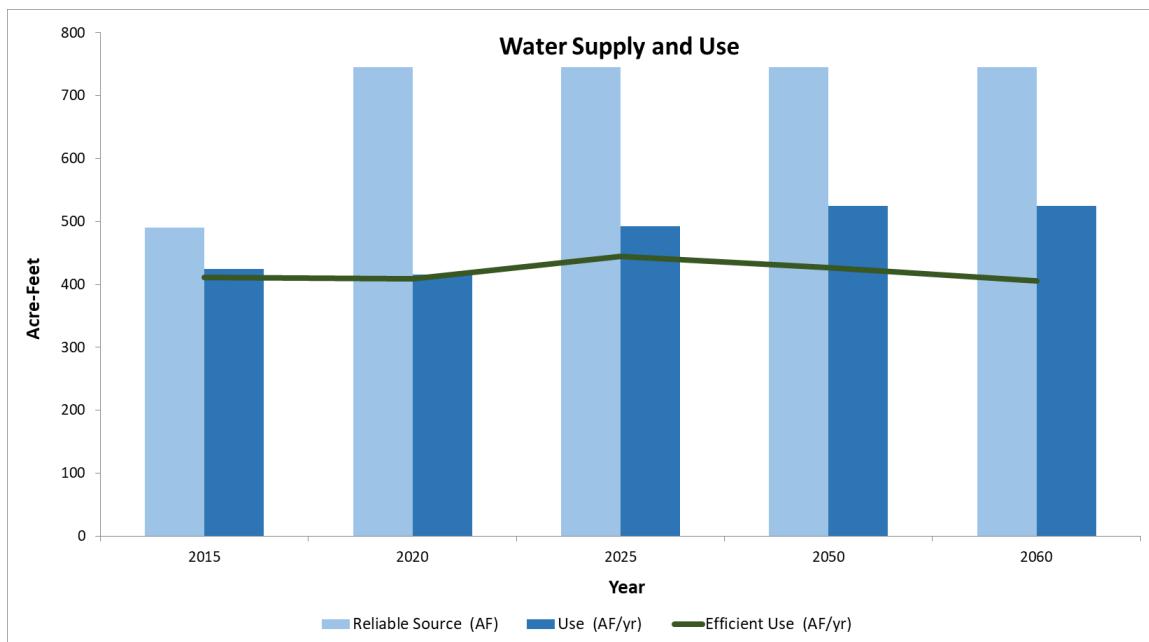
Table 1.2 - Existing Water Sources Used

Source Used	Volume (Acre-Feet)	Total (Acre-Feet)
Wells	34.79	34.79
Purchased	390.29	390.29
		425.08



As illustrated in graph 1.1 below, the City's water supply verses projected use provides a sufficient amount of water through the year 2060.

Graph 1.1 - Water Supply and Use



FUTURE WATER SOURCES & COST PROJECTION

The Fruit Heights Water 2024 Water Capital Facilities Plan (CFP) indicates that build-out could occur as early as 2031 with an approximate population of 7,253 (2,232 ERCs) requiring approximately 590 acre-feet of water. The City has an annual reliable water supply of 745 acre-feet (not including the well source of 30.5 acre-feet, due to its inability to produce a consistent reliable source).

According to the graph above, the City has sufficient water supply through 2060. In the event the actual population exceeds the projected population the City may need to acquire additional water from Weber Basin Water Conservancy District. The implementation of continued water conservation measures may eliminate or substantially slow any need for additional water.

Due to anticipated sufficient water supply through build-out, the City will not need to purchase any additional reliable water source.



WATER MEASUREMENT & BILLING

Meters: All of the connections to the water system are metered and read monthly using the automated Badger Meters. Table 1.4 below shows the City's metered connections as of December 2024.

Table 1.3 – Metered Connections

Connection Type	Percentage of System	Reading Frequency	Calibration Schedule	Replacement Schedule
Residential	99%	1 / Monthly	Per Manufacturer	As Needed
Commercial	>1%	1 / Monthly	Per Manufacturer	As Needed
Industrial	NA	NA	NA	NA
Institutional	>1%	1 / Monthly	Per Manufacturer	As Needed

SYSTEM WATER LOSS CONTROL

Table 1.4 below shows the population, annual use, and percentage loss in relation to used source.

Table 1.4 – Annual Information

Year	Population	Annual Use (AF)	Return	Percentage Loss
2009	5000	510.54		0.00%
2010	5681	416.11		3.79%
2011	5117*	403.00		3.25%
2012	5516	421.30		0.00%
2013	5516	453.32		-0.23%
2014	5744	441.22		18.47%
2015	5726	424.30		13.46%
2016	5760	436.90		0.00%
2017	5750	432.62		7.86%
2018	5910	395.45		12.32%
2019	6200	371.04		17.19%
2020	6625	416.29		4.45%
2021	6240	393.91		3.60%
2022	6010	384.86		2.29%
2023	6070	379.30		6.40%
2024	6075	364.86		14.17%

*2011 population not entered into Division of Water Rights, number is based on available Census data



Water loss is controlled by:

SCADA System: Each storage reservoir is connected to the City's SCADA system that provides continual monitoring of water storage. In the event there are issues with the pressure or levels of water, the City's designated employees are immediately alerted and able to quickly resolve the issue.

Independent Audit: In addition to this, the City conducts an annual audit of the amount of water billed versus the amount of water used. This ensures the water being used is being paid for and usage is accurately being tracked. This audit is in addition to the City's annual fiscal budget audit. "Zero Consumption" meter reports are also created every other month. Each meter is investigated and replaced as needed.

New Development: All new developments are required to follow Title 11, Subdivision Regulations, of the City Code and follow the adopted Public Works Standards for Development, Design, and Construction. As part of the approval process, the City Engineer checks the available water sources and distribution system to ensure adequacy and responsible use of the City's water resource. If a proposed development meets the requirements of the water distribution model and planned water source use, then the development is allowed to proceed through the approval process. During construction of the development, City staff oversees and inspects the water system to ensure the installation meets City Standards.

INCREASING RATE STRUCTURE

The following table outlines the current water rate schedule adopted by Resolution in January 2025. To continue to encourage conservation, these rates have been significantly increased and the tiered gallon allotments decreased since the 2019 Plan.

Table 1.5 - Water Rate Schedule

\$ Base Rate / Month	Allotment (Gal) Rounded to Nearest Thousand	Additional Fee / 1,000 Gal
\$37.40	0 – 3,000	\$2.10
	3,001 – 6,000	\$3.25
	6,001 – 8,000	\$4.10
	8,001 – 10,000	\$4.45
	10,001 – 13,000	\$4.90
	13,001 – 18,000	\$5.30
	18,001 – 22,000	\$6.35
	22,001 +	\$7.40



WATER USE

Table 1.6 below shows the water inflow verse the water outflow for each type of use between 2005 and 2024.

Table 1.6 –Water Use

Year	INFLOW				OUTFLOW				Un-metered	Total (AF)	% Diff.
	Total (AF)	Res	Com	Ind	Inst.	Whole -sale	Other Uses				
2005	245.35	245.32	0.00	0.00	0.00	0.00	0.00	0.00	245.35	0.00	
2006	373.67	374.00	0.00	0.00	0.00	0.00	0.00	0.00	374.00	-0.09	
2007	524.28	524.26	0.00	0.00	0.00	0.00	0.00	0.00	524.26	0.00	
2008	569.04	562.62	0.00	0.00	0.00	0.00	0.00	0.00	562.62	1.13	
2009	501.54	501.54	0.00	0.00	0.00	0.00	0.00	0.00	501.54	0.00	
2010	432.51	416.11	0.00	0.00	0.00	0.00	0.00	0.00	416.11	3.79	
2011	416.53	403.00	0.00	0.00	0.00	0.00	0.00	0.00	403.00	3.25	
2012	0	410.20	4.00	0.00	1.10	0.00	5.00	1.00	421.30	0.00	
2013	452.26	453.32	0.00	0.00	0.00	0.00	0.00	0.00	453.32	-0.23	
2014	541.17	435.72	5.50	0.00	0.00	0.00	0.00	0.00	441.22	18.47	
2015	490.30	418.50	5.80	0.00	0.00	0.00	0.00	0.00	424.30	13.46	
2016	436.90	431.30	5.60	0.00	0.00	0.00	0.00	0.00	436.90	0.00	
2017	469.53	408.37	21.77	0.00	2.48	0.00	0.00	0.00	432.62	7.86	
2018	451.01	371.99	22.05	0.00	1.41	0.00	0.00	0.00	395.45	12.32	
2019	448.05	325.67	43.76	0.00	1.61	0.00	0.00	0.00	371.04	17.19	
2020	435.66	384.35	30.56	0.00	1.38	0.00	0.00	0.00	416.29	4.45	
2021	408.64	348.03	43.79	0.00	2.09	0.00	0.00	0.00	393.91	3.60	
2022	393.88	346.86	36.00	0.00	2.00	0.00	0.00	0.00	384.86	2.29	
2023	405.22	357.02	21.09	0.00	1.19	0.00	0.00	0.00	379.30	6.40	
2024	425.08	346.32	16.48	0.00	2.06	0.00	0.00	0.00	364.86	14.17	

*Information obtained from Utah Division of Water Rights Water Records/Use Information

This analysis shows that between 2015 and 2019 there is an average deficiency of 10.17%. There is, however, a continued decrease (or increased efficiency) over the next five-year period (2020-2024) to an average loss of 6.18%. The increase can be attributed to more accurate accounting, metering, and reporting of water use. Water loss can be attributed to fire hydrant use, meter errors, and system leaks. The goal of the City is to reduce losses even further as additional improvements are made to the water infrastructure.

Prior to 2004, the City had 60 connections utilizing culinary water for landscaping and outdoor needs. However, a special improvement project was constructed. As of 2005, the City has a minimal number of connections that use culinary water for outdoor purposes. These connections are only permitted because irrigation is not available to them. When/if irrigation becomes available, these connections will be required to use irrigation water for all outdoor purposes. All other users within the City are serviced through and monitored by either the Hights Creek Irrigation Company, Benchland Irrigation Company, or the City's small Special Improvement District.



USE - GALLONS PER CAPITA PER DAY

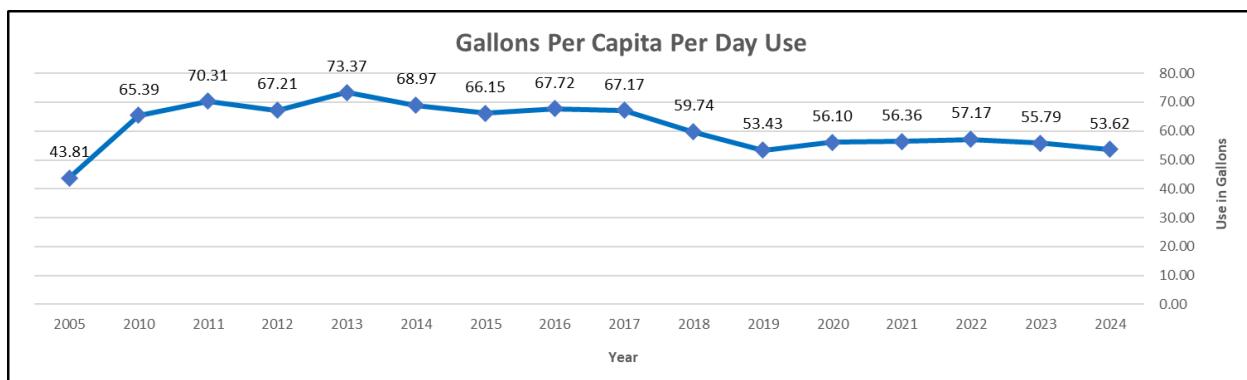
Table 1.7 below outlines the gallons per capita per day in 2024.

Table 1.7 –Water Use

2024 Total GPCD	
Residential	50.89
Commercial	2.42
Institutional	0.30
Industrial	0.00
Total	53.61

Based on Graph 1.2 below illustrates the Gallons per Capita Per Day Use trend, indicating an overall decrease in water use and an increase in conservation.

Graph 1.2 – Gallons Per Capita Per Day Use



SECTION 2 – CONSERVATION PRACTICES

CURRENT CONSERVATION

Fruit Heights City places a high value on the conservation of water and is already practicing the following:

- All culinary water connections are currently metered.
 - City employees monitor the water use and meters are read monthly. Users work with the City to identify the issue(s) so that it can be repaired in a timely manner.
 - “Zero Consumption” readings are investigated every other month and faulty meters are replaced where necessary.
- The City provides water conservation education and public outreach through:
 - Providing conservation tips on City’s Website.
 - Information in City’s Newsletter.
 - Providing a copy of the Annual Consumer Confidence Report with a utility bill.
 - Supporting the Davis County Water Fair for elementary school students.
- The City maintains memberships in supporting organizations such as American Water Works Association, Water Environment Federation and The Rural Water Association that educate our personnel and keep up to date on source protection, public education and current regulations.
- The City requires the use of secondary water for all outdoor uses. In the small area of the City that does not have access to irrigation water, the City has adopted landscaping requirements that focuses on conservation.
- The current water pricing and billing system was updated and adopted by resolution in July 2025. The new pricing and billing is adequate to cover expenses in the water enterprise account and is tiered so as to discourage excessive water use. The City may consider additional water pricing and billing system updates as needed.
- The City continues to complete infrastructure projects identified in the Capital Facilities Plan.



CONTACT

Mayor, John Pohlman and Member of the City Council

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EVALUATION OF EXISTING CONSERVATION EFFORTS

In the 2019 Water Conservation Plan, the City established four goals. The goals and status of each are provided below:

Goal 1 – Increase Public Awareness & Education Efforts: Currently, the City only utilizes the City's website to provide information about water conservation. Over the next five years, the City plans to provide bi-annual flyers/information with the monthly utility bill utilizing existing messages from Slow the Flow, DWRs's Conserve Utah, and WaterSense.

Status: *The City was able to provide information twice each year – once as part of the monthly utility bill and again as part of the City's newsletter that is sent to all residents and businesses within the City.*

Goal 2 – Reduce Water Use. Over the next five years, the City will reduce overall water deficiency by 5%, bringing the average water loss down to 6.5%.

Overall Status: *The City was able to achieve and exceed this goal, bringing the average water deficiency is 6.18% between 2019 and 2024.*

1. Reduce governmental water use at City building and parks by 5%.

Status: *City Hall has all low-usage faucets and smart timers have been installed.*

2. Continue to install water meters that record 40 days of usage.

Status: *All culinary connections are metered and replaced as needed and as budget allows.*

3. Implement high water use notification system to ensure Users are notified of high-usage in a timely manner.

Status: *The City runs a "high-use" report monthly and notifies those connections with high reads either via phone call or a door-hanger notification.*



Goal 3 – Monitor Construction Water. By 2022, create an Ordinance requiring all new development and construction projects utilize a meter when flushing hydrants or new connections. The Ordinance shall include how water consumed is paid and penalties.

Status: A new City Ordinance was not created; instead this has been incorporated as part of the regulations outlined in the Public Works Standards and the City's Fee Schedule now includes a meter rental fee of \$800 and a \$10 per 1,000 gallons of water used rate. The meter is required for use on every new development and City-owned project.

Goal 4 - Review and Update Ordinances. To ensure requirements are up-to-date and effective, over the next five years, review and update the City's ordinances related to water conservation efforts. More specifically review Title 8 Public Utilities, Chapter 5 Water Conservation Measures, and Title 11 Subdivision Regulations.

Status: Title 11 Subdivision Regulations were updated in 2024 and included updates to the Public Works Standards to require new development follow Low Impact Development Standards. The City also updated Title 8 Chapter 5a Water Conservation Measures. This is applicable to the entire City but largely focuses on ensuring the small area of the City that does not currently have access to irrigation water wisely landscapes and conserves water used outdoors.

NEW BEST MANAGEMENT PRACTICES & IMPLEMENTATION PLAN

Goal 1 – Reduce the City's Per Capita Water Use Rate by 5% over the next five years. The water use rate is currently 53.6 gallons per capita per day (gcpd) and will be reduced to 50.92 gcpd by 2030. The savings will be measured in acre-feet and will be analyzed annually by using the data that is submitted to the Division of Water Rights. The goal will be implemented as the City continues to implement system improvement projects, rate structures, and public education and outreach.

Note: The City's gallons per capita per day is 53.6 which is 28.6% under the established Davis County Regional Water Conservation Goal of 187 gcpd and 26.5% under the Statewide Goal of 202 by 2030. The City also considered the overall percentage decrease of 18% proposed by the State; however, this does not seem realistic for the five-year timeframe for which this goal has been established.



PUBLIC INFORMATION, EDUCATION, & PROGRAMS

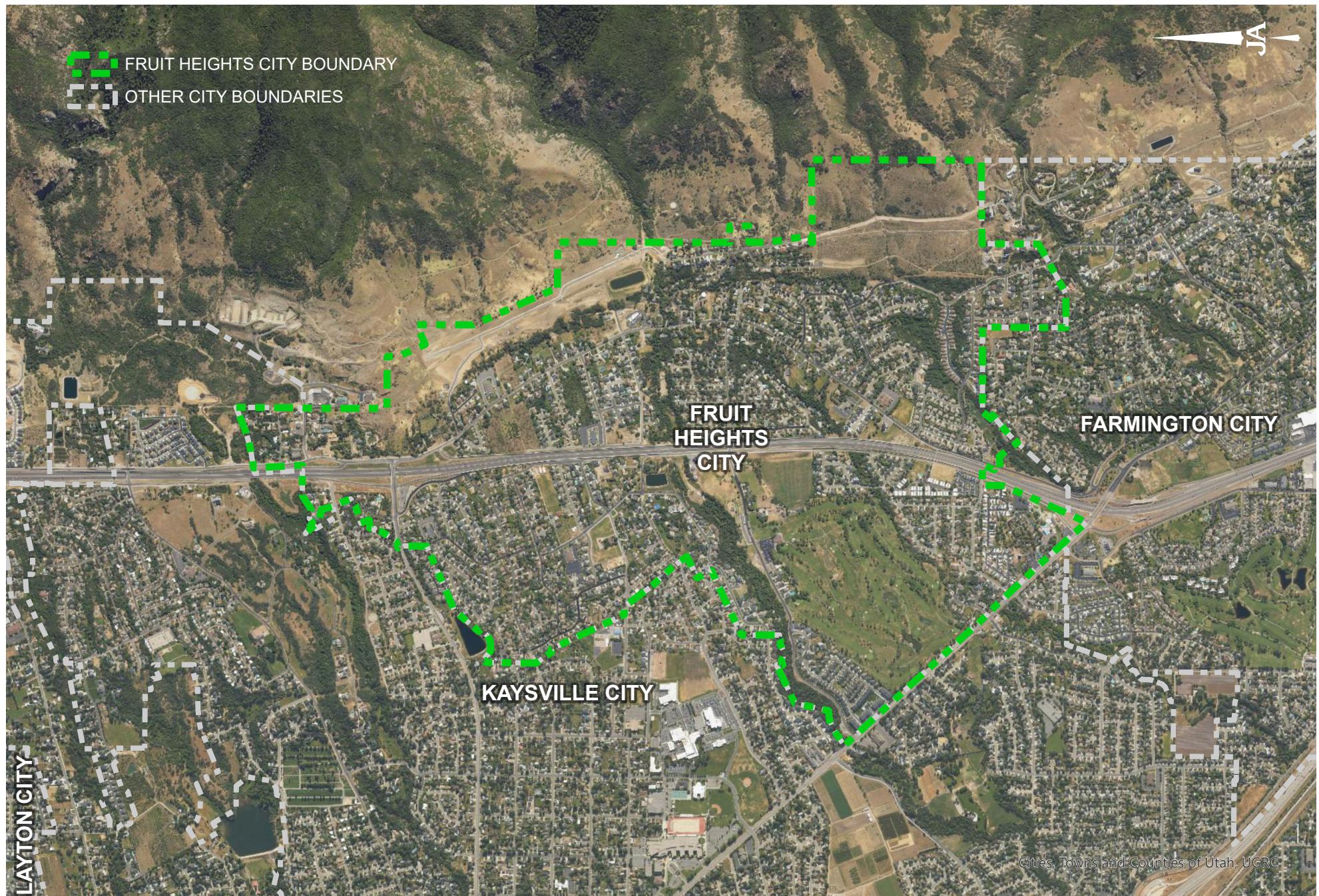
The City currently provides regular information to residents and educates them on wise watering practices through the City's newsletters; website: <https://www.fruitheightscity.com/296/Water-Conservation>; and works to educate high-use consumers individually.

CITY ORDINANCES & STANDARDS IN PLACE

The following ordinances and standards have been adopted and are currently in place:

- Water Shortage Plan, 2014
- Public Work Standards for Development, Design, & Construction were updated and adopted in May 2024
 - Incorporates the Manual of Standard Plans, published by Utah LTAP Center, Utah State University (commonly known as APWA)
 - Includes information for Low Impact Developments (using rainwater, collecting rainwater, etc.)
- City Code, Title 8 Public Utilities, Chapter 5 Water Conservation Measures
- City Code, Title 11 Subdivision Regulations





10-16-10: POLITICAL SIGNS: Sign permits are not required for political signs. Notwithstanding anything to the contrary contained in this chapter, the following provisions shall apply only to political signs erected out of doors:

A. Location And Type:

1. Political signs are permitted in single-family residential districts only upon lots in which a residence is located without prior approval of the zoning department, provided that permission has been obtained from the property owner(s). If permission has not been obtained from the property owner(s) and the sign is within the owner's legal property rights and boundaries, the owner(s) of the property may remove the sign and contact the candidate to have the sign picked up within twenty-four (24) hours. After that time the sign can be destroyed. Fruit Heights will provide areas of city property that political signs may be posted. See Exhibit A
2. The dimensions of such signs shall not exceed a maximum area of twelve (12) square feet and four feet (4') in height, and further provided that only one sign per office or measure shall be placed upon that lot or parcel of land regardless of the size of such parcel.
3. Political signs shall be temporary, stationary, and unlighted.
4. No political signs may be erected earlier than forty-five (45) days before the election to which it relates.
 - a. When a primary election is required for a public office, signs for candidates seeking election may be displayed forty-five (45) days in advance of the primary election. Candidates successful in the primary election may leave their signs in place for the upcoming general election.
 - b. When a primary region or national election is required for a public office, signs for candidates seeking election may be displayed forty-five (45) days in advance of the primary election. Candidates successful in the primary election may leave their signs in place for the upcoming general election.
 - c. Signs for referenda or initiatives that are held in conjunction with regularly scheduled elections shall be limited to thirty (30) calendar days preceding the election.
 - d. Signs for any special election shall be limited to a period immediately preceding the election of seven (7) calendar days.
5. Political signs shall not be attached to any utility pole, fence, tree or other vegetation in any public right of way.
6. Political signs shall not be erected in such a manner that they will or reasonably may

be expected to interfere with, obstruct, confuse, or mislead traffic.

7. Political signs shall be self-contained and freestanding and shall not be attached to any structure, except that the sign may be placed in a window.
8. Political signs may not be located on trees or lawn owned by the city or on any property owned, leased, maintained, or operated by the city except those areas provided in Exhibit A.
9. Political signs are not allowed on medians or in park strips.

B. Responsible Person: In a campaign for elective office, the candidate for such office shall be deemed the person responsible for the posting of campaign signs, unless the candidate first notifies the city recorder and the zoning administrator of another person who is responsible. In such case, the candidate shall provide the name, address, telephone number, and signed consent of such other responsible person. In a campaign regarding a ballot measure, the president of the committee supporting or opposing such ballot measure shall be deemed responsible, unless said person first notifies the city recorder and zoning administrator of some other person responsible, in the manner described above. The candidate, or in the case of a ballot measure, the committee president or other responsible person if so designated, shall be liable to pay any fees or costs for the removal and storage of illegal signs, as set out herein. Further, such candidate, committee president, or other designated person, shall be subject to prosecution for any violation of this chapter.

C. Removal Of Illegal Signs:

1. Illegal Signs, Public Nuisance: Campaign signs in violation of this section are hereby declared to be public nuisances and may be abated as such by the city. The collection of removal fees shall not preclude the city from prosecuting any person for violating this chapter.
2. Removal Of Illegal Campaign Signs: The zoning administrator or authorized agents are authorized to remove any campaign sign found posted within the corporate limits of the city when such sign is in violation of the provisions of this section. For the purpose of removing campaign signs, the zoning administrator or authorized agents are empowered to take all steps necessary to remove the unauthorized sign including, but not limited to, enlisting the aid or assistance of any other department of the city and to secure legal process to the end that all such signs shall be expeditiously removed from any property where posted.
3. Storage And Return: The zoning administrator or authorized agents shall remove said campaign sign and keep a record of the location from which the sign was removed. He/she shall store the sign in a safe location for at least five (5) days. The zoning administrator or authorized agents shall return any campaign sign upon the payment of the fee provided in subsection E of this section.

4. Signs shall not be allowed and shall be removed when they are attached to any regulatory sign. These shall include, but will not be limited to stop signs, yield signs, speed limit signs, caution signs and school crossing signs.
- D. Postelection Sign Removal: The person, party, or parties responsible for the erection or distribution of any such signs shall be jointly and severally liable for the removal of them within five (5) calendar days after the election to which they refer.
- E. Charge For Sign Removal: Failure to remove signs within the specified time limit may require city officials to remove the signs. Each candidate found not to have substantially complied with the removal of the signs shall be charged for staff time and expense of sign removal. Such charge shall not be less than two dollars fifty cents (\$2.50) per sign removed. This charge applies to both subsections C and D of this section.
- F. Signs In Public Right of Way:
 1. Placement of signs is encouraged within private property. Fruit Heights will provide areas in the city for placement of political signs (see map) Exhibit A. Any sign placed in public right of way is subject to removal by city staff. When signs are removed for this reason, the sign will be made available for five (5) calendar days to be picked up. After that time, it will be destroyed.
- G. Destruction Of Political Signs: Wanton destruction of political signs shall constitute a class C misdemeanor and shall be punishable in accordance with other personal property destruction statutes. (Ord. 2006-01, 1-17-2006)

EXHIBIT A

Campaign Sign Locations

The following locations have been designated as approved areas for the placement of campaign signs within Fruit Heights City. Signs located outside of these approved areas are subject to removal by city staff.

Important Guidelines:

- Only **one double-sided sign** is permitted at each approved location.
- **Signs may not be placed on or attached to the poles** of the Fruit Heights Information Centers located throughout the city.

1. **South Mountain Road** – Around the "City of Good Neighbors" sign.
2. **Mountain Road (Waterfall Area)** – Signs must be placed above the rock retaining wall near the waterfall.
3. **North Mountain Road** – West side of the road, along the detention basin area.
4. **UTA Park & Ride Lot** – Located on the west side of Hwy 89 and south of 400/200 North. Signs may be placed in the zeroscape areas.

5. **Ellison Park** – Located at 880 E. Broken Fence Lane and 891 E. Country Road. One sign is permitted on each side of the park.
6. **Corner of Green Road and Laurelwood Drive** – Northeast corner of the intersection.
7. **Corner of Nicholls Road and Lloyd Road** – On the fence along the west side of the road.
8. **Nicholls Road & Main Street Parking Lot** – Signs may be placed in the zeroscape area.

9. Lloyd Road (along the sound wall):

One double-sided sign may be placed within one of the 2'x2' gravel box squares located along the full length of Lloyd Road

