

Greater Salt Lake Municipal Services District**Standard Financial Report****40 Emigration Canyon - 07/01/2025 to 06/30/2026****100.00% of the fiscal year has expired**

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	(67.00)	(1,210.19)
10110 Cash - Xpress Bill Pay	0.00	5,301.11
10200 Cash - PTIF	314,071.87	485,993.40
10401 Zions Credit Card	0.00	(425.15)
10750 Undeposited Receipts	(0.23)	(167.09)
Total Cash and cash equivalents	314,004.64	489,492.08
Receivables		
12500 Due from Other Gov.	89,255.16	(51,946.47)
Total Receivables	89,255.16	(51,946.47)
Total Current Assets	403,259.80	437,545.61
Non-Current Assets		
Restricted assets		
10102 Cash - Zions Bond Escrow	90,662.20	90,662.20
Total Restricted assets	90,662.20	90,662.20
Total Non-Current Assets	90,662.20	90,662.20
Total Assets:	493,922.00	528,207.81
Liabilities and Fund Equity:		
Liabilities:		
Current liabilities		
21000 Accounts Payable	8,991.23	9,226.92
23450 Performance Bonds Payable	90,662.20	90,662.20
24000 Due to Other Funds	89,256.84	0.00
Total Current liabilities	188,910.27	99,889.12
Total Liabilities:	188,910.27	99,889.12
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	288,206.05	411,513.01
29010 Assigned Capital Fund	16,805.68	16,805.68
Total Equity - Fund Balance	305,011.73	428,318.69
Total Liabilities and Fund Equity:	493,922.00	528,207.81
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District

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	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
Property Taxes					
3100.112 MET - Muni Telecom	0.00	(6.70)	0.00	6.70	0.00%
Total Property Taxes	0.00	(6.70)	0.00	6.70	0.00%
Sales Taxes					
3100.300 Sales Tax	325,065.58	295,637.14	320,000.00	24,362.86	92.39%
Total Sales Taxes	325,065.58	295,637.14	320,000.00	24,362.86	92.39%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	30,749.91	27,888.76	32,000.00	4,111.24	87.15%
Total SB 136 Sales Tax	30,749.91	27,888.76	32,000.00	4,111.24	87.15%
Total Taxes	355,815.49	323,519.20	352,000.00	28,480.80	91.91%
Intergovernmental revenue					
Road Funds					
3100.560 B&C Road Fund Allotment	116,316.68	93,466.45	120,000.00	26,533.55	77.89%
3100.562 County Public Transit Tax	250.74	14,682.48	0.00	(14,682.48)	0.00%
Total Road Funds	116,567.42	108,148.93	120,000.00	11,851.07	90.12%
Total Intergovernmental revenue	116,567.42	108,148.93	120,000.00	11,851.07	90.12%
Licenses and permits					
Business licenses					
3100.130 Business Licenses	2,600.00	1,550.00	2,000.00	450.00	77.50%
Total Business licenses	2,600.00	1,550.00	2,000.00	450.00	77.50%
Building permits					
3100.260 Building Permit	49,875.93	55,451.17	75,000.00	19,548.83	73.93%
Total Building permits	49,875.93	55,451.17	75,000.00	19,548.83	73.93%
Other license and permits					
3100.262 Plumbing, Electric Permits	0.00	70.70	0.00	(70.70)	0.00%
3100.2653 Floodplain Development Permit Fee	0.00	600.00	0.00	(600.00)	0.00%
Total Other license and permits	0.00	670.70	0.00	(670.70)	0.00%
Total Licenses and permits	52,475.93	57,671.87	77,000.00	19,328.13	74.90%
Charges for services					
Charges other					
3100.420 Engineering Services	14,598.00	3,925.00	0.00	(3,925.00)	0.00%
3100.450 Planning Services	12,016.85	9,266.66	15,000.00	5,733.34	61.78%
Total Charges other	26,614.85	13,191.66	15,000.00	1,808.34	87.94%
Storm drain fee					
3100.435 Stormwater Fines - for Educational and O	0.00	1,500.00	0.00	(1,500.00)	0.00%
Total Storm drain fee	0.00	1,500.00	0.00	(1,500.00)	0.00%
Total Charges for services	26,614.85	14,691.66	15,000.00	308.34	97.94%
Fines and forfeitures					
Justice court fines/forfeitures					
3100.500 Justice Court Fines/Forfeitures	10,648.15	10,958.97	6,000.00	(4,958.97)	182.65%
Total Justice court fines/forfeitures	10,648.15	10,958.97	6,000.00	(4,958.97)	182.65%
Total Fines and forfeitures	10,648.15	10,958.97	6,000.00	(4,958.97)	182.65%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	12,059.28	14,821.41	7,000.00	(7,821.41)	211.73%
Total Interest	12,059.28	14,821.41	7,000.00	(7,821.41)	211.73%
Miscellaneous other					
3100.875 Event Revenue	0.00	400.00	0.00	(400.00)	0.00%
3600.900 Other Revenue	1.00	0.00	0.00	0.00	0.00%
3600.902 Other Revenue - Declaration of Candidate	250.00	247.10	0.00	(247.10)	0.00%
Total Miscellaneous other	251.00	647.10	0.00	(647.10)	0.00%
Total Miscellaneous revenue	12,310.28	15,468.51	7,000.00	(8,468.51)	220.98%
Contributions and transfers					
3800.100 Contribution from GF	242,111.00	257,235.00	257,235.00	0.00	100.00%

Greater Salt Lake Municipal Services District

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	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Total Contributions and transfers	242,111.00	257,235.00	257,235.00	0.00	100.00%
Total Revenue:	816,543.12	787,694.14	834,235.00	46,540.86	94.42%
Expenditures:					
Administration					
4100.100 Wages	66,000.00	81,000.00	87,200.00	6,200.00	92.89%
4100.150 Social Security Tax	4,092.00	5,022.00	5,450.00	428.00	92.15%
4100.160 Medicare	957.00	1,174.50	1,275.00	100.50	92.12%
4100.190 FUTA	0.00	583.00	0.00	(583.00)	0.00%
4100.200 Awards, Promotional & Meals	192.48	215.06	250.00	34.94	86.02%
4100.210 Subscriptions/Memberships	25.00	1,525.40	2,000.00	474.60	76.27%
4100.220 Printing/Publications/Advertising	0.00	216.82	3,000.00	2,783.18	7.23%
4100.230 Travel/Mileage	0.00	0.00	2,000.00	2,000.00	0.00%
4100.240 Office Expense and Supplies	65.31	145.42	1,000.00	854.58	14.54%
4100.255 Computer Equip/Software	0.00	0.00	3,000.00	3,000.00	0.00%
4100.280 Cell phone and Telephone	222.72	206.87	6,000.00	5,793.13	3.45%
4100.310 Attorney-Civil	39,420.00	67,081.73	40,000.00	(27,081.73)	167.70%
4100.320 Attorney - Land Use	0.00	0.00	10,000.00	10,000.00	0.00%
4100.330 Training and Seminars	145.00	0.00	1,000.00	1,000.00	0.00%
4100.360 Web Page Development/Maintenance	1,985.52	2,772.49	5,000.00	2,227.51	55.45%
4100.370 Software/Streaming	5,739.65	336.64	2,500.00	2,163.36	13.47%
4100.390 Payroll Processing Fees	856.50	1,710.50	1,000.00	(710.50)	171.05%
4100.420 Contributions/Special Events	0.00	374.00	8,000.00	7,626.00	4.68%
4100.430 City Elections and Voting	0.00	3,112.61	0.00	(3,112.61)	0.00%
4100.510 Insurance	10,126.07	9,320.62	19,000.00	9,679.38	49.06%
4100.520 Workers Comp Insurance	(63.78)	666.60	3,000.00	2,333.40	22.22%
4100.590 Postage	729.83	0.00	500.00	500.00	0.00%
4100.600 Professional and Technical	0.00	21.49	20,000.00	19,978.51	0.11%
4100.625 UFA Emergency Services	0.00	0.00	12,000.00	12,000.00	0.00%
4100.627 Restroom Maintenance	6,049.70	6,240.00	12,000.00	5,760.00	52.00%
4100.635 Election Support Services	0.00	0.00	11,060.00	11,060.00	0.00%
4100.871 Utilities	466.00	270.00	1,000.00	730.00	27.00%
4100.880 Non-Classified Expenses	0.00	80.00	0.00	(80.00)	0.00%
Total Administration	137,009.00	182,075.75	257,235.00	75,159.25	70.78%
Transfers					
4100.928 Contribution to General Fund	574,225.80	482,311.43	577,000.00	94,688.57	83.59%
48450.001 Operational Transfers out	207.00	0.00	0.00	0.00	0.00%
Total Transfers	574,432.80	482,311.43	577,000.00	94,688.57	83.59%
Total Expenditures:	711,441.80	664,387.18	834,235.00	169,847.82	79.64%
Total Change In Net Position	105,101.32	123,306.96	0.00	(123,306.96)	0.00%

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Standard Financial Report
43 Emigration Canyon Community Council - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	2,168.28	2,168.28
Total Cash and cash equivalents	2,168.28	2,168.28
Total Current Assets	2,168.28	2,168.28
Total Assets:	2,168.28	2,168.28
Liabilites and Fund Equity:		
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	2,168.28	2,168.28
Total Equity - Fund Balance	2,168.28	2,168.28
Total Liabilites and Fund Equity:	2,168.28	2,168.28
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District
Standard Financial Report
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100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Miscellaneous revenue					
Miscellaneous other					
3100.870 Donations	55.00	0.00	0.00	0.00	0.00%
Total Miscellaneous other	55.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	55.00	0.00	0.00	0.00	0.00%
Contributions and transfers					
3800.900 Beginning Fund Balance Appropriation	2,992.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	2,992.00	0.00	0.00	0.00	0.00%
Total Revenue:	3,047.00	0.00	0.00	0.00	0.00%
Expenditures:					
Administration					
4100.200 Awards, Promotional & Meals	878.59	0.00	1,000.00	1,000.00	0.00%
Total Administration	878.59	0.00	1,000.00	1,000.00	0.00%
Total Expenditures:	878.59	0.00	1,000.00	1,000.00	0.00%
Total Change In Net Position	2,168.41	0.00	(1,000.00)	(1,000.00)	0.00%

Greater Salt Lake Municipal Services District
Standard Financial Report
45 Emigration Canyon Council Designated Funds - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual
Net Position		
Assets:		
Current Assets		
Cash and cash equivalents		
10100 Cash - Zions Checking	1,000.00	38,537.91
10101 Cash - Zions CARES	207.00	207.00
10200 Cash - PTIF	0.00	729.27
10202 Cash - PTIF 9074 CARES	66,360.50	69,067.27
Total Cash and cash equivalents	67,567.50	108,541.45
Receivables		
10750 Undeposited Receipts	0.00	166.59
12500 Due from Other Gov.	0.00	(9,997.45)
Total Receivables	0.00	(9,830.86)
Total Current Assets	67,567.50	98,710.59
Total Assets:	67,567.50	98,710.59
Liabilites and Fund Equity:		
Liabilities:		
Deferred revenue		
23455 CARES2 Deferred Revenue	60,735.64	60,735.64
Total Deferred revenue	60,735.64	60,735.64
Total Liabilities:	60,735.64	60,735.64
Equity - Fund Balance		
29000 Unassigned Net Position (Fund Bal)	6,831.86	37,974.95
Total Equity - Fund Balance	6,831.86	37,974.95
Total Liabilites and Fund Equity:	67,567.50	98,710.59
Total Net Position	0.00	0.00

Greater Salt Lake Municipal Services District
Standard Financial Report
24 Emigration Canyon Council Designated Funds - 07/01/2025 to 06/30/2026
100.00% of the fiscal year has expired

	2025 Year-End Actual	2026 YTD Actual	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
MET Taxes					
3100.112 MET-Municipal Telecom	0.00	1,069.08	0.00	(1,069.08)	0.00%
3100.113 MET-Pacificorp/Rocky Mtn Power	0.00	10,740.95	0.00	(10,740.95)	0.00%
3100.114 MET-Questar Gas/Dominion Energy	0.00	16,624.51	0.00	(16,624.51)	0.00%
Total MET Taxes	0.00	28,434.54	0.00	(28,434.54)	0.00%
Total Taxes	0.00	28,434.54	0.00	(28,434.54)	0.00%
Intergovernmental revenue					
CARES Act					
3100.322 ARPA Funding	36,702.45	0.00	0.00	0.00	0.00%
Total CARES Act	36,702.45	0.00	0.00	0.00	0.00%
Total Intergovernmental revenue	36,702.45	0.00	0.00	0.00	0.00%
Miscellaneous revenue					
Interest					
3600.100 Interest Earnings	5,624.86	2,708.55	2,500.00	(208.55)	108.34%
Total Interest	5,624.86	2,708.55	2,500.00	(208.55)	108.34%
Miscellaneous other					
3100.870 Donations	1,000.00	0.00	0.00	0.00	0.00%
Total Miscellaneous other	1,000.00	0.00	0.00	0.00	0.00%
Total Miscellaneous revenue	6,624.86	2,708.55	2,500.00	(208.55)	108.34%
Contributions and transfers					
3100.001 Operating Transfers in	207.00	0.00	0.00	0.00	0.00%
Total Contributions and transfers	207.00	0.00	0.00	0.00	0.00%
Total Revenue:	43,534.31	31,143.09	2,500.00	(28,643.09)	1,245.72%
Expenditures:					
COVID Related Expenses					
4100.243 ARPA Act Expense and Supplies	36,702.45	0.00	0.00	0.00	0.00%
Total COVID Related Expenses	36,702.45	0.00	0.00	0.00	0.00%
Total Expenditures:	36,702.45	0.00	0.00	0.00	0.00%
Total Change In Net Position	6,831.86	31,143.09	2,500.00	(28,643.09)	1,245.72%



Emigration Canyon

2026 2nd Quarter Report

2026 SUMMARY OF OVERALL ASILOMAR STATS 1-1-26 TO 6-30-26

- Full Asilomar stats are available upon request.
- Features Adjusted Totals - Excludes Owner Requested Euthanasias that were untreatable.

Category	Dogs	Cats	Other	Total Animals
Beginning Shelter Count	118	84	8	210
Intake Totals	1110	1723	78	2911
Adoptions	494	509	44	1047
Transfers/Rescue	28	107	25	160
Owner Redemptions/Return to Field	570	702	7	1279
Euthanasia	15	81	7	103
Outcome Totals	1107	1399	83	2589

LIVE RELEASE: 96%

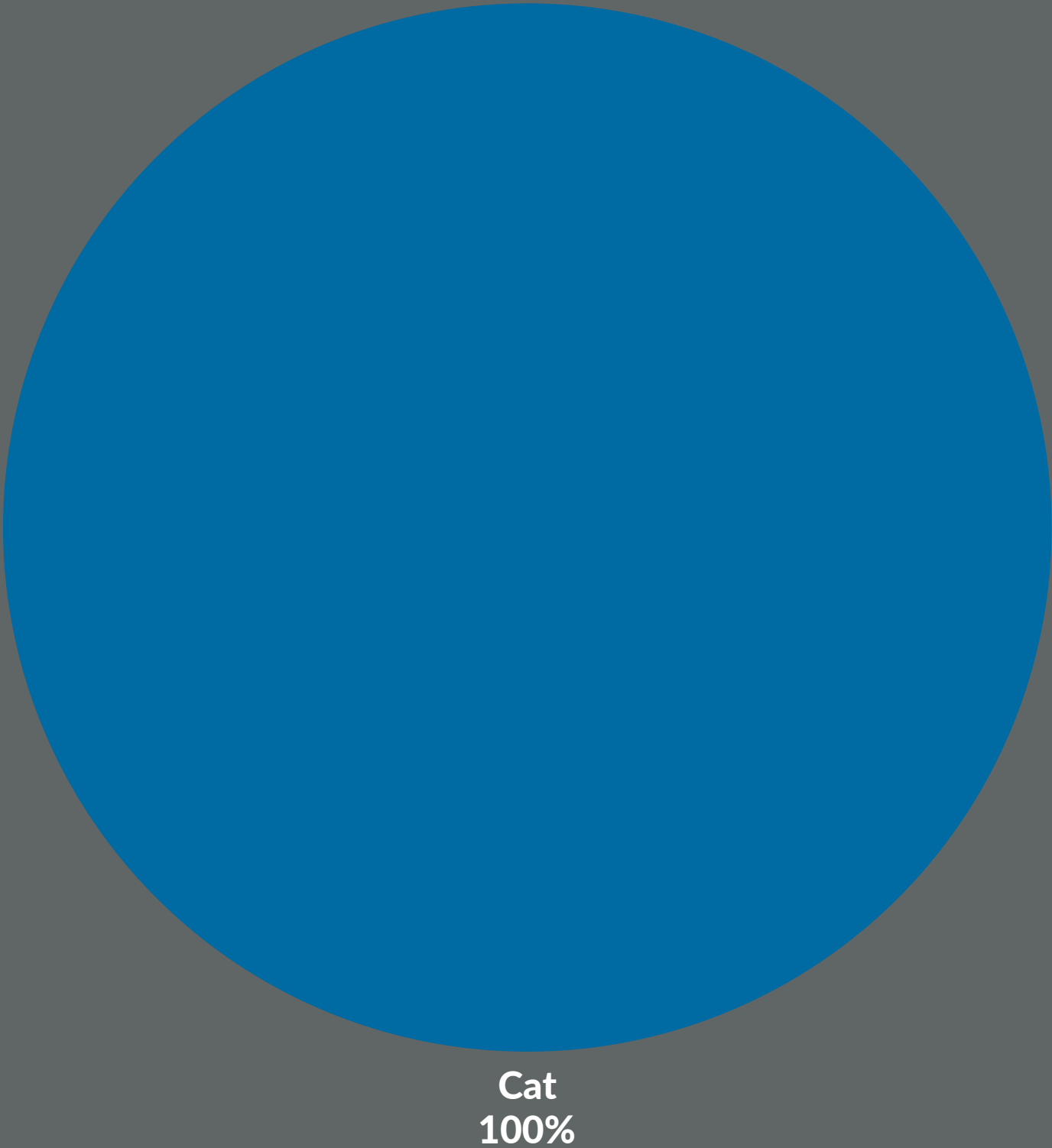


**553
ANIMALS
FOSTERED!**

**160
ANIMALS
RESCUED!**



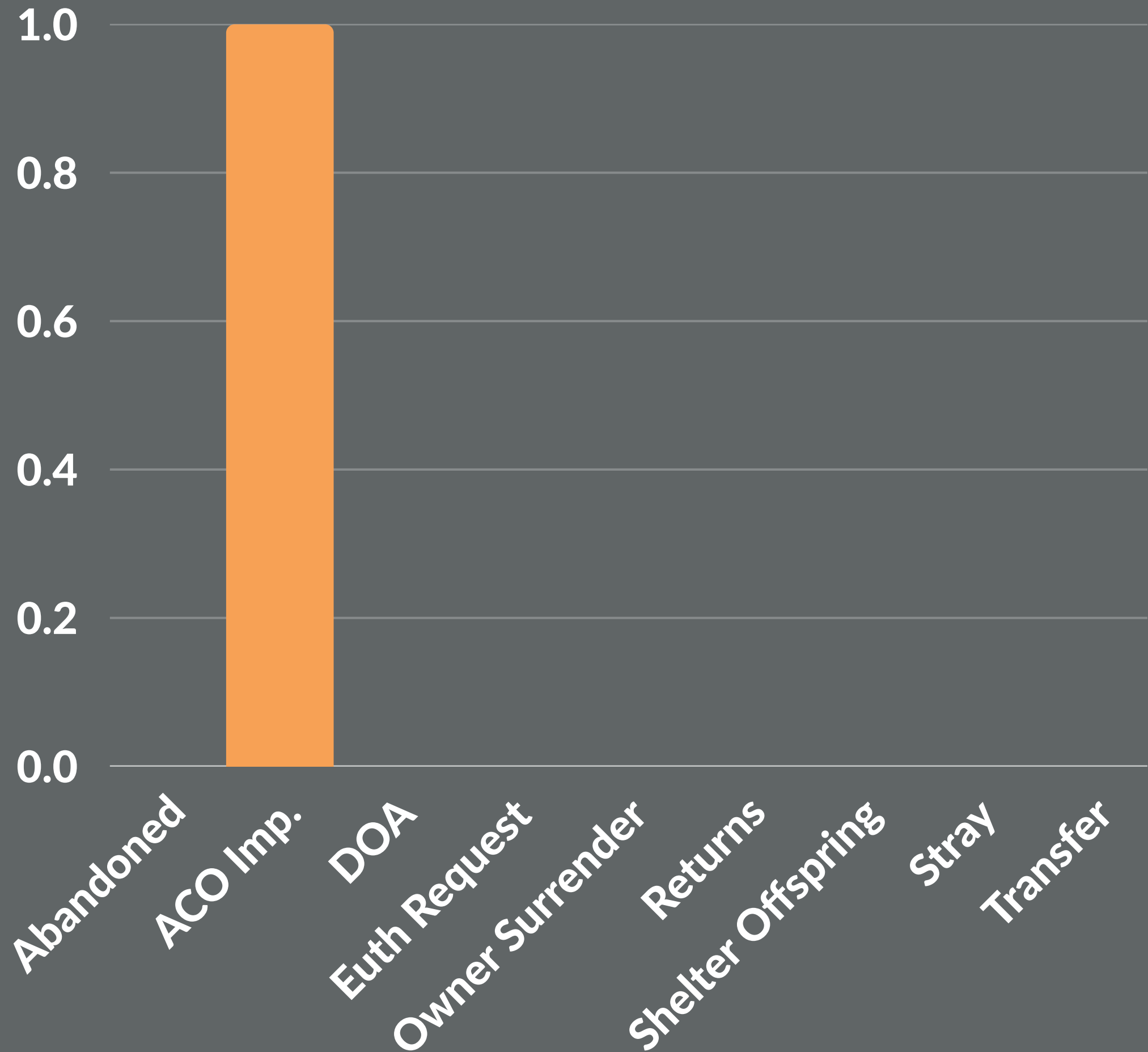
EMIGRATION CANYON INTAKE BY SPECIES



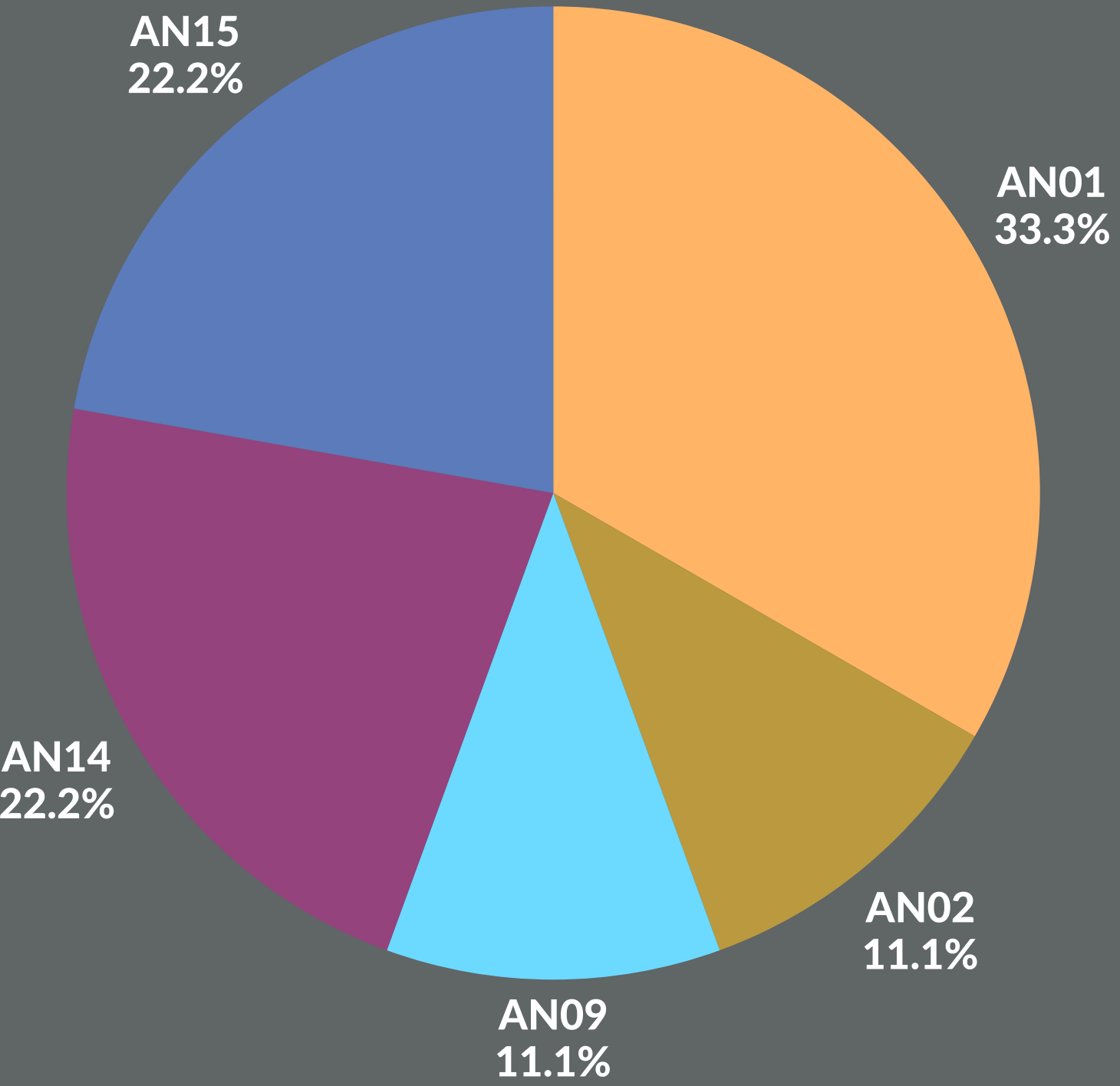
Species	YTD
Amphibian/Reptile	0
Bird	0
Cat	1
Crab/Fish	0
Dog	0
Small Mammal	0
Livestock	0
Insect/Arachnid	0
Kitten	0
Puppy	0
Wildlife	0
Totals	1

EMIGRATION CANYON INTAKE BY TYPE

Circumstance	YTD
Abandoned	0
ACO Impound	1
DOA	0
Euth Request	0
Owner Surrender	0
Returns	0
Shelter Offspring	0
Stray (over the counter)	0
Transfer	0
Totals	1



EMIGRATION CANYON FIELD STATISTICS



Call Type	2nd Quarter	YTD
AN01 - Animal Impound	1	3
AN02 - Animal At Large	1	1
AN03 - Animal Cruelty	0	0
AN04 - Animal In Vehicle	0	0
AN05 - Injured/Sick/In-Distress/Rescue	0	0
AN06 - Wild/Exotic	0	0
AN07 - Animal Attack	0	0
AN08 - Livestock Problem	0	0
AN09 - Animal Bite	0	1
AN10 - Home Quarantine Release	0	0
AN11 - Animal Nuisance	0	0
AN12 - Agency Assist	0	0
AN13 - Special Assignment	0	0
AN14 - Citizen Inquiry	1	2
AN15 - Permit Inspection	1	2
TNR	0	0
Contact	0	0
Patrol	0	0
Totals	4	9

EMIGRATION CANYON LICENSES SOLD 1-1-26 TO 6-30-26

LICENSE TYPE	TOTALS
ANNUAL	9
SENIOR ANNUAL	18
DANGEROUS DOG	0
RESIDENTIAL PERMITS	0
TOTAL	27



H.B. 87 BISCUIT'S BILL

HB 87 – ANIMAL CRIME VICTIM AMENDMENTS (“BISCUIT’S BILL”) WAS OFFICIALLY SIGNED AND WENT INTO EFFECT ON MAY 6TH!

Benefits:

- Allows animals seized in abuse cases to be placed in foster or alternative care instead of remaining in shelters for months or years (e.g., Biscuit’s 3-year hold).
- Requires stronger front-end documentation & faster administrative steps, including early owner notification and coordination with prosecutors.





Emigration Canyon Monthly Report July 2026

Calls for service: 59

Crime/Police Stats:

In the month of July, Unified Police Department responded to 59 calls for service.

Incidents of Note:

A 15-year-old was riding her bicycle up Emigration Canyon Road when an older cyclist started following the 15-year-old. This individual started to talk to the 15-year-old and told the teenager he was 79 years old, he thought she was pretty and could keep up with the teenager. The 79-year-old bicyclist followed the teenager until she got to the fire station where the teenager saw some fire fighters outside and went to them, the 79-year-old male stopped following the teenager as soon as the teenager went to the fire fighters.

There was a bike-on-bike accident at 6276 E Emigration Canyon Road. Both bicyclists ended up going to the hospital, one by ambulance and one by private vehicle.

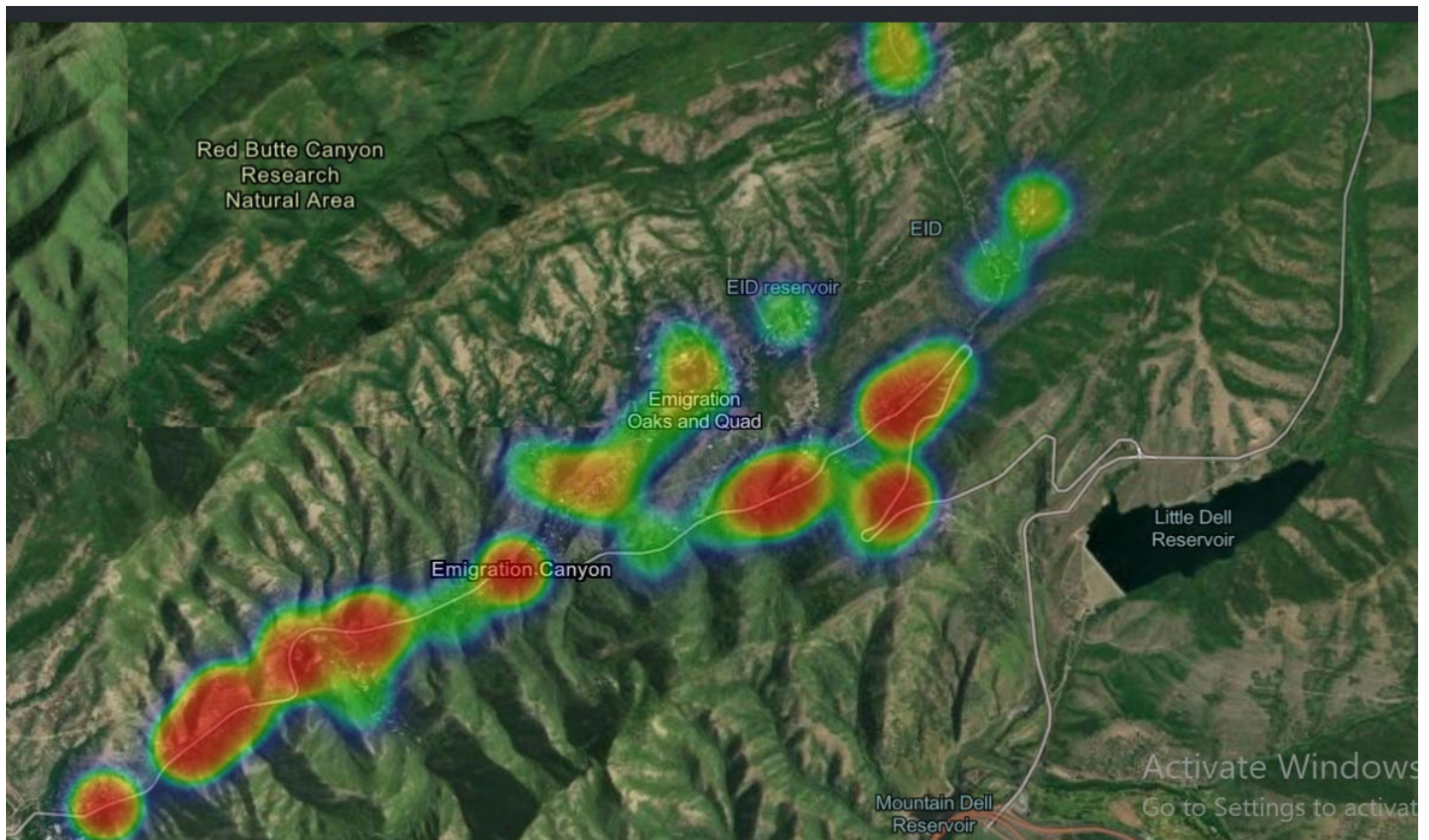
A resident in Pinecrest reported a suspicious male driving a green Subaru Crossover. This male was seen sitting at her neighbor's house for about an hour and then left the area. The resident then went to walk their dog at the Miners Trail and observed the same male parked at the trail head parking lot. This individual started following the resident, making odd statements and was not wearing shoes. The resident turned around and went back to their vehicle; a license plate was never obtained for the suspicious individual.

Events:

The Annual July 24th Deseret News Marathon occurred without incident.

CALLS FOR SERVICE OFFENSE	COUNTS
Cell Hang Up	6
Traffic Stop/Radar	22
Bicycle accident	1
Welfare Check	1
Burglary Alarm (False)	2
Motor/Citizen Assist	9
Suspicious	5
Noise Complaint	2
Car Prowl	1
Reckless	3
Psychiatric	1
Fraud	1
Domestic Violence	1
Stolen Vehicle	1
VIN inspection	3

Heat Map of Calls for Service in Emigration Canyon



EMIGRATION CANYON

ORDINANCE NO. 2026-O-05

DATE: August 18, 2026

AN ORDINANCE ENACTING TITLE 7, CHAPTER 2 (FRANCHISE AGREEMENTS) ESTABLISHING UNIFORM STANDARDS AND PROCEDURES FOR GRANTING NON-EXCLUSIVE FRANCHISES IN THE PUBLIC RIGHTS-OF-WAY

WHEREAS, the Emigration Canyon City Council is authorized under the Utah Constitution and the laws of the State of Utah, including Utah Code Title 10, Chapter 8, to regulate the use of the municipality's public rights-of-way and to grant franchises for the placement of utility, telecommunications, pipeline facilities and other authorized facilities; and

WHEREAS, the Emigration Canyon Municipal Code contains no existing chapter governing the granting of such franchises, and the City Council finds it in the public interest to adopt uniform, competitively neutral standards and procedures that protect the canyon watershed and environment, provide for the orderly management of the public rights-of-way, and conform to applicable federal and state law, including the Municipal Telecommunications License Tax Act, the Municipal Energy Sales and Use Tax Act, the Small Wireless Facilities Deployment Act, Utah Code § 72-7-102, Utah Code Title 15A, and the federal Pipeline Safety Act; and

WHEREAS, the proposed Title 7, Chapter 2 is brought before the public and City Council for consideration at a duly noticed public meeting;

NOW THEREFORE, BE IT ORDAINED BY THE EMIGRATION CANYON CITY COUNCIL AS FOLLOWS:

Section 1: The City Council hereby enacts Title 7 (Utilities), Chapter 2 (Franchise Agreements) of the Emigration Canyon Municipal Code, establishing standards and procedures for granting non-exclusive franchises to install, construct, operate, maintain, and use utility, telecommunications, pipeline, and other authorized facilities within the public rights-of-way, in the form attached hereto as Exhibit A and incorporated by this reference.

Section 2: If any provision of this Ordinance or of Title 7, Chapter 2 is held invalid or preempted by federal or state law, the remaining provisions shall not be affected and shall remain in full force and effect.

Section 3: This Ordinance shall take effect upon publication of its summary on the Utah Public Notice Website as required by Utah Code § 10-3-711.

[Execution on Following Page]

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon Council on this XXth day of [Month] [Year].

EMIGRATION CANYON COUNCIL

By: David Brems, Mayor

ATTEST:

Diana Baun, City Recorder

Voting:

Mayor Brems	voting _____
Council Member Hawkes	voting _____
Council Member Harris	voting _____
Council Member Pinon	voting _____
Council Member Griffiths	voting _____

(Complete as Applicable)

Date ordinance summary was published on the Utah Public Notice Website per Utah Code §10-3-711: _____

Effective date of ordinance: _____

Attachment A

Title 7 Utilities

Chapter 2 Franchise Agreements

7.02.010 Purpose and Intent.

- A. The purpose of this Chapter is to establish a uniform, competitively neutral process and mandatory standards for granting non-exclusive franchises for the installation, construction, operation, maintenance, and use of public utility systems, telecommunications systems, pipelines, and other emerging uses within public rights-of-way and property, consistent with applicable federal and state law, including preemption principles and limits on municipal authority.
- B. This Chapter ensures the City's ability to control the location, alignment, depth, and methods of installation; protects the sensitive canyon watershed and environment; and requires fair, cost-based compensation and safeguards for the public interest.
- C. Nothing in this Chapter shall be construed or applied to conflict with, be preempted by, or impose requirements inconsistent with applicable federal or state law; to the extent of any conflict, such law controls, and the conflicting provision of this Chapter or any franchise agreement is superseded.

7.02.020 Statutory Authority.

This Chapter is enacted under the City's authority as a highway authority to manage and protect its public rights-of-way and to require permits and security for their use (Utah Code Ann. § 72-7-102); its municipal authority over public ways and utility works (Utah Code Ann. § 10-8-14); its authority to protect the City's waterworks and to prevent the pollution of the streams and sources supplying culinary water (Utah Code Ann. § 10-8-15); and its police powers, exercised consistent with the fee limits of Utah Code Ann. § 10-1-203 and with the federal Pipeline Safety Act (49 U.S.C. § 60101 et seq.).

7.02.030 No Local Pipeline-Safety Regulation.

Nothing in this Chapter or in any franchise agreement adopts, enforces, or is intended to adopt or enforce any pipeline-safety standard. Matters of pipeline safety—including design, materials, wall thickness, pressure, hydrostatic or other testing, inspection, leak detection, valves, depth of cover imposed as a safety measure, safety-based setbacks, markers, repair-component specifications, and the sufficiency of emergency-response and integrity-management plans—are governed exclusively by the United States Pipeline and Hazardous Materials Safety Administration under the Pipeline Safety Act (49 U.S.C. § 60101 et seq.; 49 C.F.R. Parts 190–199) and, for a certified intrastate pipeline, by the Utah Public Service Commission (Utah Code Ann. § 54-13-2). The City's control of the location, alignment, depth, and construction methods of facilities is exercised solely as owner and manager of its rights-of-way and on evenhanded land-use and watershed-protection grounds, and not as a pipeline-safety standard.

7.02.040 Definitions.

For purposes of this Chapter:

- A. “Franchise” means the non-exclusive rights and obligations granted by the City through a written franchise agreement to install, construct, operate, maintain, or use facilities in public rights-of-way or property, where such a franchise is authorized under, and not preempted by, applicable federal or state law.
- B. “facilities” includes pipes, pipelines, conduits, cables, wires, poles, towers, equipment, or other infrastructure for public utilities, telecommunications, or other authorized uses; facilities do not include customer premises equipment, temporary traffic-control devices, or de minimis, non-excavation maintenance that does not materially alter the location or size of existing facilities.
- C. “Pipeline” means any transmission or distribution pipeline for gas, oil, water, or other substances.
- D. “Rights-of-Way” or “ROW” means all public streets, alleys, roads, highways, and other public ways under the jurisdiction of Emigration Canyon.
- E. “Grantee” means the person or entity receiving the franchise.
- F. “Telecommunications” and “telecommunications systems” refer to wireline or wireless facilities authorized under federal or state law to occupy the ROW, recognizing any applicable preemptions and statutory rights of access.
- G. “Emerging uses” means technologies and networked facilities authorized by law to occupy the ROW that are not otherwise listed, provided such uses are not preempted from local franchising or fee requirements.
- H. Carve-outs: A franchise is not required for (1) the City’s own facilities and uses; (2) emergency repairs to protect public safety with prompt post-work notice; and (3) routine, non-excavation maintenance that does not materially change the location, dimensions, or load of existing facilities.
- I. “Energy Supplier” has the meaning given in the Municipal Energy Sales and Use Tax Act (Utah Code Ann. § 10-1-303), under which “taxable energy” means only gas and electricity; a common carrier that merely transports refined petroleum or other products through the City, without supplying gas or electricity to consumers, is not an Energy Supplier.
- J. “Management Costs” means the actual, reasonable costs the City incurs as a highway authority that are caused by a provider’s activities in the right-of-way, as described in Utah Code Ann. § 72-7-102.
- K. “Watershed” means the streams, drainages, springs, groundwater, and other sources, and their tributary lands, that supply or protect culinary water for Emigration Canyon, within the scope of Utah Code Ann. § 10-8-15.
- L. “PHMSA” means the United States Pipeline and Hazardous Materials Safety Administration; “PSC” means the Utah Public Service Commission.

7.02.050 Franchise Required.

No person or entity shall install, construct, operate, maintain, or use any facilities for public utility service, telecommunications, pipelines, or any other special privilege in, on, under, or over any public right-of-way or property without first obtaining a franchise pursuant to a written franchise agreement approved by ordinance of the Emigration Canyon Council, except where (a) preempted or otherwise authorized by federal or state law without a franchise; or (b) exempt under Section 7.02.040(H).

7.02.060 Application Requirements.

- A. Applications shall be filed with the City on a form provided by the City and accompanied by a non-refundable application fee established by Council resolution or ordinance, limited to reasonable, demonstrable costs to process the application.
- B. The application shall include, at minimum, objective and proportionate materials:
 - 1. engineering and site plans showing the proposed location, alignment, depth, and installation methods;
 - 2. an environmental submission scaled to the project's footprint and risk, which may be a checklist for minor work, and a focused assessment for projects with potential canyon impacts;
 - 3. proof of financial and technical capability commensurate with the scope;
 - 4. evidence of compliance with applicable laws; and
 - 5. any additional information reasonably necessary to evaluate site-specific environmental and engineering issues.
- C. Completeness determination: within 15 calendar days of filing, the City shall notify the applicant in writing if the application is complete; if incomplete, the notice shall list all missing items with specificity; resubmissions shall be reviewed for completeness within 10 calendar days.
- D. Decision timeline: the City shall approve, approve with conditions, or deny a complete application within 60 calendar days of completeness; denials shall state objective reasons referencing applicable standards.
- E. Independent third-party review may be required only for specialized environmental or engineering issues raised by the application; costs shall be reasonable, directly related to the review, subject to a written estimate and applicant consent, and capped at the lesser of a fixed amount set by Council resolution or 10% of project construction cost for the scope within municipal jurisdiction.
- F. Pipeline franchises – additional informational submissions. Where the application is for a pipeline, the applicant shall also provide, for the City's informational and right-of-way–management use and not for safety review:
 - 1. a statement of whether the pipeline is interstate or intrastate and the operator's PHMSA operator identification and, if applicable, PSC registration;
 - 2. the substance(s) to be transported, the pipeline's outside diameter, and its design capacity;

3. documentation of the operator's compliance with applicable PHMSA regulations (49 C.F.R. Part 195 for hazardous liquids or Part 192 for gas) and, for an intrastate line, applicable PSC requirements;
4. the operator's emergency-response, spill-response, and integrity-management plans, submitted for coordination and information only and which the City shall not evaluate or condition approval upon for safety sufficiency; and
5. the applicant's classification as an Energy Supplier or non-Energy Supplier for purposes of Section 7.02.090. Requiring this documentation does not authorize the City to impose or enforce any pipeline-safety standard.

7.02.070 Criteria for Grant of a Franchise.

The Council shall approve a franchise if the proposal, evaluated under objective criteria, is consistent with:

1. protection of public health, safety, and welfare;
2. protection of the canyon environment and watershed;
3. reasonable control of location, alignment, depth, and construction methods to minimize impacts;
4. applicant's financial and technical capability;
5. management of impacts on municipal services and ROW; and
6. competitive neutrality and non-discrimination, considering any other public-interest factors supported by the record.

Conditions shall be narrowly tailored, non-discriminatory, and no more burdensome than necessary to address documented, project-specific impacts. Public safety under criterion 1 may be weighed only as a general land-use and siting consideration; the Council shall not adopt, impose, or condition a franchise upon compliance with any locally prescribed pipeline-safety standard, and shall treat PHMSA and, for a certified intrastate line, PSC requirements as the exclusive source of pipeline-safety standards.

7.02.080 Franchise Agreements – Required Provisions.

Every franchise shall be granted by a written agreement approved by ordinance of the Council. Unless the Council expressly consents otherwise, every franchise agreement shall include or comply with the following mandatory provisions:

1. **Term:** A definite term of one (1) to twenty (20) years, with any renewal options clearly stated and subject to Council approval.
2. **Compensation/Franchise Fees:** Payment of (a) the application fee; (b) a franchise fee as negotiated and stated in the agreement; and (c) any other fees or charges for use of public rights-of-way. The agreement shall include audit and certification rights.
3. **Location and Construction Control:** the City retains final approval over exact location, alignment, depth, and construction methods, applied through objective standards and

consistent with applicable law; work shall comply with municipal excavation, ROW, and construction standards.

4. **Relocation, Removal, and Restoration:** the grantee shall relocate facilities at its expense when reasonably required by the City for public projects that cannot practicably be designed to avoid conflict, after at least 120 days' written notice for non-emergency municipal public projects (or such shorter notice as is reasonable under the circumstances in a bona fide emergency or to address a documented public safety need), consistent with the notice standard in Section 7.02.130; if relocation primarily benefits a private party, the requesting private party shall bear relocation costs; disturbed areas shall be restored to equal or better condition using best environmental practices.

Cost-sharing: where a grantee has prior superior rights or where required by law, cost allocation shall follow applicable law and be reflected in the relocation directive.

5. **Insurance and Indemnification:** minimum insurance levels shall be commercially reasonable and commensurate with project risk, including commercial general liability of at least \$3,000,000 per occurrence and excess coverage as required.

For a pipeline or other facility presenting pollution or explosion risk, required coverage shall also include, to the extent commercially available and commensurate with project risk, pollution/environmental-impairment liability and coverage for explosion, collapse, and underground property damage, together with umbrella or excess, automobile, and workers' compensation coverage.

Required policies shall be primary and non-contributory, shall name the City and its elected and appointed officials, officers, employees, agents, and volunteers as additional insureds, shall provide at least thirty (30) days' written notice of cancellation or material change, and shall be evidenced by certificates of insurance with annual proof of coverage.

To the fullest extent permitted by law, the grantee shall indemnify, defend, and hold harmless the City and its elected and appointed officials, officers, employees, agents, and volunteers from and against any and all claims, demands, damages, losses, liabilities, penalties, judgments, and expenses (including reasonable attorney fees, expert fees, and costs) arising out of or relating to the grantee's construction, installation, operation, maintenance, use, relocation, removal, or abandonment of facilities in the ROW, including any damage the grantee causes to municipal property or to the facilities of other utilities or occupants of the ROW.

The grantee's duty to defend arises upon tender of a claim, regardless of whether liability is ultimately established. These insurance, indemnification, and defense obligations shall survive the expiration, revocation, or termination of the franchise. Nothing in this Chapter or in any franchise agreement waives, limits, or is intended to waive or limit any protection, immunity, defense, notice requirement, or limitation on liability or damages available to

the City or its officers and employees under the Governmental Immunity Act of Utah, Utah Code Ann. § 63G-7-101 et seq., or under any other applicable law.

6. **Environmental Protection:** compliance with environmental laws and proportionate mitigation; ongoing monitoring and reporting only where reasonably related to the project's impacts; revegetation shall prioritize native species where feasible.
7. **Audit/Records Access and Reporting:** the City's right to inspect records is limited to documents reasonably necessary to verify fee payments and compliance; the City shall implement procedures to protect confidential, proprietary, or security-sensitive information from disclosure to third parties to the extent allowed by law.
8. **Non-Discrimination/Competitive Neutrality and Public-Use Rights:** the franchise is non-exclusive and competitively neutral; any reserved public or governmental use of facilities shall be feasible, safe, and on reasonable terms that do not unreasonably burden grantee operations.
9. **Non-Transferability:** assignment or change of control requires prior Council approval, which shall not be unreasonably withheld, conditioned, or delayed; approval is deemed granted if the City does not act within 45 days after a complete request; no approval is required for internal reorganizations or transfers to affiliates with equal or greater financial/technical capability upon prior written notice.
10. **Default, Termination, and Revocation:** grounds include material violation of this Chapter or the agreement after notice and opportunity to cure of at least 30 days (or longer if cure is commenced and diligently pursued), with hearing rights as applicable.
11. **Compliance with Laws:** express requirement to comply with all applicable laws, including this Chapter, ROW/excavation ordinances, and environmental regulations, subject to federal/state preemption and limits.
12. **Police Powers Reserved:** the City's police powers are fully reserved and not waived, exercised in a competitively neutral, non-discriminatory, and lawful manner.
13. **Change in Law:** the parties shall confer in good faith to amend the franchise to conform to any change in applicable law; absent agreement, the franchise shall be interpreted to comply with such law to the maximum extent permissible, with prospective-only fee and compliance adjustments.

7.02.090 Fees.

- A. In addition to the application fee required by Section 7.02.060, every franchise agreement shall require ongoing compensation that is competitively neutral and non-discriminatory, limited to amounts permitted by applicable law.
- B. Administrative fees shall reflect reasonable, demonstrable costs to manage the ROW and administer the franchise; any rent or fair market value charges shall be imposed only where authorized by law and applied uniformly.
- C. Fees may be adjusted by Council resolution on a prospective basis only, with at least 60 days' prior written notice; retroactive adjustments are prohibited.

- D. Telecommunications providers: For a telecommunications provider subject to the Municipal Telecommunications License Tax Act, Utah Code Ann. § 10-1-401 et seq. (Title 10, Chapter 1, Part 4), any ongoing compensation shall be consistent with that Act, including the tax-rate limits of that Act and its exclusive collection and administration by the Utah State Tax Commission under any applicable uniform interlocal agreement. No franchise fee or other telecommunications tax or fee shall be imposed on such a provider except as permitted by that Act, and any franchise-fee provision shall be construed and applied to conform to the Act.
- E. Right-of-way management-cost limit: for use of a right-of-way under the City's jurisdiction as a highway authority, compensation shall not exceed the City's Management Costs, shall be imposed on a competitively neutral basis, and shall not be used to generate revenue beyond those costs (Utah Code Ann. § 72-7-102).
- F. Energy suppliers: before setting any fee, the City shall classify the grantee as an Energy Supplier or a non-Energy Supplier. The City shall not levy or collect a franchise tax or fee on an Energy Supplier other than the municipal energy sales and use tax, except as preserved by a contractual franchise agreement (Utah Code Ann. § 10-1-203). A grantee that is not an Energy Supplier—including a common carrier that only transports refined petroleum or similar products—remains subject to the Management-Cost limit in subsection E and to any negotiated franchise or right-of-way fee otherwise permitted by law.

7.02.100 Non-Assignable; Revocation.

- A. Franchises are non-assignable without express Council approval, which shall not be unreasonably withheld, conditioned, or delayed; the Council shall act on a complete assignment or change-of-control request within 45 days, after which approval is deemed granted unless an extension is agreed.
- B. No approval is required for (a) internal corporate reorganizations; (b) transfers to affiliates with equal or greater financial and technical capability; or (c) transfers by operation of law in merger transactions, provided the successor provides notice and accepts all franchise obligations.
- C. Any franchise may be revoked for material violation of this Chapter or the franchise agreement after reasonable notice and opportunity for hearing and cure as set forth in Section 7.02.080(10).

7.02.110 Approval; No Public Hearing Required.

Approval of franchise agreements shall be by ordinance. No public hearing is required unless mandated by state or federal law, or if scheduled by the Mayor or Council. If a public hearing is required or held, hearing procedures shall comply with such law without delaying applicable decision timelines.

7.02.120 Environmental Review Standards.

- A. Scaling: Environmental submissions shall be proportionate to project scale and risk to the canyon environment; minor, in-kind replacements or non-excavation work require only a checklist; substantial new construction requires focused assessments addressing watershed, drainage, vegetation, wildlife habitat, erosion, and scenic quality with feasible mitigation.

- B. Exemptions: emergency work and minor maintenance that does not expand the footprint or materially increase impacts are exempt from advance environmental review, subject to reasonable post-work reporting upon request.
- C. Third-party review: may be required only where specialized expertise is necessary; costs must be reasonable, directly related to review, based on a written scope and estimate approved by the applicant, and capped as provided in Section 7.02.060(E).
- D. Construction best management practices: during construction, modification, or restoration, the grantee shall implement and maintain stormwater-management and erosion- and sediment-control best management practices proportionate to project scale and canyon conditions, including measures to protect water quality in the watershed and to prevent the discharge of sediment or pollutants into drainages, streams, or the municipal storm drain system.
- E. Vegetation protection: the grantee shall avoid or minimize disturbance to significant trees and native vegetation, provide drip-line protection for trees that are to remain, and prioritize revegetation with native species; the City may require reasonable, proportionate protection or replacement measures as a condition of approval.
- F. Excavation notification: the grantee shall comply with all applicable underground-facility excavation notification requirements, including the Damage to Underground Utility Facilities chapter, Utah Code Ann. Title 54, Chapter 8a (Blue Stakes), before excavating in the ROW.

7.02.130 Relocation Standards.

- A. Triggers: relocation may be required to accommodate municipal public works projects or to address documented public safety needs where conflict cannot practicably be avoided by reasonable design changes.
- B. Notice: except in a bona fide emergency or to address a documented public safety need, the City shall provide at least 120 days' written notice for non-emergency municipal public projects identifying the project, required relocation, and proposed schedule. In a bona fide emergency or to address a documented public safety need, the City may require relocation upon such shorter notice as is reasonable under the circumstances. Parties shall coordinate in good faith to minimize cost and disruption.
- C. Cost allocation: absent superior rights or contrary law, grantee bears costs for relocations required for municipal public projects; relocations primarily benefiting private parties shall be at the private requester's expense; where law assigns costs differently, such law controls.
- D. Betterments: grantee elective betterments above the minimum required relocation shall be at grantee's expense.

7.02.140 Renewal Standards and Timelines.

- A. Eligibility: a grantee in material compliance with its franchise is eligible to seek renewal.
- B. Timeline: a renewal application may be filed 180 to 365 days before expiration; completeness shall be determined within 30 days; the Council shall act within 90 days after completeness.
- C. Standards: renewal shall be granted if the grantee remains financially and technically capable, agrees to comply with applicable law and reasonable updated standards, and addresses project-specific environmental and ROW management needs on a competitively neutral basis.

- D. Continuity: upon timely renewal filing, the existing franchise remains in effect month-to-month until final action, subject to continued compliance and payment of applicable fees.

7.02.150 Performance Security.

Unless the Council expressly consents otherwise, every franchise agreement shall require the grantee to provide and maintain performance security reasonably commensurate with the scope of the work.

- A. Form and amount: the security may take the form of a performance bond, an irrevocable letter of credit, or a cash deposit, in an amount reasonably commensurate with the scope of the work, or a reasonable fixed amount set by Council resolution for other projects.
- B. Purpose: the security shall secure restoration of the ROW, environmental mitigation, and removal of facilities if the grantee defaults on, or abandons, its obligations.
- C. Reduction and release: upon satisfactory completion of restoration and submission of acceptable as-built plans under Section 7.02.160, the security may be reduced or released as provided in the franchise agreement.

7.02.160 As-Built Plans and Facility Mapping.

Every franchise agreement shall require the grantee to provide accurate mapping of its facilities in the ROW.

- A. Submission: within 90 days after completion of construction or a major modification (or another period set in the franchise agreement), the grantee shall submit accurate as-built plans in a digital, GIS-compatible format acceptable to the City.
- B. Updates: the grantee shall provide reasonable updates when facilities are significantly altered, relocated, or expanded.
- C. Use and confidentiality: as-built plans support emergency response, future municipal projects, and coordinated management of limited canyon ROW; the City shall protect security-sensitive information consistent with Section 7.02.060 and applicable law.

7.02.170 Removal and Abandonment of Facilities.

This Section governs facilities at the end of a franchise term and upon abandonment.

- A. Removal: upon expiration, revocation, or termination of a franchise, or upon permanent abandonment of facilities, the grantee shall, at its expense, remove its facilities from the ROW and restore the ROW to equal or better condition, unless the City elects in writing to take ownership of the facilities or the parties agree in writing that the facilities may remain in place.
- B. Declaration of abandonment: the City may declare facilities abandoned if they remain unused and unmaintained for a continuous period specified in the franchise agreement, after written notice to the grantee and a reasonable opportunity to cure or to demonstrate continued use.
- C. Cost and survival: removal, restoration, and related costs are the grantee's responsibility and may be drawn from the performance security under Section 7.02.150; the obligations under this Section survive expiration, revocation, or termination of the franchise.

7.02.180 Emergency Contacts and Response.

Every franchise agreement shall require current emergency contact information and reasonable emergency response.

- A. Contact: the grantee shall provide and keep current a 24-hour emergency contact, including a responsible name, telephone number, and electronic means of contact, for its facilities in the ROW.
- B. Response: the grantee shall respond within a reasonable time, and as specified in the franchise agreement, to leaks, spills, releases, damaged facilities that create a hazard, or other ROW emergencies, and shall coordinate with municipal and public-safety officials.
- C. Notice: the grantee shall promptly notify the City of any emergency affecting the ROW or public safety.

7.02.190 Coordination of Right-of-Way Work; Dig-Once Preference.

This Section promotes coordinated use of limited canyon ROW to reduce repeated excavation and protect the watershed.

- A. Coordination: the grantee shall coordinate its work with the City and, where reasonably feasible, with other existing or planned users of the ROW to minimize disruption and repeated excavation.
- B. Dig-once preference: for major new installations, the City may require reasonable coordination with other users of the ROW and shall express a preference for joint trenching or co-location where reasonably feasible, applied on competitively neutral, non-discriminatory terms.

7.02.200 Adjacent Property Owner Notice.

For significant excavations as determined by the City, the grantee shall provide reasonable advance notice to adjacent property owners, even though no public hearing is required under Section 7.02.110. This notice is intended to support neighbor relations in the canyon and does not create a hearing right or delay applicable decision timelines.

7.02.210 Governing Law and Venue.

This Chapter and each franchise agreement shall be governed by and construed in accordance with the laws of the State of Utah, without regard to conflict-of-laws principles. Venue for any action arising under this Chapter or a franchise agreement shall lie in the state district court of competent jurisdiction serving Emigration Canyon, subject to any applicable federal jurisdiction.

7.02.220 Force Majeure.

A party shall not be in default for any delay or failure in performance caused by events beyond its reasonable control, such as natural disasters, severe weather, wildfire, or other events not reasonably foreseeable or avoidable. The affected party shall provide prompt notice and use reasonable efforts to resume performance. This Section does not excuse payment obligations or compliance with public-safety or environmental-protection requirements.

7.02.230 Pipeline Safety Compliance.

Where a franchise involves a pipeline, the grantee shall comply with all applicable federal and state pipeline-safety requirements, including those administered by PHMSA (49 C.F.R. Parts 190–199) and, for a certified intrastate pipeline, the PSC, subject to federal and state preemption and limits. Consistent with Section 7.02.030, the City neither adopts nor enforces any pipeline-safety standard. The City may require the grantee to document its compliance with PHMSA and, as applicable, PSC requirements, and to submit its emergency-response, spill-response, and integrity-management plans and to coordinate construction, maintenance, repair, and shutdown logistics with the City for informational and coordination purposes only. The City shall not evaluate the sufficiency of, or impose requirements above, those plans or federal or state safety standards.

7.02.240 Pipeline Franchises – Scope of Grant.

Where a franchise involves a pipeline, unless the Council expressly consents otherwise, the franchise agreement shall bind the grant to protect the limited canyon right-of-way. The grant shall be limited to a single pipeline of a specified maximum outside diameter, restricted to the specific substance(s) authorized in the agreement, and confined to the public right-of-way and the alignment approved by the City. Use of the facility for any additional line, materially larger diameter, different substance, or other purpose, and any right to abandon a facility in place rather than remove it, shall require the prior approval of the City. This Section governs the scope and purpose of the grant as a proprietary and land-use matter and does not adopt any pipeline-safety standard.

7.02.250 Pipeline Financial Assurance.

Where a franchise involves a pipeline, unless the Council expressly consents otherwise, the franchise agreement shall require financial assurance, in addition to the performance security under Section 7.02.150, in the form of a bond, irrevocable letter of credit, or other security reasonably sized to the estimated costs of removal, right-of-way and Watershed restoration, and spill response and remediation, so that those obligations remain funded if the grantee defaults, abandons the facility, or becomes insolvent. The amount shall be reviewed periodically and adjusted as reasonably necessary to reflect changed costs or conditions.

7.02.260 Spill, Leak, and Release Response and Remediation.

This Section is grounded in the City’s authority to protect its Watershed and to prevent the pollution of the streams and sources supplying culinary water (Utah Code Ann. § 10-8-15), and is a pollution-prevention and land-use condition, not a pipeline-safety standard.

- A. Notice: the grantee shall promptly notify the City of any spill, leak, or release affecting the right-of-way, the Watershed, or public or private property, in addition to any notice required by federal or state law.
- B. Remediation: the grantee shall, at its expense, contain, clean up, and remediate any spill, leak, or release from its facilities to the standards required by applicable federal and state law, with particular attention to protecting the Watershed and Emigration Creek and its tributaries.

- C. Cost recovery and self-help: the grantee is responsible for all response, remediation, and restoration costs and for damage to public or private property. If the grantee fails to act promptly, the City may, after reasonable notice appropriate to the circumstances, undertake or complete containment, cleanup, and restoration and recover its costs from the grantee and from the financial assurance under Section 7.02.250.
- D. Preemption limit: nothing in this Section authorizes the City to prescribe safety standards, response times, or emergency-plan content that exceed or supplement PHMSA requirements; the City's role is limited to pollution prevention, cost allocation, Watershed protection, and coordination.

7.02.270 Pipeline Abandonment and Decommissioning.

Where a franchise involves a pipeline, unless the Council expressly consents otherwise, the franchise agreement shall include a decommissioning protocol addressing, as a right-of-way–restoration and land-use matter: notice of intended abandonment; the City's election between removal and abandonment in place; surface and Watershed restoration to equal or better condition; and allocation of costs to the grantee, drawable from the financial assurance under Section 7.02.250. Purging, sealing, and other in-place abandonment procedures shall be performed in accordance with PHMSA requirements; the City neither prescribes nor supplements those safety procedures and frames its role solely around right-of-way restoration and land use. This Section supplements Section 7.02.170.

7.02.280 Pipeline Construction, Watershed, and Restoration Standards.

Where a franchise involves a pipeline, unless the Council expressly consents otherwise, the franchise agreement shall include the following canyon-specific conditions, imposed as right-of-way–management, erosion-control, and Watershed-protection measures and not as pipeline-safety standards:

- A. Cover maintenance: a minimum soil cover, maintained by the grantee as an ongoing duty to prevent exposure of the facility as slopes erode; this condition is imposed to preserve the right-of-way surface and prevent erosion, not as a safety depth-of-cover standard.
- B. Topsoil and reclamation: separate handling and replacement of topsoil, backfill and recompaction of disturbed ground, and restoration to equal or better condition with erosion control and reseeding using native species.
- C. Vegetation: a prohibition on herbicide or chemical vegetation control within the Watershed, limiting clearing to mechanical means.
- D. Watercourses: a prohibition on obstructing natural water flow where the facility crosses Emigration Creek or other watercourses, with protective measures at each crossing.
- E. Support: grade-change and subjacent-support protections to preserve cover and support over the facility.
- F. Traffic and access: traffic-control and access-management measures for the single canyon-road corridor during construction, and coordination with other occupants of the right-of-way.

7.02.290 Contractual Integrity and Location-Class Commitment.

The City may negotiate, as a contractual commitment rather than as a locally imposed safety standard, the grantee's agreement to meet or exceed a specified federal integrity-management or location-class specification and to attach its actual specifications as an exhibit to the franchise agreement. Such a commitment is a negotiated term to comply with and exceed federal standards and does not constitute the adoption or enforcement of a local pipeline-safety standard.

7.02.300 Pipeline Access, Notice, and Coordination.

Where a franchise involves a pipeline, the franchise agreement may require the grantee to provide advance notice before non-emergency entry (with vehicle and personnel identification) and to coordinate its installation, maintenance, repair, and shutdown operations with the City. Any coordination requirement is informational and logistical and does not authorize the City to direct or judge the safety of the grantee's operations.

7.02.310 Most-Favored-Entity.

The franchise agreement may include a most-favored-entity provision ensuring that terms and compensation are not less favorable to the City than those the grantee accepts from a comparable authority under comparable circumstances, applied consistent with the fee limits of this Chapter and applicable law.

7.02.320 Severability.

If any provision of this Chapter is held invalid, the remainder shall not be affected.

EMIGRATION CANYON CITY COUNCIL

ORDINANCE NO. 2026-O-09

DATE: August 18, 2026

AN ORDINANCE AMENDING SECTION 9.90.025 OF THE EMIGRATION CANYON MUNICIPAL CODE TO REPLACE THE 2006 UTAH WILDLAND-URBAN INTERFACE CODE WITH THE 2024 EDITION OF THE INTERNATIONAL WILDLAND-URBAN INTERFACE CODE TO COMPLY WITH H.B. 41

WHEREAS, on September 23, 2025, the Emigration Canyon City Council (“**Council**”) adopted Ordinance 2025-O-13 to comply with H.B. 48, which the Utah Legislature passed in 2025; and

WHEREAS, among other things, Ordinance 2025-O-13 enacted Section 9.90.025 of the Emigration Canyon Municipal Code to adopt the 2006 Edition of the Utah Wildland-Urban Interface Code (“**2006 WUI Code**”); and

WHEREAS, during the 2026 Legislative Session, the Utah Legislature passed H.B. 41, which requires municipalities to replace the 2006 WUI Code with the 2024 edition of the International Wildland-Urban Interface Code (“**2024 WUI Code**”); and

WHEREAS, the Emigration Canyon Planning Commission held a duly noticed public hearing on July 9, 2026, to consider amending Section 9.90.025 of the Emigration Canyon Municipal Code to replace the 2006 WUI Code with the 2024 WUI Code; and

WHEREAS, after taking public comment on the proposed amendment, the Emigration Canyon Planning Commission issued a favorable recommendation to the Council; and

WHEREAS, after considering the Emigration Canyon Planning Commission’s recommendation, the Council desires to amend Section 9.90.025 of the Emigration Canyon Municipal Code to comply with H.B. 41.

NOW, THEREFORE, IT IS HEREBY ORDAINED by the Emigration Canyon City Council:

1. Amendment: Section 9.90.025 of the Emigration Canyon Municipal Code is repealed in its entirety and amended to read as follows:

9.90.025 Wildland-Urban Interface Code

1. The International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, is hereby adopted as the Wildland-Urban Interface Code of the Emigration Canyon for the regulation and governance of the mitigation of hazard to life and property from the intrusion of wildland exposure, fire from adjacent structures, and prevention of structure fires from spreading to wildland fuels in town.

2. International Wildland-Urban Interface Code, 2024 Edition, published by the International Code Council, together with any future amendments thereto shall, be maintained as public records with the City Recorder are incorporated as a part of this Section.

2. Severability: If a court of competent jurisdiction determines that any part of this Ordinance is unconstitutional or invalid, then such portion of this Ordinance, or specific application of this Ordinance, shall be severed from the remainder, which shall continue in full force and effect.

3. Direction to Mayor and Staff: The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this Ordinance to become effective under Utah law, including but not limited to compliance with the requirements of Utah Code § 10-3-711; and (b) to finalize and post the Ordinance to Municode, including but not limited to making non-substantive edits to correct any scrivener's, formatting, and numbering errors.

4. Effective Date: This Ordinance shall become effective immediately upon its posting.

[execution on following page]

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon City Council on this 18th day of August, 2026.

EMIGRATION CANYON CITY COUNCIL

By: David Brems, Mayor

ATTEST

Diana Baun, City Recorder

Voting:

Mayor Brems	voting _____
Council Member Griffith	voting _____
Council Member Harris	voting _____
Council Member Hawkes	voting _____
Council Member Pinon	voting _____

(Complete as Applicable)

Date ordinance summary was posted to the Emigration Canyon website, the Utah Public Notice website, and in a public place within the City of Emigration Canyon per Utah Code §10-3-711: _____

Effective date of ordinance: _____

**SUMMARY OF
CITY OF EMIGRATION CANYON
ORDINANCE NO. 2026-O-09**

On August 18, 2026, the Emigration Canyon City Council enacted Ordinance No. 2026-O-09, which amends Section 9.90.025 of the Emigration Canyon Municipal Code to replace the 2006 Utah Wildland-Urban Interface Code with the 2024 International Wildland-Urban Interface Code to comply with H.B. 41.

EMIGRATION CANYON CITY COUNCIL

By: David Brems, Mayor

ATTEST

Diana Baun, City Recorder

Voting:

Mayor Brems	voting _____
Council Member Griffith	voting _____
Council Member Harris	voting _____
Council Member Hawkes	voting _____
Council Member Pinon	voting _____

A complete copy of Ordinance No. 2026-O-09 is available in the office of the Emigration Canyon City Recorder, 860 Levoy Drive, Suite 300, Taylorsville, Utah 84123.



Ordinance Amendment

Meeting Body: Emigration Canyon Council

Meeting Date: August 19th, 2026

File Number & Project Type:

OAM2026-001644

Amending 9.90.025 of the Emigration Canyon Code to replace the 2006 Utah Wildland Urban Interface Code with the 2024 International Wildland Urban Interface Code.

Planner:

Curtis Woodward

Key Findings:

- HB41 (2026 general session) requires all municipalities to adopt this code.

Staff Recommendation:

The Planning Commission and Staff Positive recommend that the Council approve the attached ordinance.

Exhibits:

A. Proposed ordinance

PROJECT DESCRIPTION

H.B. 41, passed by the Utah Legislature in 2026, has amended 15A-2-103 of the Utah Code to specify that the 2024 edition of the International Wildland-Urban Interface Code is the edition adopted by the State of Utah. This ordinance amendment is to keep the Emigration Canyon Code in line with state code.

PUBLIC INPUT

No public comments have been received as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review and will be summarized at the hearing on July 9.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The 2024 edition of the International Wildland-Urban Interface Code (IWUIC) has been adopted by the State of Utah as being adopted and endorsed by the International Code Council. As a more up to date version of the code, the 2024 IWUIC acknowledges the use of currently available fire-resistant construction techniques and materials.

Recommendation:

Planning Staff recommends that the planning commission forward a positive recommendation to the Council for adoption.

PLANNING COMMISSION OPTIONS:

On July 9th, 2026, after having held a public hearing, the Emigration Canyon Planning Commission recommended that the Emigration Canyon Council adopt the 2024 edition of the International Wildland-Urban Interface Code.

COUNCIL OPTIONS:

After having received a recommendation from the Planning Commission, the Council has the following options:

1. **Approval:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code as proposed. **Staff and Planning Commission Recommendation**

2. **Approval with changes:** The planning commission recommends approval of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code with the following changes:
 - a. ...
3. **Denial:** The planning commission recommends denial of application OAM2025-001539 to amend Title 9 of the Emigration Canyon code as proposed.

MAGNA CITY COUNCIL

ORDINANCE NO. 2026-O-10

DATE: August 18, 2026

AN ORDINANCE ADOPTING THE 2026-2027 FISCAL YEAR FEE SCHEDULE FOR THE CITY OF EMIGRATION CANYON

RECITALS

WHEREAS, The City of Emigration Canyon (“**Emigration Canyon**”) is a municipality and political subdivision of the state of Utah; and

WHEREAS, the Emigration Canyon City Council (“**Council**”) desires to adopt a new fee schedule for the 2026-2027 fiscal year; and

WHEREAS, Emigration Canyon contracts with the Greater Salt Lake Municipal Services District (“**MSD**”) to provide its administrative, planning and development, business licensing, and code enforcement services (the “**Services**”); and

WHEREAS, the MSD Board of Trustees approved the attached fee schedule to cover the Services the MSD will provide to Emigration Canyon during the 2026-2027 fiscal year; and

WHEREAS, the Emigration Canyon Planning Commission held a duly noticed public hearing on August 13, 2026, to take public comment on those fees within the proposed 2026-2027 fee schedule that govern the development of land pursuant to Utah Code §§10-20-103(43) and 10-20-502; and

WHEREAS, the Emigration Canyon Planning Commission recommended that the Council adopt the fees within the proposed 2026-2027 fee schedule that govern the development of land, subject to the removal of fees related to canyons or other mountainous areas that are not located within the municipal boundaries of Emigration Canyon; and

WHEREAS, the Council desires to adopt the attached fee schedule for the 2026-2027 fiscal year.

NOW, THEREFORE, BE IT ORDAINED by the Council effective immediately that:

1. Adoption. The attached fee schedule is adopted as the Emigration Canyon fee schedule for the 2026-2027 fiscal year, subject to the removal of all fees related to short-term rentals because such rentals are not allowed under Emigration Canyon’s ordinances.
2. Filing. Emigration Canyon’s staff are authorized and directed to file this ordinance and the attached fee schedule with the Emigration Canyon City Recorder.
3. Direction to Mayor and Staff. The Mayor and staff are authorized and directed to take such steps as may be needed: (a) for this ordinance to become effective under Utah law; and

(b) to finalize and post the “Fee Schedule” book in Municode, including but not limited to making non-substantive edits to correct any scrivener’s, formatting, and numbering errors.

4. Effective Date. This ordinance shall take effect as soon as it is posted pursuant to Utah Code §10-3-711, deposited, and recorded in the office of the Recorder for Emigration Canyon.

ADOPTED AND APPROVED at a duly called meeting of the Emigration Canyon City Council on this 18th day of August 2026.

PASSED AND APPROVED by a majority of the Emigration Canyon City Council, this 18th day of August 2026.

BY:

DAVID BREMS, MAYOR

ATTEST

DIANA BAUN, CITY RECORDER

VOTE BY COUNCIL:	AYE	NAY
Mayor Brems	voting _____	_____
Council Member Griffith	voting _____	_____
Council Member Harris	voting _____	_____
Council Member Hawkes	voting _____	_____
Council Member Pinon	voting _____	_____

(Complete as Applicable)

Date ordinance summary was posted to the Emigration Canyon website, the Utah Public Notice website, and in a public place within the City of Emigration Canyon per Utah Code §10-3-711: _____

Effective date of ordinance: _____

**SUMMARY OF
CITY OF EMIGRATION CANYON
ORDINANCE NO. 2026-O-10**

On August 18, 2026, the Emigration Canyon City Council enacted Ordinance No. 2026-O-10 to adopt the Emigration Canyon fee schedule for the 2026-2027 fiscal year, which will take effect immediately upon its posting pursuant to Utah Code §10-3-711.

PASSED AND APPROVED by a majority of the Emigration Canyon City Council, this 18th day of August 2026.

BY:

DAVID BREMS, MAYOR

ATTEST

DIANA BAUN, CITY RECORDER

VOTE BY COUNCIL:	AYE	NAY
Mayor Brems	voting _____	_____
Council Member Griffith	voting _____	_____
Council Member Harris	voting _____	_____
Council Member Hawkes	voting _____	_____
Council Member Pinon	voting _____	_____

A complete copy of Ordinance No. 2026-O-10 is available in the office of the Emigration Canyon Recorder, 860 Levoy Dr., Suite 300, Taylorsville, Utah, 84123.



GREATER SALT LAKE Municipal Services District

STAFF REPORT ADDENDUM

Date: June 8, 2026

From: Brian Hartsell, Associate General Manager, MSD

RE: Fee Schedule Update

Issue Summary

The MSD administers the County, City and Town fee schedules of its member communities. The fee schedule is reviewed and updated regularly, sometimes annually, then approved by the Council. Often these updates are a result of new legislation that impacts how fees are charged or administered. The core of the fee schedule is common to all entities within the boundaries of the Municipal Services District with customization as desired and approved by each jurisdiction. The commonality where applicable facilitates efficient administration of the schedule.

Last year, after careful review of the land use regulation definition (as provided in 10-9a-103(34)(a)) and upon guidance by the SLCo District Attorney's Office our land use legal team at Smith Hartvigsen, certain fees (such as building permit fees) found in the County, City and Town fee schedules should be considered part of the "land use regulation definition." Therefore, beginning last year fees related to land use were considered by your Planning Commission as provided in 10-9a-302(1)(b) and, after a public hearing at the Planning Commission meeting, a recommendation was brought to City/Town/County council.

Fee Schedule Updates

A few key changes you may have noted in the redline schedule include:

- Updated valuation table used to calculate building permits as provided by the International Code Council (ICC). This is a regular and predictable update to the schedule.
- A change of the re-inspection fee from \$50 to \$100, and the overtime/after-hours inspection fee from \$120 to \$150. These adjustments reflect average actual time, fuel and vehicle costs and to encourage readiness at the initial inspection so that a reinspection or untimely inspection is not even needed.
- Adding "or violating a stop work order" to "building or grading without a permit" as a reason for a fee to be assessed. Also, changing the base fee to \$1,000 or 200%, which ever is greater. 200% of a very small base fee may not be seen as a deterrent in some cases. Fees are not intended as a revenue generator, but to encourage compliance.



G R E A T E R S A L T L A K E

Municipal Services District

- Clarification that plan check fees apply to up to four reviews prior to building permit issuance. This helps ensure a single fee is being applied to scenarios where updates to plans are not being made and plan checks are occurring at high volume without a fee increase.
- Clarification that plan check fees “small projects” includes residential solar plan checks.
- Change Simple Conditional Use Permit to “Simple Land Use Permit” since many of these uses are now permitted uses rather than conditional uses due to code or state statute updates.
- Clarification on Stormwater Pollution Prevention Plans (SWPPP) oversight inspections, including impact of seasonal closures.
- Adding parking violation fee updates where applicable
- Clarification of individual vs non-individual special event violations. Reducing individual fee amount to \$1,000 consistent with UCA 10-3-703 and Title 76-3-301(1)(d).
- Update of engineering fees to include excavation permit fee amounts per Title 14 instead of having the fees buried in the code. Also, eliminating some of the calculations based on a percentage of construction costs and changing to set fees to make fees more modest and consistent with other jurisdictions.

Recommendation

Approve the updated Fee Schedule with an effective date of Jul 1, 2026 at the earliest or the date of the meeting approved in if later. The approval should also authorize the ability for MSD Staff to make non-substantive changes to facilitate formatting, grammar and other changes to support publishing the schedule.



Ordinance Amendment

Meeting Body: City Council

Meeting Date: July 21, 2026

File Number & Project Type:
OAM2026-001636

Adoption of the 2026-2027 fee schedule

Planner: Brian Tucker, Planning Manager

Key Findings:

- Per Utah Code, planning commission is required as part of the land use fee schedule adoption process.

Recommendation:

The Planning Commission and the Planning Staff Recommend that the Emigration City Council adopt the proposed fee schedule.

Exhibits:

- A. Explanation Memo
- B. Proposed Fee Schedule

PROJECT DESCRIPTION

Each year, the Council adopts a fee schedule for all fees collected by the MSD in behalf of Emigration Canyon, including land use, business license, building permit, code enforcement, and engineering fees. Per Utah Code, fees specific to land use applications must be considered by the planning commission for recommendation prior to the Council taking action to adopt the fee schedule. The adoption of the fee schedule is based on the fiscal budget year (July 1 – June 30).

PUBLIC INPUT

Planning Staff has not received any comments from the public as of the completion of this staff report. Any comments that are received will be forwarded to the Planning Commission for review at the public hearing on July 9.

ANALYSIS AND RECOMMENDATION

Analysis and Summary:

The only change to the “Land Use” application fee section of the fee schedule is to change “Simple Conditional Use Permit” to “Simple Land Use Permit” in the fee table. This is due to the fact that most of the applicable uses on the list are now either permitted uses or are covered under the “temporary uses” chapter of the code.

Recommendation:

Planning staff recommends that the planning commission forward a recommendation for approval to the Council.

PLANNING COMMISSION ACTION:

On July 9, 2026, after having held a public hearing, the Emigration Canyon Planning Commission recommended that the City Council approve the proposed fee schedule with the following changes:

1. Because Emigration Canyon does not allow sexually oriented businesses, the fee category for sexually oriented businesses should be eliminated.
2. Because Emigration Canyon does not allow short term rentals, the fee category for short term rentals should be eliminated.

COUNCIL OPTIONS:

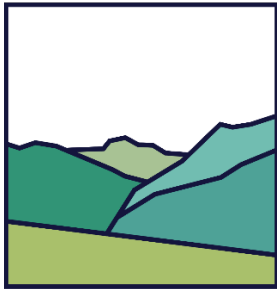
The Council has the following options:

1. **Approval:** Approve the 2026-2027 land use fee schedule as presented.
2. **Approval with changes:** Approve the 2026-2027 land use fee schedule with the following changes:
 - a. ...
3. **Denial:** Do not adopt the 2026-2027 land use fee schedule as presented. The current fee schedule will continue to be the fee schedule used for transactions associated with Emigration Canyon.

Fee Schedule for Emigration Canyon

adopted

effective date



EMIGRATION
CANYON

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Emigration Canyon contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Emigration Canyon Metro Township.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Director of Engineering, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD’s General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Seasonal Business License	For business operations of up to ____ days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Administrative Citation	Issued for operating a business without a license or with an expired license.	\$300.00
Business License Appeal	To either Council or Hearing Examiner	\$1,000.00

Notes regarding business license fees:

1. Withdrawn applications are subject to a charge of 25% of the fee amount.
2. Licenses must be renewed prior to the expiration date.
 - o Licenses renewed within 30 days of expiring will not be charged a penalty.
 - o Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - o Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee
3. For appeals, if the appeal is found in favor of the appellant then the fee shall be refunded less a \$100.00 administrative fee.

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee	For permit only, does not include plan review fees if applicable.	\$70.00
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		

Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$100.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$150.00 (Per hour)

Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit, or violating a stop work order	Base fee equal to \$1,000 or 200% of building permit fee, whichever is greater, plus daily fees commencing 10 business days after notice of violation.	Base fee equal to \$1,000 or 200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

^b Permit fees for grading are based on the number of cubic yards of earth cut or filled. Base fee is \$243 for cut fill operations under 1400 cubic yards

^c Permit fees for retaining walls are based on the size of the project in lineal feet.

^d Permit fees for demolition and window/door replacement are based on declared valuation.

^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50.
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction	Applies to any non-FCOZ parcel. Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	65% of building permit fee
Plan Check Fee – commercial construction	Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.	65% of building permit fee
Plan Check Fee – smaller projects	Includes residential solar plan check	\$150.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00
SWPPP Oversight Inspection for Inactive/Complete Projects– per inspection	Sites with an NOI that are complete or inactive (outside seasonal closures ^b) will be charged a monthly inspection fee until activity resumes or an NOI is filed and approved.	\$60.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
Working without an approved stormwater permit	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$500.00

Tracking mud on road	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$300.00
Failure to clean up or report spills	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00
Failure to conduct stormwater inspections	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$100.00
Failure to use general best management practices as determined by the authority	Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00

SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00

Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00

Simple Land Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Simple Boundary Adjustment	Includes limited staff review.	\$100.00
Full Boundary Adjustments	Includes limited staff review. Applicable when amended plat not necessary.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00

Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre
Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.

Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review. Includes determinations of a noncomplying structure or a nonconforming use.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

^b Projects that are shut down from December 1 – April 1 due to frozen conditions are exempt.

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalty	Violations of zoning regulations.	As provided in Section 19.94.070
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs
Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day

Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations		\$1,000.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Magna Metro Township Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

WARNING PERIOD: 28 DAYS FOR ALL VIOLATIONS.

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b

Newspaper Notices	Notices of meetings before Councils.	Actual cost b
Candidate Filing Fee	Fee for Declaration of Candidacy in a Municipal Election	\$50.00

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$4,000
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$3,000

Excavation Permit Fees		Amount
Excavation within asphalt or concrete		\$0.50 per square foot \$250 minimum
Excavation within dirt		\$0.25 per square foot \$125 minimum
Road Closures or Obstructions caused by Excavation Permits		\$50 per day per lane or partial lane closed or obstructed for more than 72 hours
Permit Extension		Fee equal to one-half of the original fee
Excavation Work Without Permit Penalty	A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty	Penalty Fee equal to two times the normal permit fee

Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review

Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

Public Works – Engineering Special Events

Special Events require the submittal of an application.

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees	
# of Participants	Fee per day
0 to 100	\$50.00
100 to 200	\$100.00
200 to 400	\$200.00
400 to 600	\$500.00
Over 600	\$1,000.00
Filming Fees	\$200.00
Late/Expedited Filing Fee	\$500.0

- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit paperwork with the signatures of affected neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of _____ has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required , and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

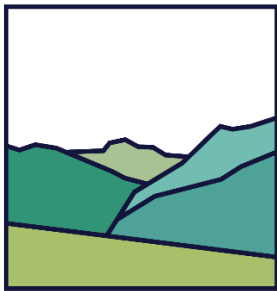
Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.

Fee Schedule for Emigration Canyon

adopted ,

effective date J



EMIGRATION
CANYON

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Emigration Canyon contracts with the Greater Salt Lake Municipal Services District (“MSD”) to provide planning and zoning, building permit, business license, and code enforcement services. The MSD provides these services on behalf of and under the direction of the Emigration Canyon Metro Township.

NOTE: Fees and Fines will be applied as approved and set forth in this schedule. The Director of Engineering, Chief Building Official or Director of Planning and Development may on occasion adjust fees/fines in unique circumstances up to \$1,500 per application. The MSD’s General Manager may do the same up to \$5,000. These adjustments must be documented and reported on if requested. Adjustments over \$5,000 require approval of the governing body of the jurisdiction to which the application pertains.

Address Fees

Fee Type	Description	Amount
Assignment of Address	Provide address information on recorded subdivision plat and/or individual parcel/building addresses. Ensure assignments meet addressing standards and are suitable for mail delivery, public safety, utility services and general delivery of services.	\$100.00 base fee plus \$40.00 per lot ^a ; for multi-family units, \$40.00 for the first 8 units in addition to base fee and \$5 per unit for each unit over 8 units
Street Name Change	Confirm that petition includes the required signatures. Document street name change and address change for each property along street by filing an affidavit with the Salt Lake County Recorder's Office. Notify the property owner, Public Safety dispatch and the Salt Lake County Treasurer of the address/street name change.	\$250.00 base fee plus \$50.00 per lot

^a The per lot fee does not apply to Accessory Dwelling Units (ADU).

Business License Fees

General Business Licenses

Fee Type	Description	Amount
General Business License – Commercial Business	For commercial business locations. Includes inspections and verification of zoning compliance.	\$150.00
General Business License – Home-Based Business (simple)	For home-based businesses <u>without</u> on-site visitors and customers.	No Fee
General Business License – Home-Based Business	For home-based businesses with on-site visitors and customers. Includes inspections and verification of zoning compliance.	\$150.00
Per-employee Fee	Includes verification of EIN documentation.	\$6.00
Seasonal Business License	For business operations of up to ____ days per year. Includes inspections and verification of zoning compliance.	\$120.00
Solicitor ID	Includes photograph of applicant and issuance of ID card.	\$65.00
Accessory Dwelling Unit (ADU) License		\$50.00
Administrative Citation	Issued for operating a business without a license or with an expired license.	\$300.00
Business License Appeal	To either Council or Hearing Examiner	\$1,000.00

Notes regarding business license fees:

1. Withdrawn applications are subject to a charge of 25% of the fee amount.
2. Licenses must be renewed prior to the expiration date.
 - o Licenses renewed within 30 days of expiring will not be charged a penalty.
 - o Licenses renewed 31-60 days of expiring will be charged a penalty of 25% of the general license fee.
 - o Licenses renewed more than 60 days of expiring will be charged a penalty of 100% of the general license fee
3. For appeals, if the appeal is found in favor of the appellant then the fee shall be refunded less a \$100.00 administrative fee.

Alcohol-Related Licenses

Fee Type	Description	Amount
Off-Premise Beer Retailer		\$250.00
Recreational On-Premise Beer Retailer		\$350.00
Restaurant Liquor		\$500.00
Limited Restaurant Liquor		\$500.00
Beer-Only Restaurant		\$350.00
On-Premise Beer Tavern		\$350.00
Resort		\$500.00
Club Liquor		\$600.00
Banquet & Catering		\$500.00
Single Event		\$150.00
Wholesale Beer		\$300.00
Manufacturing		\$350.00

Alcohol-related business license applications are referred to local communities for consent and approval.

Building Permit Fees

Building permits include necessary inspections. If additional inspections are required, applicants will be charged the reinspection fee for each additional visit. Most building permits will require a plan check fee in addition to the building permit fee. Plan check fees are listed separately.

Building permits and mechanical, plumbing & electrical permits will be charged a state surcharge equal to 1% of the permit fee.

Fee Type	Description	Amount
Building Permit – Minimum Fee	For permit only, does not include plan review fees if applicable.	\$70.00
Building Permit - new construction	See below for valuation schedules	Varies ^a
Building Permit - addition or remodel	See below for valuation schedules	Varies ^a
Mobile Home Setup Permit		\$200.00
Mechanical, Plumbing & Electrical Permit	Includes on-site inspection of one system. Additional appliances and fixtures after the first will be charged the per-unit fee listed below.	\$70.00
Fee per additional appliance or fixture	Applies to each additional appliance, fixture, etc. inspected by inspector already on site.	\$20.00
Grading Permit		Varies ^b
Retaining Wall Permit		Varies ^c
Demolition Permit		Varies ^d
Window & Door Replacement – residential	Applies when no other work is being done.	\$70.00
Window & Door Replacement – commercial	Applies when no other work is being done.	Varies ^d
Reroofing Permit Fees		

Reroofing – residential roof with sheathing	Includes inspection of sheathing or decking.	\$125.00
Reroofing – residential roof without sheathing	Shingles only; no decking or sheathing.	\$75.00
Reroofing – small commercial	Commercial roof project under \$10,000 valuation.	\$150.00
Reroofing – medium commercial	Commercial roof project between \$10,000 and \$49,999 valuation.	\$175.00
Reroofing – large commercial	Commercial roof project \$50,000 valuation or higher.	\$250.00
Solar Power System Permit Fees		
Residential/Small Commercial Solar Permit – base fee	Applies to residential and commercial installations up to 20 kW. Does not include fees for required plan check.	\$100.00
Residential/Small Commercial Solar Permit – fee per kW	Additional fee based on size of installation. Does not include fees for required plan check.	\$30.00 per kW
Commercial Solar over 20 kW	Applies to larger commercial installations over 20 kW.	Varies ^e
Battery Storage System	Assumes that inspector is already on site for inspection of installation.	\$2.00 per battery
Additional Inspection Fees		
Reinspection		\$100.00
Pre-inspection	Inspections after a fire or disaster to determine extent of damage and permits needed for repairs.	\$70.00
Multi-unit Inspection		\$100.00
Overtime/After-hours Inspection		\$150.00 (Per hour)

Administrative Fees		
Cancellation of building permit	Applies when permit is cancelled before work commences.	25% of permit fee (\$200 maximum)
Reinstatement Fee – general	Applies when permit has been expired for more than 30 business days.	50% of permit fee
Reinstatement Fee – final inspection	Applies when only final inspection is required, and permit has been expired for more than 30 business days.	50% of permit fee (\$200 maximum)
Building or grading without a permit, or violating a stop work order	Base fee equal to \$1,000 or 200% of building permit fee, whichever is greater, plus daily fees commencing 10 business days after notice of violation.	Base fee equal to \$1,000 or 200% of permit fee, plus 1% of permit fee per day (\$50 max per day)

^a Permit fees for new construction, additions and remodels are based on calculated square footage and the current ICC valuation tables (see below). When square footage determinations not practical or possible, permit fees will be based on applicant's declared valuation as reasonably determined by Director or Designee.

^b Permit fees for grading are based on the number of cubic yards of earth cut or filled. [Base fee is \\$243 for cut fill operations under 1400 cubic yards](#)

^c Permit fees for retaining walls are based on the size of the project in lineal feet.

^d Permit fees for demolition and window/door replacement are based on declared valuation.

^e Permit fees for large solar installations are based on applicant's declared valuation as reasonably determined by Director or designee.

Construction Valuation Tables

The valuations below are used to determine construction valuations for building permit fee calculations. The valuations will be updated automatically as new standards are published by ICC, which is usually twice per year.

Square Foot Construction Costs ^{a, b, c}

Group (2024 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	357.33	344.89	333.96	321.01	300.49	291.98	310.03	280.47	269.61
A-1 Assembly, theaters, without stage	328.57	316.12	305.20	292.25	271.49	262.97	281.27	251.46	240.61
A-2 Assembly, nightclubs	277.44	269.30	260.84	250.89	234.99	228.61	242.28	213.69	205.58
A-2 Assembly, restaurants, bars, banquet halls	276.44	268.30	258.84	249.89	232.99	227.61	241.28	211.69	204.58
A-3 Assembly, churches	331.74	319.29	308.36	295.42	275.14	266.62	284.43	255.12	244.26
A-3 Assembly, general, community halls, libraries, museums	276.12	263.67	251.75	239.80	218.28	210.76	228.82	198.26	188.40
A-4 Assembly, arenas	327.57	315.12	303.20	291.25	269.49	261.97	280.27	249.46	239.61
B Business	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
E Educational	296.02	285.47	275.84	264.24	245.34	232.84	255.15	214.74	207.79
F-1 Factory and industrial, moderate hazard	169.11	160.95	150.84	145.13	129.25	122.95	138.37	107.18	99.77
F-2 Factory and industrial, low hazard	168.11	159.95	150.84	144.13	129.25	121.95	137.37	107.18	98.77
H-1 High Hazard, explosives	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	N.P.
H234 High Hazard	157.75	149.59	140.48	133.77	119.20	111.90	127.00	97.13	88.73
H-5 HPM	309.01	297.89	287.04	274.77	250.17	241.34	264.17	223.59	213.27
I-1 Institutional, supervised environment	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
I-2 Institutional, hospitals	485.04	473.91	463.07	450.80	425.24	N.P.	440.20	398.66	N.P.
I-2 Institutional, nursing homes	334.61	323.48	312.64	300.37	277.75	N.P.	289.77	251.17	N.P.
I-3 Institutional, restrained	325.77	314.64	303.80	291.53	269.89	260.06	280.93	263.64	230.99
I-4 Institutional, day care facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
M Mercantile	207.08	198.94	189.48	180.53	164.30	158.91	171.92	143.00	135.89
R-1 Residential, hotels	286.53	276.38	266.63	256.68	234.71	228.48	256.15	211.66	204.20
R-2 Residential, multiple family	239.24	229.09	219.34	209.38	188.69	182.45	208.85	165.63	158.18
R-3 Residential, one- and two-family ^d	224.62	218.65	213.40	208.84	201.86	194.67	213.06	187.70	175.92
R-4 Residential, care/assisted living facilities	283.25	273.10	263.35	253.39	231.93	225.70	252.86	208.88	201.43
S-1 Storage, moderate hazard	156.75	148.59	138.48	132.77	117.20	110.90	126.00	95.13	87.73
S-2 Storage, low hazard	155.75	147.59	138.48	131.77	117.20	109.90	125.00	95.13	86.73
U Utility, miscellaneous	125.18	118.05	109.33	104.91	93.46	87.55	99.89	74.38	71.07

- a. Private Garages use Utility, miscellaneous
- b. For shell only buildings deduct 20 percent
- c. N.P. = not permitted
- d. Unfinished basements (Group R-3) = \$31.50 per sq. ft.

Supplemental Construction Valuation Tables

The supplemental valuations below may be updated annually as part of the annual fee approval process.

Construction Type	Unit	Valuation
Basements – Unfinished	Square Foot	As provided in the ICC valuation table footnote above
Basements – Finished	Square Foot	\$41.00
Decks (any type)	Square Foot	\$22.00
Carport/Covered Patio	Square Foot	\$22.00
Roof Conversions	Square Foot	\$22.00
Fence (any type)	Lineal Foot	\$20.00
Retaining Wall (any type)	Lineal Foot	\$59.00
Exterior Finish	Square Foot	\$5.00
Fire Sprinklers	Square Foot	\$6.00
Remodel/Alteration	Square Foot	\$39.00
Basement TI	Square Foot	\$28.00
Grading	Cubic Yard Cut and Fill	Equation
Tenant Improvements	Calculated	35% of the valuation for new construction
Shell Only	Calculated	80% of the valuation for new construction

Building and Inspection Fee Calculation

Building permit fees based on valuation are calculated based on the calculations below.

Construction Valuation	Fee
Less than and including \$2,000	\$70.00
\$2,001 to \$25,000	\$76.50 for the first \$2,000 plus \$16.50 for each additional \$1,000 or fraction thereof, to and including \$25,000. Example: Valuation of \$3,400 would be \$76.50 plus \$33.00 (\$16.50 x 2), or \$109.50.
\$25,001 to \$50,000	\$456.00 for the first \$25,000 plus \$12.00 for each additional \$1,000 or fraction thereof, to and including \$50,000.
\$50,001 to \$100,000	\$765.00 for the first \$50,000 plus \$8.50 for each additional \$1,000 or fraction thereof, to and including \$100,000.
\$100,001 to \$500,000	\$1,181.00 for the first \$100,000 plus \$6.50 for each additional \$1,000 or fraction thereof, to and including \$500,000.
\$500,001 to \$1,000,000	\$3,781.00 for the first \$500,000 plus \$5.50 for each additional \$1,000 or fraction thereof, to and including \$1,000,000.
Over \$1,000,001	\$6,531.00 for the first \$1,000,000 plus \$4.50 for each additional \$1,000 or fraction thereof.

Plan Check Fees

Plan checks for building permits include up to 4 reviews. Additional reviews will be charged the hourly fee listed below.

Fee Type	Description	Amount
Plan Check Fee – residential construction	Applies to any non-FCOZ parcel. <u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u>	65% of building permit fee
Plan Check Fee – commercial construction	<u>Provides for up to four reviews prior to building permit issuance. After four reviews or after the permit issuance, additional reviews are subject to the hourly plan check fee.</u>	65% of building permit fee
Plan Check Fee – smaller projects	Includes residential solar plan check	\$150.00
Plan Check Fee – FCOZ projects	Applies to any parcel within a Foothills & Canyons Overlay Zone.	65% of building permit fee
Land Use Review Fee		\$110.00
Card File Plan Check Fee – single-family or duplex	Includes accessory structures.	\$175.00
Card File Plan Check Fee – multi-family residential		\$350.00
Plan Check Fee – hourly		\$80.00 per hour

Stormwater Review & Stormwater Pollution Prevention Plans (SWPPP)

Stormwater Review & Inspection Fees

Fee Type	Description	Amount
Stormwater Review – base fee	Base fee per project.	\$200.00
Stormwater Review – per-acre fee	Additional fee per acre after the first acre; applies when SWPPP required.	\$30.00
Floodplain Development Permit	Permit is required for any development within a mapped floodplain as required by FEMA.	\$75.00
SWPPP Oversight Inspection <u>for Inactive/Complete Projects</u> – per inspection	Sites with an NOI <u>that are complete or inactive (outside seasonal closures^b) will be charged a monthly inspection fee until activity resumes or an NOT is filed and approved. - are inspected on a monthly basis until project is complete and applicant applies for an NOT</u>	\$60.00

SWPPP Control Measures

All penalties and fines may be doubled for a second or third offense. Violations may be referred to the jurisdiction's legal counsel for further action.

Penalty Type	Description	Amount
Working without an approved stormwater permit	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$500.00

Tracking mud on road	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$300.00
Failure to clean up or report spills	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00
Failure to conduct stormwater inspections	Per occurrence and then for each business day beginning the day after the day on which fine was issued	\$100.00
Failure to use general best management practices as determined by the authority	Per site, per occurrence and then for each business day beginning the day after the day on which fine was issued	\$250.00

SWPPP Illicit Discharge Fines

The table below lists illicit discharges common to construction and maintenance activities. It is a violation to discharge pollutants. The presence of BMPs does not excuse an illicit discharge.

Penalty Type	Description	Amount
Sediment	Per day per violation.	\$1,000.00
Cementitious Material	Per day per violation.	\$500.00
Paints and Solvents	Per day per violation.	\$500.00
Solid Waste	Per day per violation.	\$500.00
Sanitary Waste	Per day per violation.	\$2,000.00
Fuels	Per day per violation.	\$1,000.00
Fertilizers	Per day per violation.	\$500.00
Organics	Per day per violation.	\$250.00
Cleansers	Per day per violation.	\$500.00
Hazardous materials	Any illicit discharge may be assigned to this category depending on the impact. Per day per violation.	\$5,000.00

Land Use Fees

Permitted and Conditional Uses

Fee Type	Description	Amount
Building permit site plan	Over-the-counter staff review. Permitted uses not requiring separate land use permit.	\$110.00
Change of Use Permit	Over-the-counter staff review. Includes tenant changes and uses subordinate to an existing Conditional Use Permit.	\$110.00
Sign Permit	Over-the-counter staff review.	\$110.00
Business license review	Over-the-counter staff review.	\$110.00
Accessory Dwelling Unit	Includes limited agency review	\$175.00
Site Plan Review (less than 3 acres)	Includes agency review meeting and technical review.	\$990.00

Site Plan Review (3 acres or more)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Minor Site Plan Amendments	Limited agency review	\$175.00
Residential Development (FCOZ)	Includes agency review meeting and technical review.	\$990.00
Foothills/Canyons	Includes agency review meeting and technical review.	\$990.00

Simple Land Use Permit	Home daycare/pre-school, mobile store, condominium conversion, similar uses requiring limited staff review.	\$175.00
Other Conditional Use Permits	Commercial uses, residential uses, or signs needing conditional use approval. Includes agency review, technical review and Planning Commission meeting.	\$1,640.00

Subdivision and Land Development Permits

Fee Type	Description	Amount
Minor Subdivision (<5 lots)	Includes agency review meeting and technical review.	\$990.00
Major Subdivision (Single Phase)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Major Subdivision with Multiple Phases (Includes Preliminary Plat and First Phase Final Plat)	Includes agency review meeting, technical review and Planning Commission Meeting	\$1,640.00
Final Plat Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Planned Unit Development (Preliminary approval and First Phase Final Approval/Plat)	Includes agency review meeting, technical review and Planning Commission meeting.	\$1,640.00
Final Planned Unit Development Approval for Phases Two and Beyond	Includes Technical Review	\$535.00
Subdivision amendments	Includes agency review meeting and technical review. In some cases, a Planning Commission and/or Mayors meeting is required. These fees will be added as needed based on the applicable fees in this fee schedule.	\$990.00
Simple Boundary Adjustment	Includes limited staff review.	\$100.00
Full Boundary Adjustments	Includes limited staff review. Applicable when amended plat not necessary.	\$175.00
Extension of Time	Includes review by Director.	\$275.00

Ordinance Adjustments

Fee Type	Description	Amount
Text Change	Includes Planning Commission meeting and Council meeting.	\$765.00
Zoning Map Change – minor	Changes less than 3 acres. Includes limited staff review, Planning Commission meeting and Council meeting.	\$940.00
Zoning Map Change – small	Changes 3 up to 10 acres. Includes agency review meeting, staff review, Planning Commission meeting and Council meeting.	\$1,755.00

Zoning Map Change – medium	Changes over 10 up to 50 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$200 per acre
Zoning Map Change – large	Changes over 50 up to 100 acres. Includes agency review meeting, staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$1,755.00 plus \$300 per acre
Zoning Map Change – Major	Changes over 100 acres.	To be determined by agreement between agency and applicant prior to acceptance of the application.

Other Land Use Applications

Fee Type	Description	Amount
Land Use Hearing Officer	Needed for appeal of decisions, variances, nonconforming use expansions, takings relief petition, etc.	\$1,000.00 ^a
Land Use Hearing Officer	Double fee if construction has started.	\$2,000.00
Administrative Determination	Requires Director review. Includes determinations of a noncomplying structure or a nonconforming use.	\$275.00
Special Exception to have Use violation declared legal	Planning Commission meeting.	\$650.00
Zoning Verification Letter	Base fee plus costs for research time.	\$25.00 base fee plus \$25.00 per hour
General Plan Amendment	Includes limited staff review, Planning Commission meeting, Council meeting, and General Plan fees.	\$2,440.00
Agency Review Meeting at applicants' request	Agency Review meeting that includes outside agencies.	\$455.00
Other applications requiring preliminary and/or technical review.	Up to 4 total review sessions. Additional charge if 4 total sessions exceeded for any application type.	\$535.00
Other applications requiring Planning Commission meeting	Planning Commission meeting.	\$650.00
Other applications requiring Council or Mayor's meeting	Council or Mayor's meeting.	\$115.00

^a For appeals, if the Land Use Hearing Officer finds in favor of the appellant then the fee shall be refunded less a \$100.00 administration fee.

^b [Projects that are shut down from December 1 – April 1 due to frozen conditions are exempt.](#)

Code Enforcement Fees

Fee Type	Description	Amount
Administrative Citation	All minor violations unless specified otherwise.	\$100.00 per violation
Civil Penalty	Violations of zoning regulations.	As provided in Section 19.94.070
Civil Penalties	All violations of the code other than zoning violations and as otherwise prescribed in the code.	
	Violation per day for first 30 days.	\$100.00 per violation per day
	Violation per day for days 31-60.	\$150.00 per violation per day
	Violation per day over 60 days.	\$200.00 per violation per day
Clean-up Fees	Administrative fee plus costs billed from Public Works or other contracted firm.	\$100.00 plus actual costs
Short-Term Rental Violations		
Operating short-term rental without a business license		\$650.00 per infraction per day

Operating short-term rental for less than two nights for each stay		\$650.00 per infraction per day
Holding special event at short-term rental – first violation		\$650.00 per infraction per day
Holding special event at short-term rental – subsequent violations		\$1,000.00 per infraction per day
Other short-term rental violations	Violations not covered in the above categories.	\$100.00 per infraction per day

Civil Penalties for Violation of Zoning Regulations

Violation of the provisions of Title 19 of the Magna Metro Township Municipal Code shall result in civil penalties pursuant to the following schedule:

CIVIL PENALTIES FOR VIOLATION OF ZONING REGULATIONS

WARNING PERIOD: 28 DAYS FOR ALL VIOLATIONS.

Bond Administration Fees

Fee Type	Description	Amount
Bond Processing Fee	Must be paid prior to acceptance of bond.	\$100.00
Bond Forfeiture	Will be called if improvements are not complete by expiration date.	Varies ^a
Deferred Curb and Gutter		Varies ^b
Bond Reinspection	Inspections required for partial bond release or if applicant fails bond inspections twice.	\$100.00
Overtime/After-hours Inspection		\$120.00 (Per hour)

^a Based on bond amount.

^b Based on project size.

Miscellaneous Service Fees

Fee Type	Description	Amount
Development Agreements		Varies a
Hourly Rate	Per hour fees for staff time not covered under specific fee types.	\$80.00 per hour
GRAMA	Time spent on research and compiling.	Actual cost b
Material Costs	Copies, maps, CDs, USB drives, etc.	Actual cost b
Research	Research related to administrative decisions, zoning compliance letters, or determination of legal status of a lot or parcel.	\$25.00 base fee plus \$25.00 per hour
Health Department Review	Activities performed by the Salt Lake County Health Department.	County fee c
Postage	For noticing mailings, postage is charged per meeting.	Actual cost b

Newspaper Notices	Notices of meetings before Councils.	Actual cost b
Candidate Filing Fee	Fee for Declaration of Candidacy in a Municipal Election	\$50.00

^a Development agreements will be determined between local government agency and Applicant prior to acceptance of the application.

^b Customer will be charged actual costs of materials per MSD Records and Access and Management Policy.

^c Health Department fees will be charged as provided in the Salt Lake County Fee Schedule.

Engineering Fees

The fees below are collected by the MSD on behalf of the Engineering Division.

Right-of-way Improvement Review & Inspection Fees		Amount
Replacement of existing improvements	Replacement of existing curb & gutter, sidewalk, and drive approach improvements in the same configuration.	No charge
Changes to improvements (existing curb & gutter)	Changes to sidewalks and drive approaches where curb & gutter are already present. Includes review and inspection by County. Design and staking by applicant.	\$20.00 base fee plus \$1.00 per linear foot
Changes to improvements (no existing curb & gutter or sidewalk)	Addition of curb & gutter, sidewalks, and/or drive approaches where no curb & gutter or sidewalk are present. Includes review and inspection by County. Design and staking by applicant.	\$150.00 base fee plus \$1.00 per linear foot
Changes to sidewalk (no existing curb & gutter or sidewalk)	Addition of sidewalk only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$1.00 per linear foot
Changes to drive approach (no existing curb & gutter or sidewalk)	Addition of drive approaches only. Includes review and inspection by County. Design and staking by applicant.	\$100.00 base fee plus \$0.50 per linear foot
Engineering Plan Check Fees		Amount
For Subdivision Development	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$4,000
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$3,000

Excavation Permit Fees		Amount
Excavation within asphalt or concrete		\$0.50 per square foot \$250 minimum
Excavation within dirt		\$0.25 per square foot \$125 minimum
Road Closures or Obstructions caused by Excavation Permits		\$50 per day per lane or partial lane closed or obstructed for more than 72 hours
Permit Extension		Fee equal to one-half of the original fee
Excavation Work Without Permit Penalty	A person found doing work in the public right-of-way without having obtained a permit shall be required to pay a penalty	Penalty Fee equal to two times the normal permit fee

Other Fees		Amount
Road Dedication (non-subdivision development)	Where required for street widening and improvements.	\$150.00
Street Sign	Includes sign and installation by MSD or contracted service provider	\$200.00
Geology/Natural Hazard Review Fees		Amount
Initial Site Assessment	Determination of whether project falls within boundaries of any mapped hazards.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$300.00 agency review

Traffic Impact Review Fees		Amount
Initial Site Assessment	Determination of whether project meets TIS threshold.	\$200.00
Review of Technical Report	Coordination and review of third-party technical report.	Actual cost of third-party review plus \$100 agency review

Public Works – Engineering Special Events

Special Events require the submittal of an application.

Insurance certificates, maps, and fees will need to be submitted to the Permit Specialist before your request can be fully processed. See fee schedule below.

Special Event Permit Fees	
# of Participants	Fee per day
0 to 100	\$50.00
100 to 200	\$100.00
200 to 400	\$200.00
400 to 600	\$500.00
Over 600	\$1,000.00
Filming Fees	\$200.00
Late/Expedited Filing Fee	\$500.0

- Special events or Filming held on any state roadway(s) may also require an additional permit from Utah Department of Transportation.
- Special events or Filming held in any canyon may also require an additional permit from United States Department of Agriculture, Forest Service Division.
- Sponsors of block parties will also be required to submit paperwork with the signatures of affected neighbors' concurrence of the road closure. This paperwork should reflect the addresses of each resident, as well as their signature indicating agreement for the road closure. Barricades and security are the responsibility of the applicant.

Glossary of Terms

Condominium Plat: The procedure to review and record a condominium plat is subject to the Condominium Ownership Act (57.8- Utah Code). Staff review includes addressing all units, a review to verify compliance with the zoning ordinance and conditions of approval previously imposed and an engineering review to verify compliance with platting requirements.

Director: The Director of Planning and Development or designee.

General Plan Amendment: Planning Commissions make a recommendation to the Council who must authorize Amendments to a General Plan. A study that includes public involvement is conducted after Council gives the direction to proceed to the Development Services Director.

Home Daycare I Pre-school Application Fees: Although a home daycare or pre-school may be operated out of a private residence, it is not considered or reviewed in the same manner as a home business. Therefore, they are listed separately in the fee schedule and in the ordinance.

Modification to a Recorded Subdivision Plat: Utah Code requires a specific process be followed to amend, vacate or alter a recorded subdivision plat. This involves application, notice, a public hearing before the planning commission and executive (commonly referred to as a 608 hearing/ Mayor's Meeting). Additionally, an engineering review of the preliminary and final plat prior to approval and recording is required. Fees may include Planning Commission Review, Additional Public Body Review, Technical Review.

MSD: Means the Greater Salt Lake Municipal Services District, which the Town of _____ has contracted with to provide planning and zoning, building permit, business license, and code enforcement services

PUD (Planned Unit Development): In those zones which allow development of a PUD they are listed as a Conditional Use, which requires review by the Planning Commission. For developers who intend to sell individual lots within the PUD both the Planning Commission Review, Conditional Use and a Subdivision Preliminary Plat review would be required , and a Technical Review prior to final approval is also required. Per the fee schedule each of these reviews requires separate fee.

Additionally, because more than one review process is required the application would also involve an Agency Review Meeting. Fees may include: Agency Coordination Meeting, Planning Commission Review (Conditional Use), Planning Commission Review (Preliminary Plat), Technical Review.

The conditional use approval (Planning Commission approval) is required prior to preparation of the subdivision preliminary plat to ensure that the recommendations of the Planning Commission are properly incorporated into the preliminary plat.

Re-Zone (Zoning Map Amendment): A request to change the existing zoning (re-zone) requires: review and recommendation from the planning commission (Public Body Review) and final decision by the council (Additional Public Body Review) and technical work (Technical Review) for map and index work).

Signs: Signs vary in the type and complexity of review process required therefore they are listed under several review types. It is intended that the fees are assessed per review process and not per sign. For example, a business that had 2 signs requiring Planning Commission review would be charged for 1 Planning Commission review. However, a business which had 1 sign which required Planning Commission review and another sign which did not would be charged for 1 Planning Commission review and 1 staff review.

Subdivision: A request to subdivide property requires review and approval of a preliminary plat, and a Technical Review of the Final Plat. Additionally, an Agency Review Meeting is required. Note that in the case of a "one-lot" subdivision there might also be an Administrative Review for the proposed Single-Family Dwelling. Fees may include: Agency Coordination Meeting, Planning Commission Meeting, Technical Review, Staff Review of a Site Plan.

Valuation: The estimated construction cost for a project.

EMIGRATION CANYON

RESOLUTION R2026-12

DATE: August 18, 2026

A RESOLUTION APPOINTING MEMBERS OF THE EMIGRATION CANYON PLANNING COMMISSION

WHEREAS, the Emigration Canyon City Council (the “**Council**”) desires to appoint one regular and one alternate member to the Emigration Canyon Planning Commission (the “**Planning Commission**”); and

WHEREAS, The Mayor has recommended that the Council appoint Joe Smolka as a regular member of the Planning Commission, and David Nimkin as an alternate member of the Planning Commission; and

WHEREAS, the Council desires to appoint Joe Smolka as a regular member of the Planning Commission and David Nimkin as an alternate member of the Planning Commission.

NOW, THEREFORE BE IT RESOLVED by the Emigration Canyon City Council effective immediately:

1. Joe Smolka is appointed as a regular member of the Planning Commission to fulfill a 3 year term, expiring March 1, 2029, and David Nimkin as an alternate member of the Planning Commission to fulfill a 3 year term, expiring March 1, 2029.
2. Commissioners Smolka and Nimkin are directed to: (a) complete the training requirements required under Utah Code before they may participate in a public meeting of the Planning Commission; and (b) complete the Open and Public Meetings Act training required under Utah Code § 52-4-104 as soon as reasonably practicable.
3. The Mayor and Emigration Canyon staff are directed and authorized to take any steps needed to implement Mr. Smolka and Mr. Nimkin’s appointments to the Planning Commission.

{Signatures on Following Page}

APPROVED AND ADOPTED by the Emigration Canyon City Council, on this 18th day of August 2026.

EMIGRATION CANYON CITY COUNCIL:

By: _____

David Brems, Mayor

ATTEST

Diana Baun, City Recorder

EMIGRATION CANYON CITY COUNCIL VOTE:

Mayor Brems	voting _____
Council Member Griffith	voting _____
Council Member Harris	voting _____
Council Member Hawkes	voting _____
Council Member Pinon	voting _____