



Emigration Canyon Monthly Report August 2026

Calls for service: 59

Crime/Police Stats:

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

Incidents of Note:

Two vehicle accidents occurred in Emigration City. The first accident was a single vehicle accident located at 363 N Pioneer Ridge Road. The driver of the vehicle was driving too fast for conditions and lost control of his vehicle. The second accident occurred at the intersection of Pinecrest Canyon Road and Emigration Canyon Road. This accident was a hit and run, with potential insurance fraud.

A fraud was reported where the suspect stole the identity of a property owner in Emigration Oaks. This suspect contacted a Real Estate agent and tried to sell their vacant lot. This is the second time this type of fraud has occurred in Emigration Oaks on vacant lots.

There was a road rage incident at Ruth's Diner over parking. The suspect got out of his car and approached the complainant's car and pushed in her mirrors and started yelling at the complainant. The complainant did not engage and parked away from the suspect.

A "teenage" hang out was built in the woods south of Badger Hollow Lane. A UPD officer cleaned up the alcohol, vape pens and other trash and the MSD was contacted for further clean-up on the bigger items.

Events:

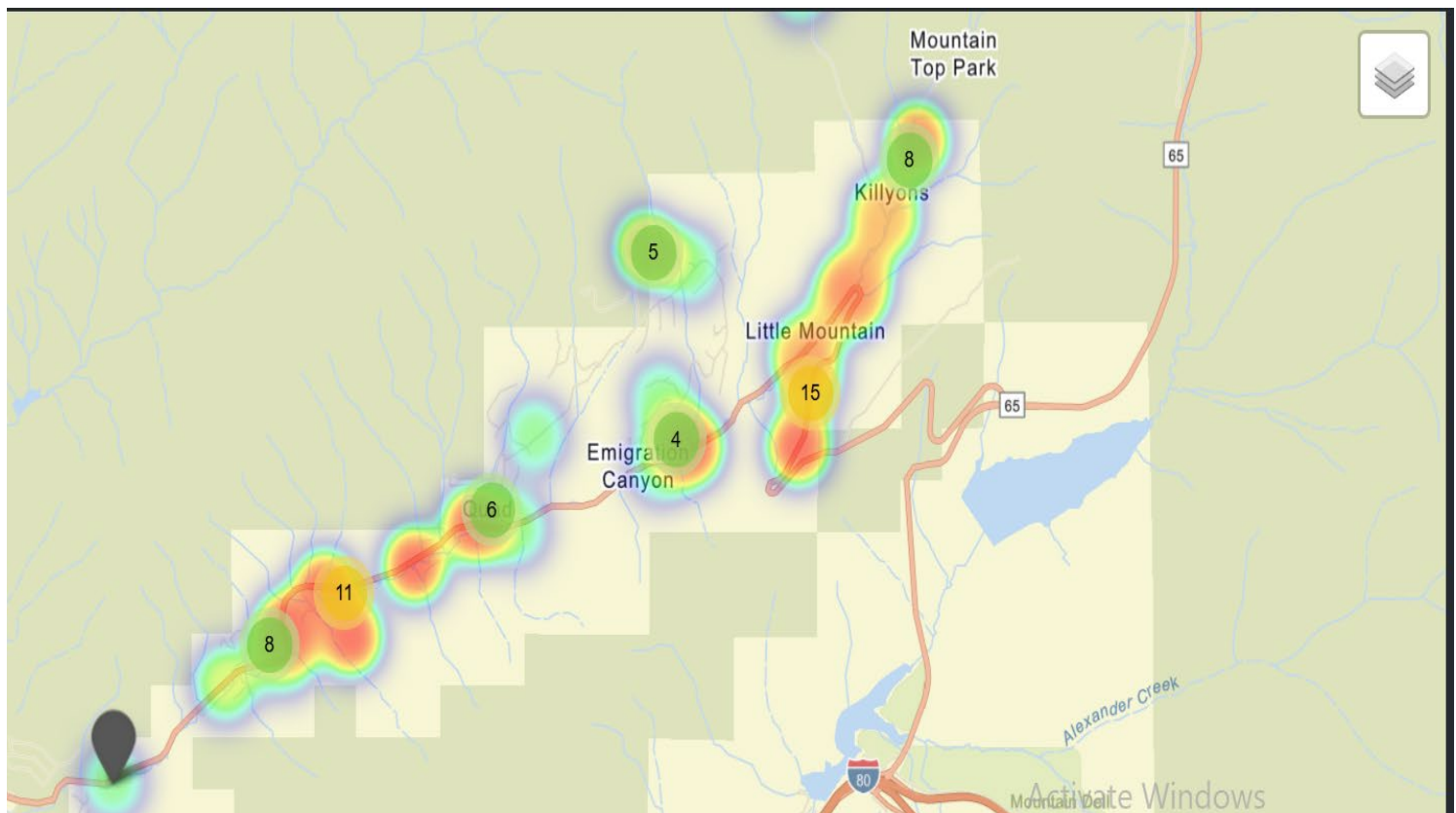
The Haunted Half has put in an application for their race on the 17th of October.

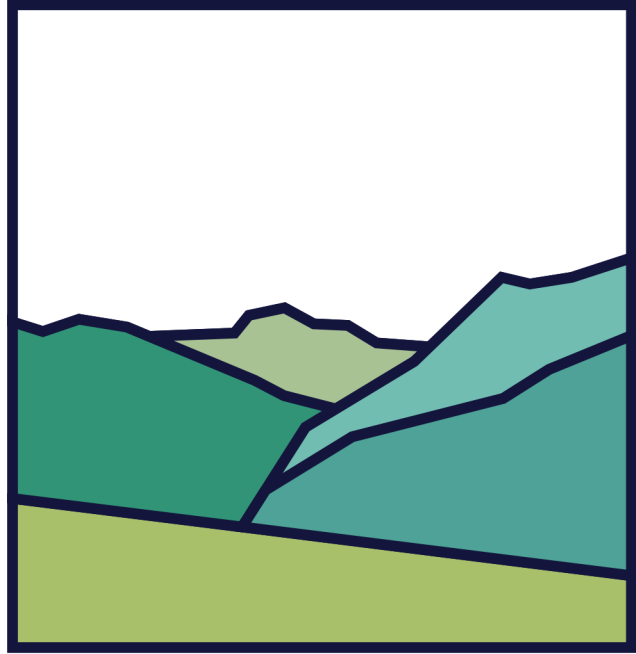
Notes:

Mr. Smolka went and trimmed the bushes around the lower no parking sign at Ruth's diner.

CALLS FOR SERVICE OFFENSE	COUNTS
Cell Hang Up	3
Traffic Stop/Radar	25
Traffic Accident	2
Welfare Check	1
Civil	1
Motor/Citizen/ Agency Assist	4
Suspicious	3
Reckless	3
Supplemental	7
Fraud	3
Parking Complaint	1
Sexual Assault	1
Assault/Burglary	1
Vandalism	1
Road Rage	1
Harassment	1
Theft	1

Heat Map of Calls for Service in Emigration Canyon





**EMIGRATION
CANYON**

Emigration Canyon Project Updates

Ian Hartman, PE, PTOE;
Traffic Engineer

Tolin Hessell, PE;
Engineer

Emigration Canyon Capital Improvement Projects

MSD Transportation Master Plan

Emigration Canyon Road Safety Improvement Project

Road Signs

Emigration Creek Culverts

Freeze Creek Wall Reconstruction

Emigration FEMA Flood Map Update



EMIGRATION
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MSD Transportation Master Plan

Transportation Master Plan for all MSD Municipalities

- Current Update
 - Draft project lists and report are being written



Emigration Canyon Road Safety Improvement Project

- Started preliminary design
- Categorical exclusion
environmental portions progressing
- No final design at this stage



EMIGRATION
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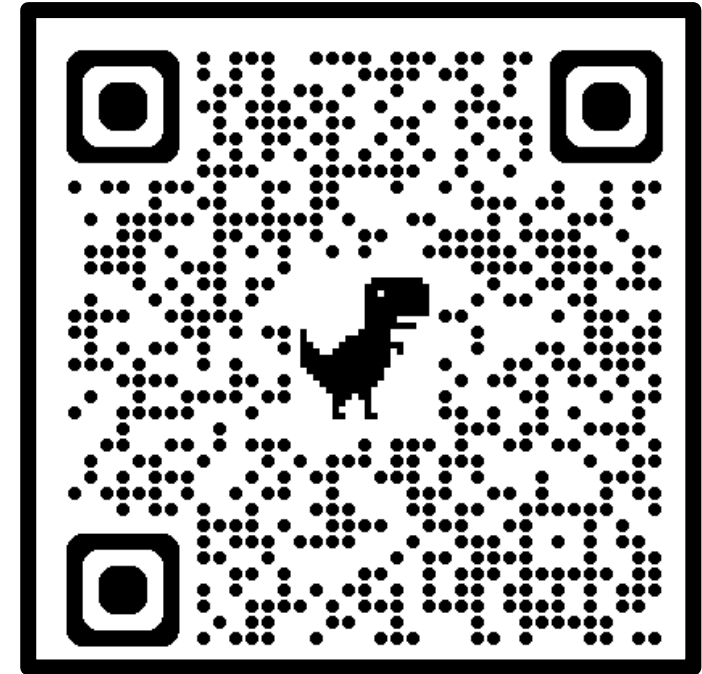
Emigration Canyon Road Safety Improvement Project

- Avenue Consultants preparing preliminary design based on Design Guidelines.
- Avenue contract modification



Emigration Canyon Road Safety Improvement Project

- Phase 1 Public Meetings:
 - Council Meeting—Late Fall
 - Open House—June 30, 2026
 - Public Hearing—TBD
- Part of CatEx Process
- Includes Public Comment Period

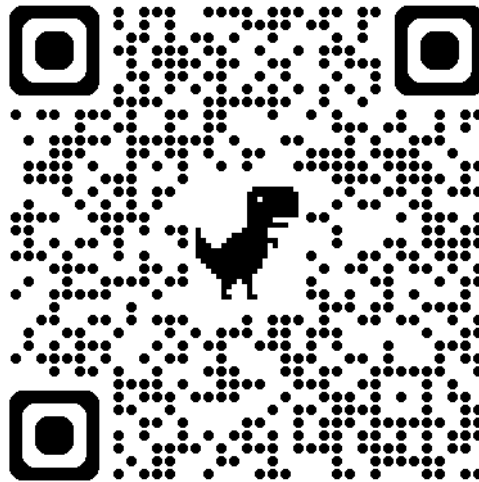


EMIGRATION
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Emigration Canyon Road Safety Improvement Project

udotinput.utah.gov/emigrationcanyon

- Project Overview
- Project Map
- Phase 1 Timeline
- Q&A
- Updates



Contact Information

To contact the public information team with questions or concerns:

Hotline: [801-348-8911](tel:801-348-8911)

Email: EmigrationCanyon@utah.gov

Stay Informed

To receive updates, please contact the public information team at the email address above and enter "Updates" in the subject line.

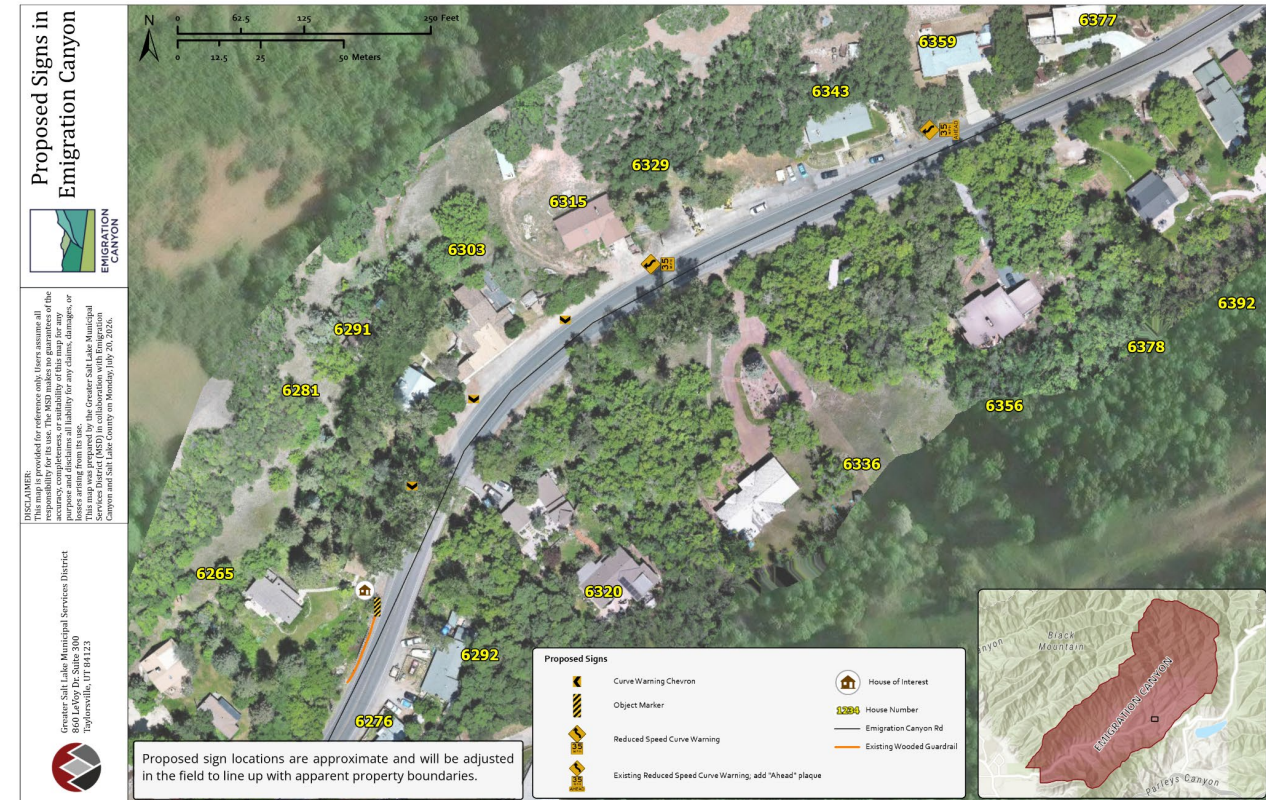


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Emigration Canyon Road Curve Warning Signs

Curve Warning Signs

- Installed after a resident complaint
- Resident complained about the signs blocking parking
- Signs recommended to stay in place



Pinecrest Road Curve Warning Signs

Curve Warning Signs

- 1761 Pinecrest
- Councilmember Griffith requested additional signs



EMIGRATION
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Emigration Creek Culverts

Plans and Specifications – 95%

- Final Plans Not Yet Received
- Review Pending

Temporary Construction Easements

- 2 of 3 Culverts

Anticipated Construction for Cederlof Ln
& Killyons Ln – Fall 2026 (Skycrest in 2027)

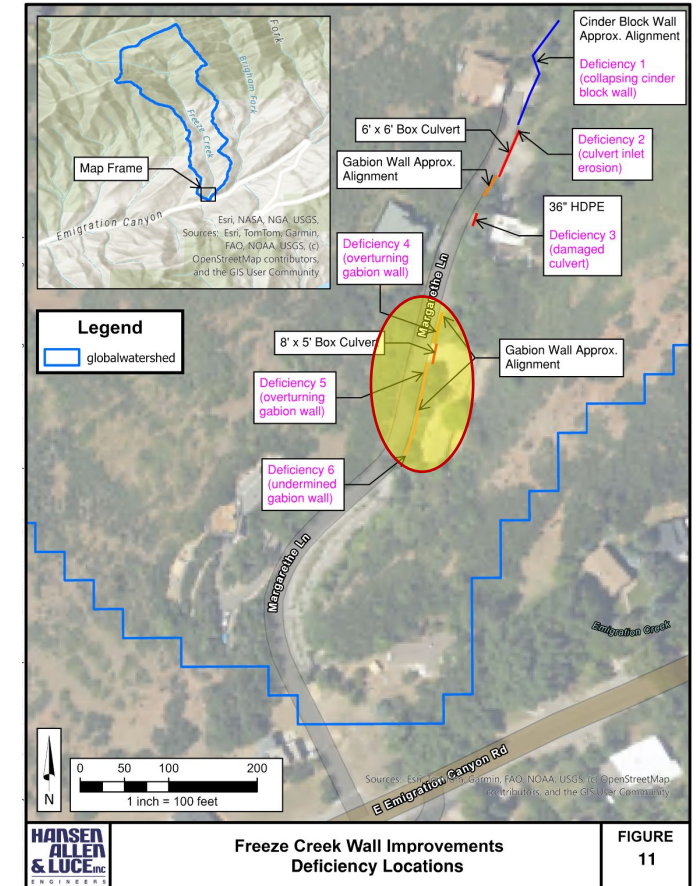


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Freeze Creek Wall Reconstruction

Gabion Baskets Overturning

- 3 Problem locations:
 - Upstream of 8'x5' Box
 - Downstream of 8'x5' Box
 - Downstream Terminus
- Costs Range from \$74K-\$325K

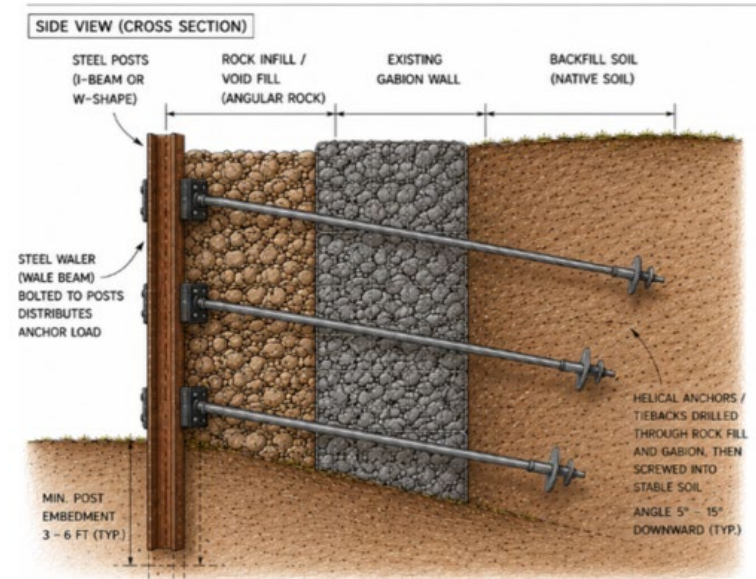


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Freeze Creek Wall Reconstruction

Gabion Baskets Overturning - Options

- Pipe and backfill
- Soldier piles and lagging
- Soil nails and facing
- Pile supported mesh



Flood map update is in final public review

-



Questions



EMIGRATION
CANYON

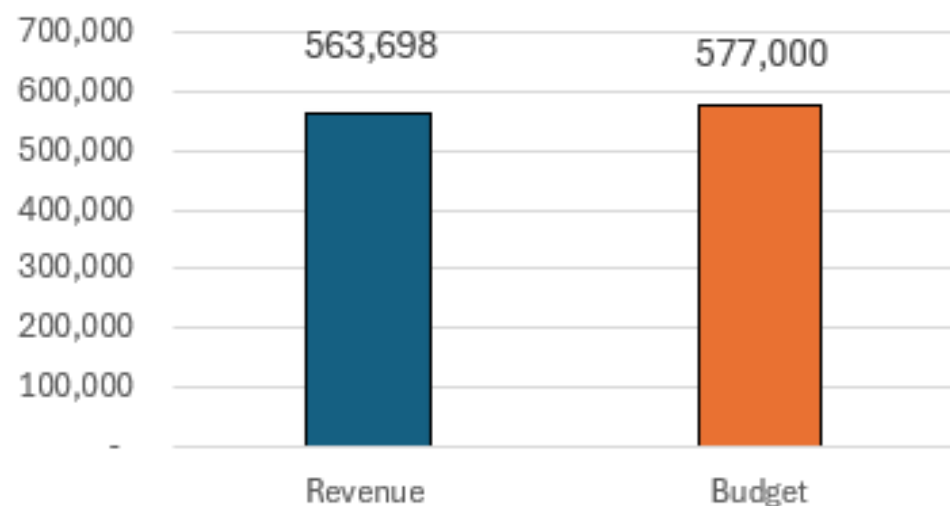
Emigration Canyon Finances

Snapshot

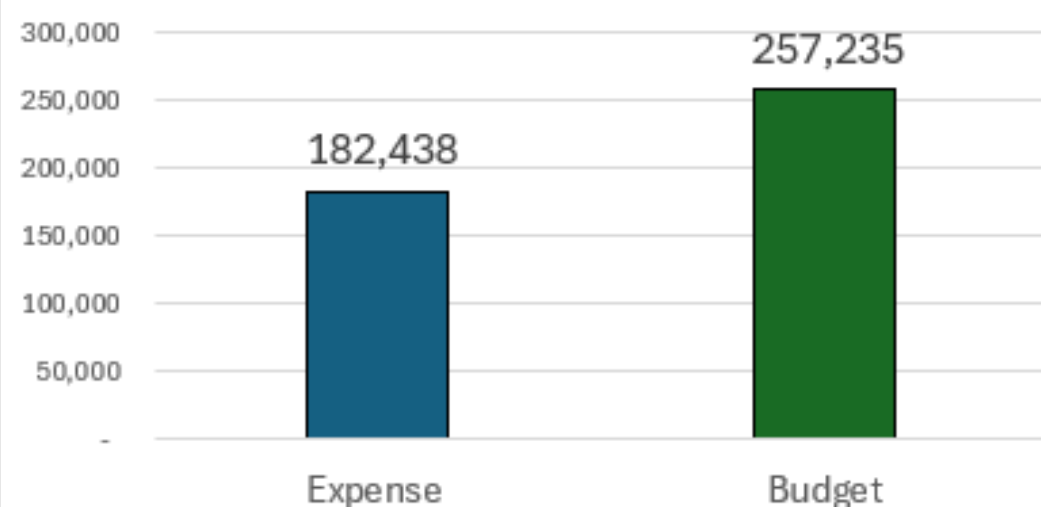
<u>FUNDS</u>	<u>AMOUNT</u>	<u>USE</u>
• Fund 40 (Emigration City Fund)		
• Unassigned Fund Balance	\$ 329,478	Council's Discretion
• Assigned Capital Fund Projects	\$ 16,806	Infrastructure, Capital
• Fund 43 (Community Council Fund)		
• Unassigned Fund Balance	\$ 2,168	Council's Discretion
• Fund 45 (City Council Fund, MET)		
• Unassigned Fund Balance	<u>\$ 38,154</u>	Council's Discretion
TOTAL:	\$ 369,800	

Emigration Canyon - Financials Q4 June 2026

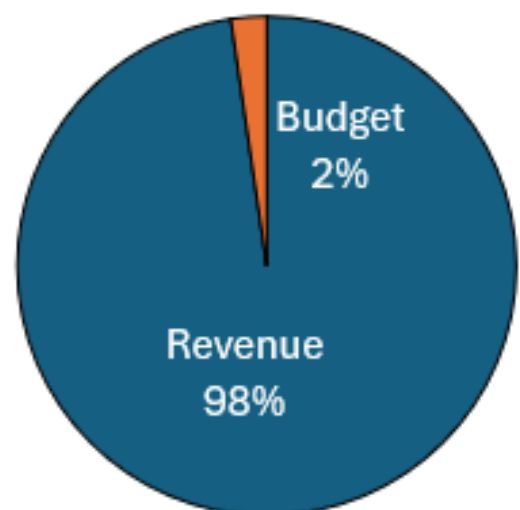
Revenue vs Budget



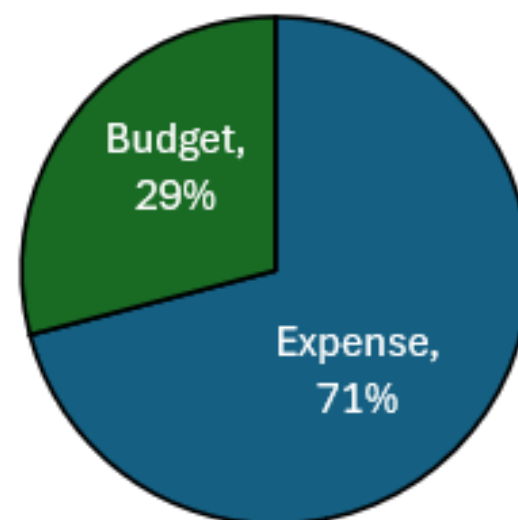
Expenses vs Budget



Revenue vs Budget Remaining

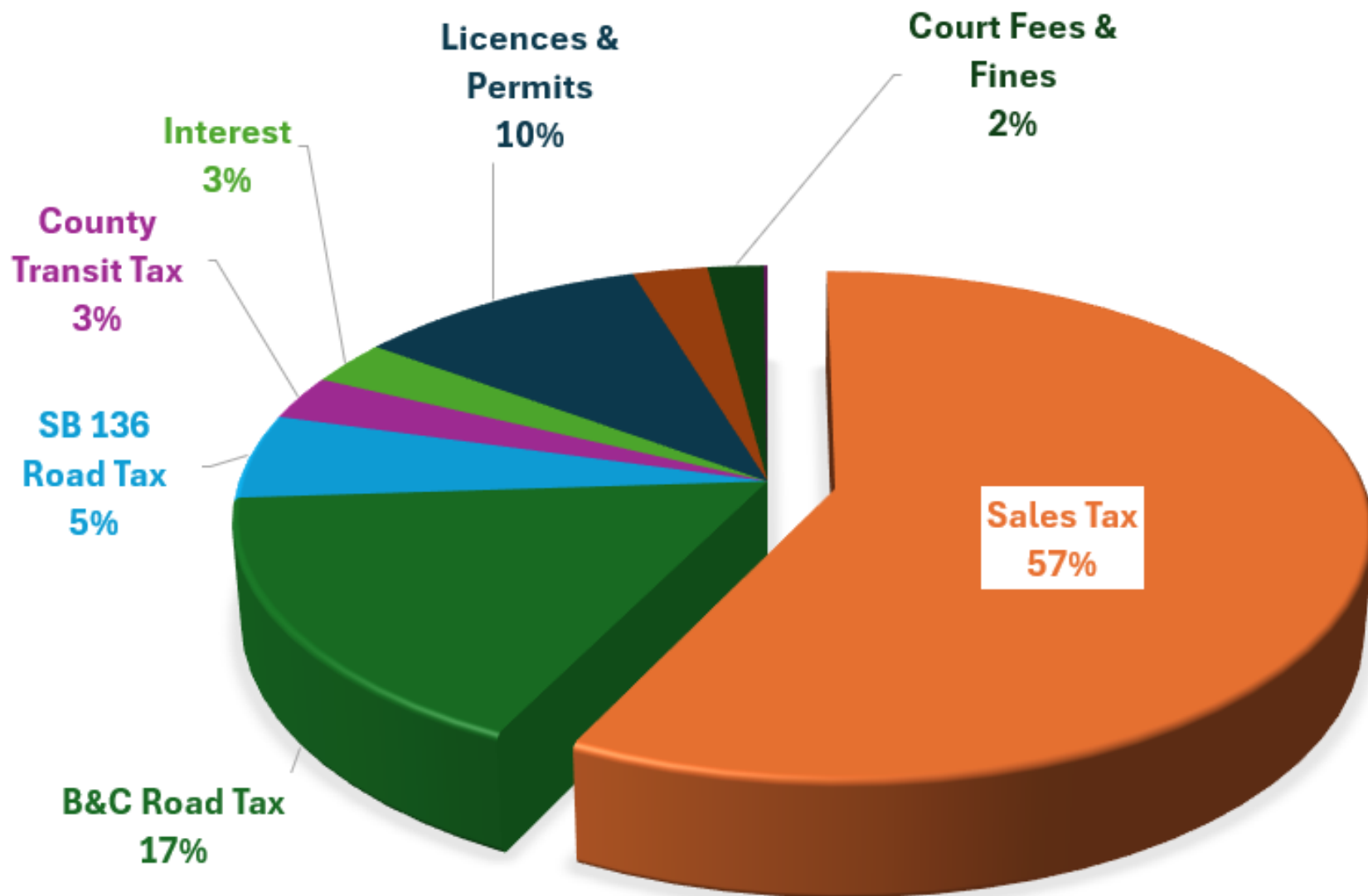


Expense Vs Budget Remaining



Revenues

Sales Tax	323,380
B&C Road Tax	93,466
SB 136 Road Tax	30,643
County Transit Tax	16,059
Interest	16,032
Licences & Permits	57,672
Eng & Planning Fees	14,692
Court Fees & Fines	10,959
Other	794
Totals:	563,698

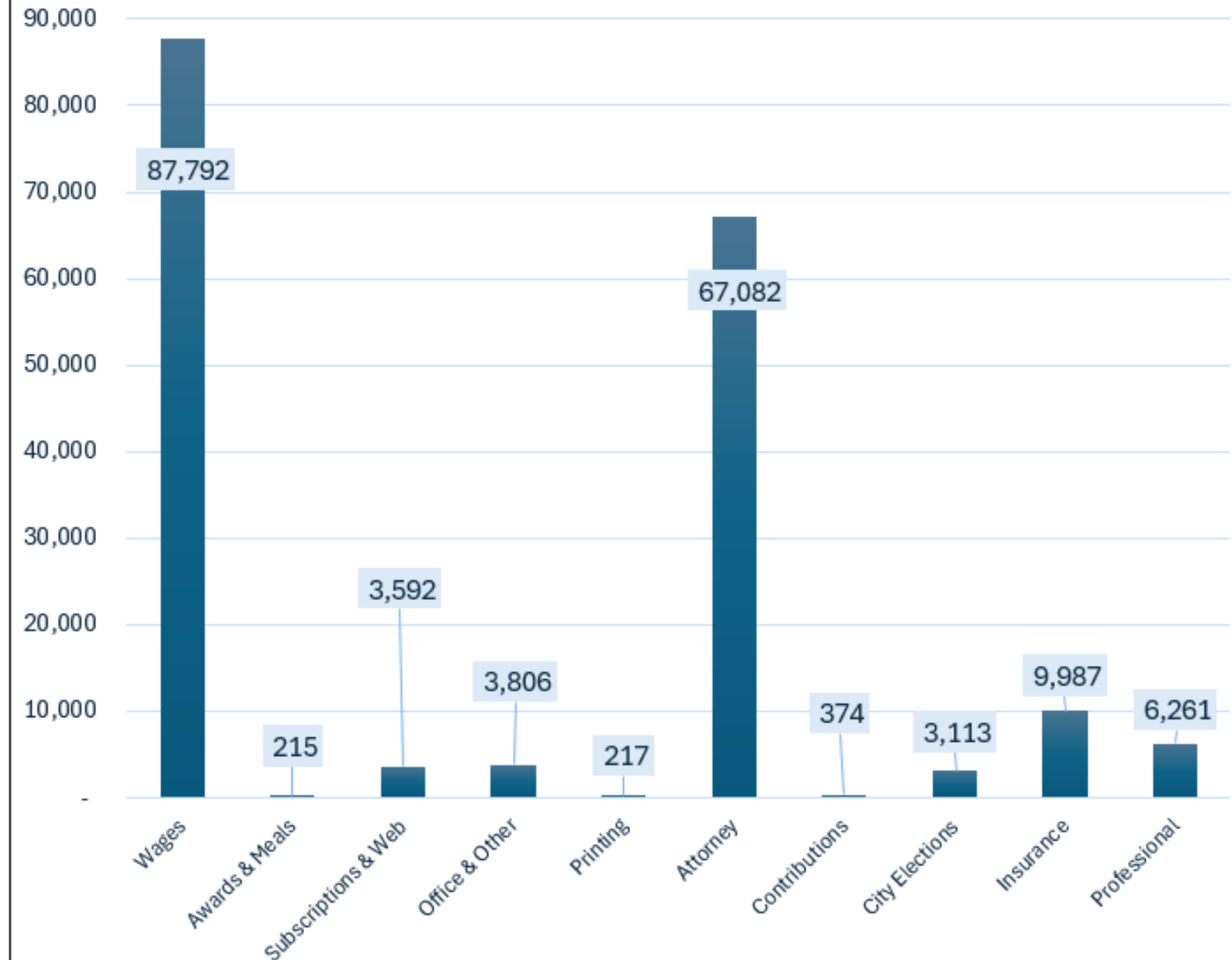


REVENUES SOURCES

Administrative Expenses

<u>Expenses</u>	
Wages	87,792
Awards & Meals	215
Subscriptions & Web	3,592
Office & Other	3,806
Printing	217
Attorney	67,082
Contributions	374
City Elections	3,113
Insurance	9,987
Professional	6,261

182,438



Greater Salt Lake Municipal Services District
Check Register
Primary Checking - Zions 6647 - 04/01/2026 to 06/30/2026

<u>Payee Name</u>	<u>Reference Number</u>	<u>Invoice Number</u>	<u>Invoice Ledger Date</u>	<u>Payment Date</u>	<u>Amount</u>	<u>Description</u>	<u>Ledger Account</u>	<u>Activity Code</u>
Baun, Diana	4784	DB-042226	04/22/2026	04/28/2026	215.06	Reimbursement - Emigration Dinner for Council M	404100.200 - Awards, Promotional &	
					\$215.06			
Ecobrite Franchising	4792	4618	03/30/2026	04/30/2026	520.00	Monthly Cleaning Services on Restroom - Feb 202	404100.627 - Restroom Maintenance	
Ecobrite Franchising	4825	4657	04/30/2026	05/19/2026	520.00	Monthly cleaning Services on Restroom - Mar 202	404100.627 - Restroom Maintenance	
Ecobrite Franchising	4892	4699	04/30/2026	06/24/2026	520.00	Monthly cleaning Services on Restroom - Apr 2026	404100.627 - Restroom Maintenance	
Ecobrite Franchising	4892	4762	05/31/2026	06/24/2026	520.00	Monthly cleaning Services on Restroom - May 202	404100.627 - Restroom Maintenance	
					\$1,040.00			
					\$2,080.00			
Paylocity	EFT	INV3719115	04/20/2026	04/20/2026	201.00	Payroll Fees Emigration Apr 2026	404100.390 - Payroll Processing Fee	
Paylocity	EFT	INV3807583	05/20/2026	05/20/2026	226.00	Payroll Fees Emigration May 2026	404100.390 - Payroll Processing Fee	
Paylocity	EFT	INV3897461	06/22/2026	06/22/2026	226.00	Payroll Fees Emigration June 2026	404100.390 - Payroll Processing Fee	
					\$653.00			
					\$653.00			
Peak Law, PLLC	ACH.0406261326.293	ECFeb26	02/28/2026	04/06/2026	5,447.00	Legal Service for Emigration Canyon - Feb 2026	404100.310 - Attorney-Civil	
Peak Law, PLLC	ACH.0430261132.293	ECMar26	03/31/2026	04/30/2026	3,821.83	Legal Service for Emigration Canyon - Mar 2026	404100.310 - Attorney-Civil	
Peak Law, PLLC	ACH.0528261136.293	ECApr26	04/30/2026	05/28/2026	5,193.00	Legal Service for Emigration Canyon - Mar 2026	404100.310 - Attorney-Civil	
Peak Law, PLLC	ACH.0629261213.293	ECMay26	05/31/2026	06/29/2026	2,299.80	Legal Service for Emigration Canyon - May 2026	404100.310 - Attorney-Civil	
					\$16,761.63			
Smolka, Joe	4861	774199	05/20/2026	06/08/2026	374.00	Fire Day Breakfast - 06.2026	404100.420 - Contributions/Special E	
					\$374.00			
					\$20,083.69			

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)	0.00
10200 Cash - PTIF	314,071.87	291,783.14
10401 Zions Credit Card	0.00	(775.56)
10750 Undeposited Receipts	(0.23)	(167.09)
Total Cash and cash equivalents	314,004.64	290,840.49
Receivables		
12500 Due from Other Gov.	89,255.16	64,669.74
Total Receivables	89,255.16	64,669.74
Total Current Assets	403,259.80	355,510.23
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	446,172.43
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	329,477.63
29010 Assigned Capital Fund	16,805.68	16,805.68
Total Equity - Fund Balance	305,011.73	346,283.31
Total Liabilities and Fund Equity:	493,922.00	446,172.43
Total Net Position	0.00	0.00

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	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	323,380.30	320,000.00	(3,380.30)	101.06%
Total Sales Taxes	325,065.58	323,380.30	320,000.00	(3,380.30)	101.06%
SB 136 Sales Tax					
3100.350 SB 136 Sales Tax	30,749.91	30,643.04	32,000.00	1,356.96	95.76%
Total SB 136 Sales Tax	30,749.91	30,643.04	32,000.00	1,356.96	95.76%
Total Taxes	355,815.49	354,016.64	352,000.00	(2,016.64)	100.57%
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	16,058.77	0.00	(16,058.77)	0.00%
Total Road Funds	116,567.42	109,525.22	120,000.00	10,474.78	91.27%
Total Intergovernmental revenue	116,567.42	109,525.22	120,000.00	10,474.78	91.27%
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	16,032.28	7,000.00	(9,032.28)	229.03%
Total Interest	12,059.28	16,032.28	7,000.00	(9,032.28)	229.03%
Miscellaneous other					
3100.875 Event Revenue	0.00	400.00	0.00	(400.00)	0.00%
3600.900 Other Revenue	1.00	154.00	0.00	(154.00)	0.00%
3600.902 Other Revenue - Declaration of Candidate	250.00	247.10	0.00	(247.10)	0.00%
Total Miscellaneous other	251.00	801.10	0.00	(801.10)	0.00%
Total Miscellaneous revenue	12,310.28	16,833.38	7,000.00	(9,833.38)	240.48%
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

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	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	820,932.74	834,235.00	13,302.26	98.41%
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	595.00	0.00	(595.00)	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	225.43	6,000.00	5,774.57	3.76%
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	3,084.82	5,000.00	1,915.18	61.70%
4100.370 Software/Streaming	5,739.65	356.16	2,500.00	2,143.84	14.25%
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	182,438.16	257,235.00	74,796.84	70.92%
Transfers					
4100.928 Contribution to General Fund	574,225.80	563,697.74	577,000.00	13,302.26	97.69%
48450.001 Operational Transfers out	207.00	0.00	0.00	0.00	0.00%
4950.100 Contribution to Fund Balance	0.00	33,525.26	0.00	(33,525.26)	0.00%
Total Transfers	574,432.80	597,223.00	577,000.00	(20,223.00)	103.50%
Total Expenditures:	711,441.80	779,661.16	834,235.00	54,573.84	93.46%
Total Change In Net Position	105,101.32	41,271.58	0.00	(41,271.58)	0.00%

Greater Salt Lake Municipal Services District
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
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	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	583.44
10202 Cash - PTIF 9074 CARES	66,360.50	69,065.26
Total Cash and cash equivalents	67,567.50	108,393.61
Receivables		
10750 Undeposited Receipts	0.00	166.59
12500 Due from Other Gov.	0.00	(9,670.08)
Total Receivables	0.00	(9,503.49)
Total Current Assets	67,567.50	98,890.12
Total Assets:	67,567.50	98,890.12
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	38,154.48
Total Equity - Fund Balance	6,831.86	38,154.48
Total Liabilites and Fund Equity:	67,567.50	98,890.12
Total Net Position	0.00	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	2026 Budget	Unearned/ Unused Budget	% Earned/ Used
Change In Net Position					
Revenue:					
Taxes					
MET Taxes					
3100.112 MET-Municipal Telecom	0.00	1,249.20	0.00	(1,249.20)	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	28,614.66	0.00	(28,614.66)	0.00%
Total Taxes	0.00	28,614.66	0.00	(28,614.66)	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	2,707.96	2,500.00	(207.96)	108.32%
Total Interest	5,624.86	2,707.96	2,500.00	(207.96)	108.32%
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	2,707.96	2,500.00	(207.96)	108.32%
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	31,322.62	2,500.00	(28,822.62)	1,252.90%
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	31,322.62	2,500.00	(28,822.62)	1,252.90%

MAGNA CITY COUNCIL

ORDINANCE NO. 2026-O-10

DATE: September 15, 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 15th day of September 2026.

PASSED AND APPROVED by a majority of the Emigration Canyon City Council, this 15th day of September 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 September 15, 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 15th day of September 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.



Ordinance Amendment

Meeting Body: City Council

Meeting Date: September 15, 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 from Brian Hartsell
- B. Proposed Fee Schedule reflecting the changes the Planning Commission recommended

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.

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 Council for review.

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.

PLANNING COMMISSION DISCUSSION AND ACTION:

Discussion:

Prior to making a recommendation and after having held and closed the public hearing, at which no members of the public were present, the Commissioners and Staff had a brief discussion. According to the approved Planning Commission minutes for the July 9, 2026 meeting, the *“Commissioners and staff had a brief discussion regarding land use fee changes, cleansing the document of text that doesn’t apply to the City, eliminating sexually oriented businesses and short-term rentals, and removal of references to other jurisdictions and UDOT roads. Include a table of the recommendations.”*

An explanation memo at Exhibit A reviews other changes to the fee schedule. The addition of “late/expedited filing fee” for events has since been added per the recommendation of counsel. That amount is \$500. Additional clarifying language has also since been added for some of the fee descriptions.

Recommendation:

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. *The fee category for sexually oriented businesses has been eliminated from the draft fee schedule attached to this staff report.*
2. Because Emigration Canyon does not allow short-term rentals, the fee category for short term rentals should be eliminated. *The fee category for short-term rentals has been eliminated from the draft fee schedule attached to this staff report.*
3. Any reference to another jurisdiction should be removed from the fee schedule. *A reference to the Magna Metro Township Municipal Code was deleted on page 14. A reference that includes all of the MSD member entities was eliminated from page 18, along with a reference to Big Cottonwood Canyon and Unincorporated Salt Lake County Areas. These changes are reflected in the fee schedule attached to this staff report.*

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.



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

Municipal Services District

STAFF REPORT

Date: June 24, 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, updating the base fee as requested and clarifying that the 200% reference was to be a double fee, so reworded that section to avoid it being inadvertently



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

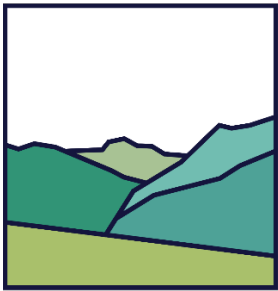
Municipal Services District

viewed as a triple fee. 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.

- 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.
- Removal of Stormwater Pollution Prevention Plans (SWPPP) oversight inspections fee due to legislative and stormwater permit changes.
- 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.



EMIGRATION
CANYON

Fee Schedule for Emigration Canyon

adopted

effective date

Contents

Address Fees.....	3
Business License Fees.....	3
General Business Licenses.....	3
Short-term Rental Licenses.....	4
Alcohol-Related Licenses.....	4
Sexually-oriented Business Licenses.....	4
Building Permit Fees.....	5
Construction Valuation Tables.....	7
Supplemental Construction Valuation Tables.....	8
Building and Inspection Fee Calculation	8
Plan Check Fees	9
Stormwater Pollution Prevention Plans (SWPPP)	9
SWPPP Fees	9
SWPPP Control Measures.....	9
SWPPP Illicit Discharge Fines	10
Land Use Fees	10
Conditional Use Permits.....	10
Permitted Uses.....	10
Subdivision Permits.....	11
Ordinance Adjustments	11
Other Land Use Applications.....	12
Code Enforcement Fees.....	12
Bond Administration Fees.....	13
Miscellaneous Service Fees	13
Engineering Fees.....	14
Glossary of Terms	16

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.

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 <u>60</u> 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 \$250 for first offense in 12 months, \$500 for second offense in 12 months, and \$1,000 for third offense in 12 months or 100% of the building permit fee, whichever is greater; plus daily fees commencing 15 business days after notice of violation has been issued if issue not resolved or permit has not been obtained.	Base fee plus \$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 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.	\$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.

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

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
Failure to File Fee	Fee for failure to file required Campaign Finance Disclosures on time - per Utah State Code §10-3-208	\$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 – Master Planning	Engineering check fee, reviewing master planning for subdivision development	\$500 plus \$50/dwelling unit or lot
For Subdivision Development – Final	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$500 plus \$125/dwelling unit or lot
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$1,000 plus \$500 per acre
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 within the following areas require the submittal of an application: Town of Brighton, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.

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	\$500.00

- \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.
- 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 City of Emigration Canyon 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

FY20275

Fee Schedule for Emigration Canyon

adopted ,
effective date ↓

Contents

Address Fees.....	3
Business License Fees	3
General Business Licenses.....	3
Short-term Rental Licenses.....	4
Alcohol-Related Licenses.....	4
Sexually-oriented Business Licenses.....	4
Building Permit Fees.....	5
Construction Valuation Tables.....	7
Supplemental Construction Valuation Tables.....	8
Building and Inspection Fee Calculation	8
Plan Check Fees	9
Stormwater Pollution Prevention Plans (SWPPP)	9
SWPPP Fees	9
SWPPP Control Measures.....	9
SWPPP Illicit Discharge Fines	10
Land Use Fees	10
Conditional Use Permits.....	10
Permitted Uses.....	10
Subdivision Permits.....	11
Ordinance Adjustments	11
Other Land Use Applications.....	12
Code Enforcement Fees.....	12
Bond Administration Fees.....	13
Miscellaneous Service Fees	13
Engineering Fees.....	14
Glossary of Terms	16

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.

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 60 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:

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

Short-term Rental Licenses

Fee Type	Description	Amount
Umbrella Short-term Rental License Fee – main license	Primary license for short-term rental management companies with multiple rental units/locations.	\$500.00
Umbrella Short-term Rental License Fee – per unit	Includes inspections and verification of zoning compliance.	\$50.00
Short-term Rental License Fee – homeowner	Short-term rental license for homeowners renting their primary residence. Includes verification of zoning compliance.	\$500.00

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.

Sexually-oriented Business Licenses

Fee Type	Description	Amount
Sexually Oriented Business - Outcall Services	Includes inspections and verification of zoning compliance.	\$500.00
Sexually Oriented Business - excluding Outcall Services	Includes inspections and verification of zoning compliance.	\$300.00

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)
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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 \$250 for first offense in 12 months, \$500 for second offense in 12 months, and \$1,000 for third offense in 12 months or 100% of the building permit fee, whichever is greater, plus daily fees commencing 15 business days after notice of violation has been issued if issue not resolved or permit has not been obtained.	Base fee equal to \$1,000 or 200% of permit fee, plus 1% of permit fee per day (\$50 max per day). Base fee plus \$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	<u>Includes residential solar plan check</u>	\$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 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
Cleanders	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. <u>Includes determinations of a noncomplying structure or a nonconforming use.</u>	\$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.

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

Commented [CP1]: Maximum civil penalty is limited to fine for class B misdemeanor amount. See UCA 10-3-703; 76-3-301.

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
Failure to File Fee	Fee for failure to file required Campaign Finance Disclosures on time - per Utah State Code §10-3-208	\$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 – Master Planning	Engineering check fee, reviewing master planning for subdivision development	\$500 plus \$50/dwelling unit or lot
For Subdivision Development – Final	Engineering check fee, final subdivision fee and plat filing for subdivisions	\$500 plus \$125/dwelling unit or lot
Amended Subdivision Plat		\$400.00
Non-Subdivision Development		\$1,000 plus \$500 per acre
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 within the following areas require the submittal of an application: ~~Town of Brighton, Emigration Canyon, Kearns, Magna, Unincorporated Salt Lake County, and White City.~~

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
<u>Late/Expedited Filing Fee</u>	<u>\$500.00</u>

- ~~• \$50 fee for Big Cottonwood Canyon and any Unincorporated Salt Lake County areas.~~
- 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~~ **City of Emigration Canyon** 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.

Diana Baun

From: Jared Frandsen <Jared.Frandsen@pharm.utah.edu>
Sent: Thursday, August 20, 2026 12:06 PM
To: dbrems@emigration.utah.gov
Cc: Diana Baun; EmigrationCanyon@utah.gov
Subject: Request for Assistance With Newly Installed Road Sign – 6281 E Emigration Canyon Rd
Attachments: 20260820_111644.jpg

You don't often get email from jared.frandsen@pharm.utah.edu. [Learn why this is important](#)

Mayor Brems,

I am writing as a resident and homeowner at 6281 E. Emigration Canyon Road regarding one of the new chevron signs recently installed along the curve immediately in front of my home.

I support reasonable efforts to improve safety on Emigration Canyon Road, and I am not asking the City to eliminate necessary curve-warning signage. However, I am concerned that the specific placement of this particular sign unnecessarily impacts my property when it appears that the same safety purpose could potentially be accomplished by moving it a relatively short distance.

I have attached a photograph for reference. As you can see, the sign was installed in the gravel shoulder/pull-off area directly in front of my residence. That area has historically provided off-road parking associated with the home, and the new sign now occupies part of that usable space. It is also positioned almost directly in front of the home's primary entrance.

My concern is compounded by the fact that several chevron signs were installed along this relatively short curve. I certainly understand the need to warn motorists of the curve, but I would like to know whether the number and precise placement of these signs were dictated by a traffic-engineering analysis or whether there is some flexibility in where an individual sign can be located.

I have separately requested that Salt Lake County Public Works conduct a field/traffic-engineering review and consider moving this particular sign approximately 25–50 feet in either direction, or to another nearby location that would provide equivalent visibility.

I am asking for the City's assistance in supporting that review.

I fully recognize that the shoulder is within the public right-of-way. At the same time, I believe there is an important distinction between having the legal authority to place a sign somewhere and determining that a particular location is actually necessary. Where equivalent traffic safety can be achieved with a less intrusive placement, I believe the latter should be preferred.

The present placement affects an established roadside parking/pull-off area, places a substantial traffic-control device directly in front of the primary entrance to a residence, and negatively affects the appearance and curb appeal of the property. These impacts seem unnecessary if the sign can simply be shifted a modest distance while maintaining the same safety function.

This also seems particularly relevant given the City's current work on the Emigration Canyon Road Safety Improvement Project and its consideration of roadway safety, right-of-way and parking issues. I hope this can be treated as a practical example of how roadway improvements can be implemented while also considering their effects on canyon residents.

I am not requesting that roadway safety be compromised. I am simply requesting a reasonable accommodation in the placement of one sign.

I would greatly appreciate the City's assistance in determining whether this particular chevron can be relocated. I would also be happy to meet with a City, MSD, or Public Works representative at the property so the issue can be viewed firsthand.

Thank you for your consideration and for representing the interests of Emigration Canyon residents.

R/

Jared J. Frandsen, PharmD, MBA, BCNP, ANP

6281 E. Emigration Canyon Rd.

Salt Lake City, UT 84108