LAKE POINT CITY COUNCIL

ORDINANCE NO. 2026-13 DATE: 09/23/2026

LAKE POINT ENFORCEMENT ORDINANCE

WHEREAS, pursuant to Utah Code § 10-3-702, the governing body of a municipality is authorized to enact ordinances to regulate, require, prohibit, govern, control, or supervise activities, conduct, and conditions as authorized by law; and

WHEREAS, pursuant to Utah Code § 10-8-84, the municipal legislative body is authorized to enact ordinances, rules, and regulations necessary and proper to provide for the safety, health, peace and good order, comfort and convenience of the City and its inhabitants, and for the protection of property within the City, and may enforce obedience to its ordinances through fines and penalties as authorized by law; and

WHEREAS, Utah Code §§ 10-3-703 and 10-3-703.7 authorizes municipalities, subject to applicable statutory requirements and limitations, to establish penalties for violations of municipal ordinances and to establish administrative proceedings for the review and determination of violations of civil municipal ordinances; and

WHEREAS, Utah Code Title 10, Chapter 11 authorizes municipalities to establish procedures for the enforcement and abatement of nuisances and code violations, including procedures for notice, citation, abatement, penalties, and appeal; and

WHEREAS, the Lake Point City Council finds that establishing clear, consistent, and fair procedures for the enforcement of City ordinances will promote voluntary compliance and public understanding, encourage the efficient resolution of violations through education, outreach, and administrative remedies when feasible and effective, provide appropriate due process to affected persons, and establish clear authority for enforcement action when voluntary compliance is not achieved or life safety is threatened, thereby protecting the health, safety, welfare, and property of the City and its residents.

NOW, THEREFORE, BE IT ORDAINED by the Lake Point City Council as follows:

Section 1. Chapter 7.4 of the Lake Point City Code is hereby enacted in the form of the ordinance attached hereto as "**Exhibit A**

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

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

Section 4. This Ordinance shall be effective immediately upon its adoption and posting according to law.

PASSED, APPROVED, AND ADOPTED on the 23 day of Sept, 2026

Lake Point

By Kathleen VonHatten

Chair

ATTEST:

Jamie Olson, City Recorder

SEAL

Voting:

Kirk Pearson	Yea___	Nay___	Absent X
Kathleen VonHatten	Yea X	Nay___	Absent ___
Kirk Trimble	Yea X	Nay___	Absent ___
Ryan Zumwalt	Yea X	Nay___	Absent ___
Lori Chigbrow	Yea X	Nay___	Absent ___

SUMMARY OF LAKE POINT CITY ORDINANCE NO. 2026-13

On September 23, 2025, the Lake Point City Council enacted Ordinance No. 2026-13 to adopt regulations governing enforcement regulations that encourage voluntary compliance, promote public understanding, and resolve potential issues efficiently, without unnecessary legal escalation, while providing clear authority and procedures for enforcement actions when violations are not corrected or life safety is threatened.

A complete copy of Ordinance No. 2026-13 is available online and in the office of the Lake Point City Recorder and by contacting Jamie Olson at info@lakepoint.gov.

Exhibit A

LAKE POINT

ENFORCEMENT ORDINANCE

7.4 Enforcement

1.Purpose

1. Voluntary Compliance and Administrative Enforcement
    a. The primary goal of these remedies is to encourage voluntary compliance, promote public understanding, and resolve potential issues efficiently, without unnecessary legal escalation, while providing clear authority and procedures for enforcement actions when violations are not corrected or life safety is threatened.
    b. Administrative remedies are intended as actions that may be applied to help ensure compliance with city ordinances, resolutions, regulations or any other city, state, or federal requirements at a lower or administrative level to avoid costly or perhaps unneeded legal action. Administrative remedies are preferred, when feasible and effective, over criminal remedies also available to the city.
2. Unless otherwise specified by ordinance, resolution, or adopted code, the city council or designated municipal official may use administrative processes consistent with this title to guide individuals, businesses, or other legal entities toward compliance with city requirements. These remedies are intended to be used when less formal efforts (such as outreach, education, or mutual correction) have not resolved the issue, and always with respect for individual rights, proportionality, and the character of our community.
3. This ordinance affirms that:
    a. Residents are primarily responsible for maintaining their own properties and honoring applicable laws and regulations; and
    b. Lake Point's role is to serve, educate, and assist, escalating to enforcement action when voluntary resolution fails or life safety is threatened.

2. Authority and Applicability

1. This ordinance is adopted pursuant to the city's municipal authority and police powers granted under Utah law, including the authority to adopt ordinances, enforce regulations, impose civil penalties, and pursue remedies for violations of the Municipal Code. The provisions of this title may be applied to all violations of the Lake Point Municipal Code or applicable state codes which occur within Lake Point boundaries.
2. This title shall be liberally construed to effectuate compliance and enforcement. No provision of this title may be interpreted to limit, condition, delay, or preclude the city from exercising any enforcement authority, remedy, penalty, or recovery authorized by applicable laws, whether or not expressly enumerated herein except as provided for herein. The enumeration of specific remedies may not be construed as exclusive. If any act or

omission is made unlawful in this title, it shall include causing, permitting, aiding, or abetting the act or omission.

3. The city does not have an affirmative obligation to enforce its ordinances against any specific property or person, all properties or persons, or any subsets thereof. The city recognizes that criminal prosecution is a serious matter to be used appropriately and responsibly in enforcement decisions. The enactment of this title may not be construed to limit the city's right to prosecute any violation as a criminal offense.

3. Definitions

1. "Abatement" means the destruction, removal, correction, or other elimination of an item or condition identified in a notice of violation. Abatement does not include investigation, notice, citation, or collection activity.
2. "Administrative Citation" a citation issued to a responsible person which gives notice of a violation and the civil fee for such violation.
3. "Administrative Enforcement Order" an order issued by a hearing officer. The order may include an order to abate the violation, pay civil fees and administrative costs, or take any other corrective action specifically authorized by this title or applicable law.
4. "Administrative Hearing" of "Hearing" means an impartial administrative proceeding requested by a responsible person to contest a notice of violation, administrative citation, or other appealable determination under this title. The hearing may be conducted by a hearing officer, as appointed under this title.
5. "Appeal" means a request for review of a final administrative decision by a court or other authorized appellate authority, limited to the issues and standards of review provided by law.
6. "Financial Assurance" means a performance bond, cash bond, letter of credit, escrow deposit, or other security acceptable to the city to secure compliance and/or reimbursement of city costs.
7. "Enforcement Official" means any city elected, contracted or appointed official authorized to enforce violations of the Lake Point Municipal Code or applicable state codes.
8. "Emergency Abatement" means the minimum action reasonably necessary to eliminate or materially reduce an imminent life safety hazard when the delay required for the ordinary notice, cure, and hearing process would materially increase the threatened harm.
9. "Hearing Officer(s)" means person(s) appointed in accordance with this chapter to conduct the administrative enforcement hearings. For purposes of this title, an appointed panel is a "Hearing Officer" notwithstanding having multiple individual members.
10. "Imminent Life Safety Hazard" means any condition that creates a serious and immediate danger to life, property, health, or public safety if not promptly corrected or mitigated, generally supported by independent fire or law enforcement authority.

11. "Notice of Compliance" means a signed document or form approved by the enforcement official which indicates that a property complies with the requirements outlined in an administrative citation.
12. "Notice of Emergency Abatement" means a written and signed notice issued by the city to a responsible party that documents emergency abatement actions taken to address an imminent life safety hazard, describes the conditions requiring such action, and provides notice of the costs incurred by the city and the responsible party's obligation for reimbursement as provided by law.
13. "Notice of Violation" means the written notice required by this title. When based on an examination and investigation under Utah Code § 10-11-2, the notice of violation shall satisfy every requirement of that state law and this title.
14. "Owner of Record" means the property owner identified by the records of the county recorder
15. "Responsible Party or Person" (including any variation of responsible person or party whether singular or plural) means any person or entity who owns, controls, occupies, manages, operates, or maintains the property or activity, or who causes or permits the violation, including owners, tenants, business entities, and agents. Responsibility may be joint and several.

4. Enforcement Authority

1. Enforcement Officials: The city shall enforce its ordinances through enforcement officials as follows:
    a. Where the city has identified in ordinance or by appointment a specific enforcement official for a specified function/purpose, that enforcement official shall be the sole city enforcement official to perform that enforcement function. Individual ordinances may identify the enforcement official by name or position.
    b. The enforcement official for building code violations is the city's building official.
    c. The enforcement official for fire safety concerns is the North Tooele Fire District's designee for the Lake Point area.
    d. Code Enforcement Officer. In the absence of any separately identified enforcement official, enforcement actions may be conducted by the "Code Enforcement Officer." The code enforcement officer is selected by resolution of the city council, and may be changed at any time, also by resolution. The code enforcement officer may not be a resident of Lake Point. In the event the selected code enforcement officer is an entity such as a company or governmental entity, the individual responsible for enforcement actions under that authority may not be a resident of Lake Point.
    e. The code enforcement officer and the enforcement officials designated in Title 6 of the Lake Point Municipal Code, are also "municipal inspectors" within the meaning of Utah Code 10-11-1, charged with enforcement of any city regulation and

abatement under Utah Code Title 10, Chapter 11 including noxious weeds, illegal objects or structures, or otherwise.

f. Individual city council members may not be enforcement officials and may only perform limited functions related to code enforcement actions, including collecting citizen complaints and documentation to relay to the identified enforcement official.

2. The city council shall approve monetary settlement agreements as required by law.
3. Authorized enforcement officials may, in accordance with this title and applicable law:
    a. Investigate alleged violations;
    b. Issue notices of violation;
    c. Issue administrative citations;
    d. Conduct inspections as permitted by law; and/or
    e. Coordinate enforcement actions with legal counsel or courts as necessary.

5. Inspections

1. Limited Authority to Inspect.
    a. Enforcement officials, with consent from a property owner, lessor, or other apparently responsible adult at the property, and in accordance with applicable law may enter upon any property or premises to ascertain whether the provisions of the Lake Point Municipal Code or applicable state codes are being obeyed and to make any reasonable examination or survey necessary to determine compliance with the Lake Point Municipal Code or applicable state codes. This may include the taking of photographs, samples, or other physical evidence. All inspections, entries, examinations, and surveys shall be done in a reasonable manner.
    b. If a property owner or responsible person refuses to allow an enforcement official to enter the property, the enforcement official may not enter the property without later consent or other authorization such as a search warrant.
2. Re-inspection for Compliance.
    a. A responsible person may request an inspection after completing corrective work. Reinspection may be required by the city prior to issuance of a notice of compliance. See separate section on Notices of Compliance.

6. Enforcement Process

1. Graduated Enforcement. The city shall seek voluntary compliance before escalating to formal enforcement when feasible and consistent with public safety. Informal outreach does not replace any notice, cure period, or hearing required by this title or state law. Except for lawful emergency abatement or another remedy expressly authorized by law, formal enforcement shall begin with a notice of violation.
2. Management of Enforcement Actions.

a. Each enforcement official retains discretion to pursue, manage, and prioritize the order and type of enforcement actions based on available resources and public impact.

3. Investigation.
   a. The enforcement official shall make a reasonable investigation to determine whether a violation probably exists and, when the owner of record or another responsible person can reasonably be identified, shall attempt direct communication before issuing the notice of violation. Other city officials and staff who receive relevant complaints or evidence shall transmit them to the enforcement official and may not direct the outcome of the investigation.
   b. If the enforcement official determines that a likely violation exists, the enforcement official may conduct further investigation sufficient to seek compliance or gather evidence for enforcement if necessary. Investigation may include, without limitation:
      1. Observation, including photography and video, taken by the enforcement official;
      2. Testimony of witnesses and the alleged violator;
      3. Reports, complaints, documentation, records, or other allegations brought to the enforcement official; or
      4. Referral or documentation provided or gathered from another agency or city contractor.
4. Contents of Notice of Violation. Each notice of violation shall include:
   a. With respect to any real property:
      1. Identification of the owner of record according to the county recorder's records; and
      2. The property address, if applicable; and
      3. Description of the property; and
   b. Description of the nature of the alleged violation and results of the examination and investigation;
   c. Statement of each relevant ordinance or regulation and describe the facts constituting each alleged violation;
   d. Statement of the corrective action required and identify each order, fine, penalty, abatement remedy, or cost-recovery measure that may be imposed;
   e. A reasonable compliance deadline date which shall be at least 10 days from the date of service of the notice;
   f. Explanation of the right to request an administrative hearing, the method and deadline for making the request, the effect of a timely request, and the consequence of failing to request a hearing;
   g. Statement that, except as provided for covered hazardous materials, the owner of record or occupant may select a qualified person to perform the required abatement

during the cure period and is not required to use the enforcement official or the city's contractor; and

h. The enforcement official's contact information and instructions for requesting a compliance inspection.

5. Required Recipients and Service; Notice of Violation. The enforcement official shall serve the notice of violation on the owner of record, if real property is subject of the notice of violation; otherwise the notice of violation shall be given to the responsible person. Service made personally or by mail to the owner of record's last-known address according to the county recorder's records and in accordance with Utah Code Ann. § 10-11-2 unless another form of service is required by law. If the owner of record does not occupy the property and city ordinance imposes a maintenance duty on a non-owner occupant, manager, agent, or other person responsible for the property, the enforcement official may additionally serve that person personally or by mail to the property address. Posting or electronic delivery may be used as supplemental notice but does not replace the service required by this subsection. Service may be waived in writing by the recipient. The Enforcement Official shall complete a declaration under penalty of perjury stating the recipient, method, address, and date of personal delivery or mailing, if applicable. A statutory period measured from notice begins on the date of personal delivery or, for mailed notice, the postmark date. If service complies with the requirements of this Part, it shall be considered to be a valid service even if a party claims not to have received the service and it shall not affect the validity of any proceedings taken under this title. The failure to serve all responsible persons shall not affect the validity of any proceedings.
6. Cure Period; Voluntary Compliance.
   a. The city shall provide a reasonable opportunity for voluntary compliance prior to issuing a citation after issuing notice of violation, but in no event may the cure period be less than ten (10) calendar days.
   b. Compliance deadlines may be extended as follows:
      a. The enforcement official may grant reasonable extensions based on the circumstances and progress provided extensions are documented in writing and added to the investigation file;
      b. Upon denial of an extension request, the owner or affected party may appeal the denial of the extension request to the city council.
   c. Failure to correct a violation within the stated timeframe may result in issuance of administrative citation.
   d. This Subsection 6.6 does not apply to Emergency Abatement governed by Section 6.9.b, below.
7. Administrative Citation; Contents and Issuance
   a. The city may issue an administrative citation only after the applicable cure period expires without correction or extension. Each administrative citation shall:
      a. identify the underlying notice of violation;

b. state the violation and supporting facts;
c. identify the amount and legal basis of each penalty;
d. include payment instructions; and
e. include the hearing-request instructions and deadline.

b. Each day a violation continues after the compliance deadline may constitute a separate violation unless otherwise specified by code.
c. No administrative penalty for a land-use or nuisance violation may be imposed or collected unless the preceding written notice identified the ordinance and violation and provided a reasonable time to cure that took the cost of cure into account.

8. Financial Penalties. Civil penalties may be assessed in accordance with the City of Lake Point Fine Schedule, as adopted and amended by the city council or specific penalties identified elsewhere in the municipal code. Payment of a penalty does not excuse correction of the violation.
9. Abatement and Remedies
   a. Abatement Authorized. If a violation is not corrected in the cure period or otherwise as provided for in this title or Title 6 (Health and Safety) of the Lake Point Municipal Code, the city may take action to abate the violation as authorized by law.
   b. Emergency Abatement. In imminent life safety hazard situations, the city may abate without prior notice as permitted by law.
      a. The city shall document the life or safety hazard prior to emergency abatement or immediately thereafter. The city shall pursue only the minimum level of correction or abatement as necessary to eliminate the immediacy of a hazard. Costs incurred by the city during the emergency abatement process shall be assessed and recovered against the responsible person. The city may also pursue any other administrative or judicial remedy to abate any remaining violations. Within (5) calendar days after an emergency abatement, the city shall serve or attempt to serve a notice of emergency abatement. Each notice of emergency abatement shall include: (i) a description of the imminent life/safety hazard; (ii) an itemized bill for costs including supporting documentation; and (iii) any other items required in a notice of violation to the extent applicable (some of which may be obviated by the emergency abatement).

7. Permit and License Holds

1. To the extent authorized by law, the city shall withhold, suspend, revoke, or deny issuance or renewal of any city license, permit, approval, or entitlement to a responsible person or owner of record with unpaid civil penalties, unpaid administrative fees, or outstanding administrative citations.
2. Any suspension, revocation, denial, or non-renewal of a city-issued license, permit, approval, or entitlement imposed under Section 7.1, above, may be overruled by

majority vote of the city council after notice and opportunity to be heard provided to the responsible person or owner of record.

3. This section is cumulative and does not limit any other remedy.

8. Infractions; Failure to Correct

1. It shall be unlawful for any responsible person to fail to comply with the terms and deadlines set forth in an administrative citation. A violation of this section shall be an infraction only after the hearing process is completed, waived, or the time has run.

9. Financial Administration; Fees; Collection of Civil Fines and Costs.

1. Administrative Fees and Cost Recovery.
    a. The city may assess reasonable administrative fees for processing notices, citations, hearings, inspections, re-inspections, continuances, subpoenas, settlements, and enforcement actions, as established by resolution in the City Fee and Fine Schedules. Administrative fees are separate from civil penalties and abatement costs.
2. Interest; Collection Costs; Administrative Surcharges.
    a. All unpaid civil penalties, abatement costs, administrative fees, and enforcement costs accrue interest at the greater of either (i) 10% per annum compounding annually on the anniversary of the due date, or (ii) the maximum default rate allowed by law.
    b. The city may recover all reasonable costs of collection, including administrative surcharges, attorney fees, recording fees, court costs, and third-party collection costs.
3. Security and Assurance.
    a. The city may require a responsible person to post financial assurance to guarantee compliance, completion of required corrective action, and/or reimbursement of city costs.
    b. Payment Plans; Acceleration; Leniency.
        1. The city may, in its discretion, enter into payment plans. Failure to comply with any material terms of a payment plan or settlement agreement constitutes default. In the event of a default, the city may immediately accelerate repayment of all amounts owed under the payment plan or settlement agreement without further notice, in addition to other remedies.
        2. Responsible persons may seek forgiveness or reductions in accordance with city policies and procedures.
4. No Limitation. The city may collect the amount owed in any method permitted by law, whether or not expressly identified in this title.

5. Code Enforcement Tax Lien. The city may record a tax lien on real property subject to penalties under this title as an additional and supplemental collection mechanism, to the extent permitted by law. The owner of record is responsible for recording costs, including recordation of any releases upon payment.
6. Adjustments. Owners of record or responsible persons may request opportunity to show good cause for the city council to delay or suspend, adjust, reduce or decline to collect, offset, or otherwise reduce or eliminate administrative fines. The city council may reject any such request with or without cause.

10. Administrative Hearings

1. Request for Hearing. A responsible person may request an administrative hearing to contest a notice of violation or administrative citation by filing a written request, including a description of all general theories or bases under which the responsible person believes the notice of violation may be incorrect, with the city within ten (10) calendar days after issuance. Failure to timely request a hearing waives the right to a hearing, and the enforcement action becomes final. A hearing is typically not required or appropriate for requests for more time to allow for curing a violation. A timely hearing request stays the challenged enforcement deadlines and related daily penalties, except that the city may take emergency or interim action necessary to protect public health, safety, or welfare.
2. Selection of Hearing Officer. The hearing shall be conducted by an impartial hearing officer appointed by the mayor/council chair with advice and consent of the city council. When practicable, the city shall contract with one or more independent hearing officer on an as-needed basis, establishing a pre-vetted pool or general hearing officer. Specialized, conflict-based, or back-up hearing officers may also be selected. A hearing officer may not have participated in the investigation, citation, or prosecution of the matter and must disclose in writing any conflicts of interest. A hearing officer may not be a resident of Lake Point. In the event the selected hearing officer is an entity such as a company or governmental entity, any individual responsible for any administrative hearing or related actions under that authority may not be a resident of Lake Point. The mayor/council chair may require a hearing officer (individually or as a panel) to recuse themselves if a written conflicts disclosure is not provided or demonstrates a conflict exists.
3. Notice. The hearing officer shall provide reasonable advance written notice of the hearing, including, at a minimum: (i) general description of the consequences for failure to respond or appear; (ii) date, time, place, and method of appearing for the hearing, which is generally expected to be held within 45 calendar days of the request for a hearing and generally on a date mutually agreeable to the parties; and (iii) any relevant deadlines, rights, or responsibilities of the responsible person.

4. Persuasive Burden; Process. The city bears the burden to establish a violation by a preponderance of the evidence. The hearing may be informal or formal as provided by adopted rules of the hearing officer but in all events shall be conducted consistent with fundamental fairness and due process. The responsible person may appear, present evidence, and be represented by counsel at the responsible person's expense. The hearing officer may receive relevant evidence, administer oaths, regulate the proceeding, continue the hearing for good cause, and exercise other authority to the extent permitted by law.
5. Records; Decision; Failure to Appear. The city shall maintain a record of the notice or citation, exhibits, hearing recording, and final written decision. A responsible person who fails to appear, after proper notice as provided in this title, waives the right to a hearing, and the hearing officer may deem the request for hearing withdrawn or decide the matter on the available record. In the event a responsible person fails to appear, with no good cause shown, the hearing officer may, but need not, also deem the failure to appear as a waiver of the automatic stay on penalties accruing during the hearing process.
6. Written Decision Required. The hearing officer shall issue a written decision affirming, modifying, or dismissing the enforcement action within thirty (30) calendar days of the hearing. The decision may require correction or abatement by a stated deadline, impose civil penalties, administrative costs, or abatement costs as authorized by law, and authorize further enforcement action for noncompliance. The decision is the city's final administrative action unless timely appealed. Decisions which, by their nature, require action towards compliance with the written decision by the city or any specific city department or staff shall include appropriate instructions and identify the errors found by the hearing officer (for example, if a permit was improperly denied, appropriate instructions would identify the type of permit that must be issued, while recognizing that the hearing officer does not have the authority to issue permits itself).
7. Contents of Written Decisions. Written decisions shall include, at a minimum: (i) a determination as to whether a violation occurred; (ii) identification of the factual findings constituting the record supporting the written decision; and (iii) notice of the right to appeal and applicable deadlines. Written decisions may also be administrative enforcement orders. Written decisions may also include, without limitation: (i) an order to correct or abate the violation by a specified date; (ii) assessment of administrative or abatement costs; (iii) suspension, revocation, denial, or non-renewal of any city-issued license, permit, approval, or entitlement related to the violation or held by the responsible person, to the extent authorized by law; (iv) authorization and assessments as required and permitted by law and applicable city schedules; and (v) conditioning issuance of future city permits, licenses, or approvals on full compliance and payment of all outstanding civil penalties, administrative fees, and costs.
8. Service of Order

a. An administrative enforcement order shall be served upon the responsible person in the manner provided for service of notices under this title or Utah Code Section 10-11-2.

9. Compliance with Order
    a. Failure to comply with an administrative enforcement order or other written decision within the time specified shall constitute a separate violation and may result in additional enforcement actions, civil penalties, abatement, or other remedies authorized by law.

11. Appeal

1. Process. The city, or a responsible person aggrieved by a final administrative decision, may seek judicial review as provided by applicable law, including Utah Code Title 10 and, where applicable, Utah Code Title 63G, Chapter 4. The petition for review must be filed within the time required by the controlling statute or rule. The final written decision shall state the applicable appeal deadline and forum.
2. No Automatic Stay. Filing an appeal does not stay enforcement unless a court or other authorized tribunal grants a stay. The city may continue to enforce a final administrative decision as permitted by law unless otherwise ordered.

12. Notice of Compliance

1. When a violation is corrected, a responsible person or owner of record may request a notice of compliance from the city.
2. When the city receives such a request, the enforcement official shall coordinate with the responsible person or owner of record to inspect the property as soon as practicable to determine whether the violation has been corrected, and whether all necessary and applicable permits have been issued and final inspections have been performed as required by applicable codes. The enforcement official shall provide a written notice of compliance to the responsible person and owner of record upon making a determination that the violation(s) are cured herein if the applicable enforcement official determines that:
    a. All violations listed in the administrative citation or administrative enforcement order have been corrected;
    b. All necessary permits have been issued and finalized, if applicable; and
    c. All assessed civil and administrative fees and costs have been paid.