

EAGLE MOUNTAIN CITY COUNCIL MEETING
SCHEDULE FOR 2016

Eagle Mountain City Council Chambers, 1650 E. Stagecoach Run, Eagle Mountain, Utah

The City Council of Eagle Mountain, at its regularly scheduled meeting on December 1, 2015, adopted the following meeting schedule for the year 2015.

Work Sessions 4:00 p.m.
Policy Sessions 7:00 p.m.

January 5, 19	July 5, 19
February 2, 16	August 2, 16
March 1, 15	September 6, 20
April 5, 19	October 4, 18
May 3, 17	November 1, 15
June 7, 21 (Pony Express Days)	December 6

THE PUBLIC IS INVITED TO PARTICIPATE IN ALL CITY COUNCIL MEETINGS.

If you need a special accommodation to participate in a City Council meeting, please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610.

**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2015**

TITLE:	Change Order - Morgan Asphalt, Inc. for 2016 Road Projects Phase 2		
FISCAL IMPACT:	\$11,836.05 GL#47-81-44100-7016		
APPLICANT:	Jeff Weber, Project Manager		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	

NOTICES:

REQUIRED FINDINGS:

Public Works Board Recommendation
Vote: N/A

Prepared By: Jeff Weber

NOTES/COMMENTS:

RECOMMENDATION:

That the City Council approves Change Order #1 for Morgan Asphalt in the amount of \$11,836.05 for the 2016 Road Project Phase 2.

BACKGROUND:

As part of the 2016 Road Project Phase 2, additional grading was needed on the subgrade because of the thickness of the existing asphalt. In multiple areas of the project the asphalt was thicker than 3” and there was a lot of subgrade failures (utility trenches settling). The City asked Morgan Asphalt to mill the extra asphalt to subgrade, which required additional road base, bringing the sub grade to 3” for the 3” asphalt overlay. In an effort to save on cost, City staff trucked in the additional road base and Morgan Asphalt graded the road.

The City budgeted \$481,960.00 for this project; the original contract was for \$476,500.00; the total cost of the project, including the change order, was \$488,336.05.

**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DEC. 1, 2015**

TITLE:	RESOLUTION – Consideration and Adoption of a Resolution of Eagle Mountain City, Utah, Amending the Eagle Mountain City Consolidated Fee Schedule.		
FISCAL IMPACT:	N/A		
APPLICANT:	Eagle Mountain City		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	NA/	N/A	N/A

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Posted on State website

REQUIRED FINDINGS:

Planning Commission Action / Recommendation
Vote: N/A

Prepared By: Paul Jerome Asst. City Administrator

NOTES/COMMENTS:

RECOMMENDATION:

City staff recommends that the City Council approve a resolution amending the Consolidated Fee Schedule with the following change:

2.6.2 Collections Fee

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

BACKGROUND:

City Staff recommends that the Consolidated Fee Schedule be amended to reflect the allowed fee amount for collections as set by Utah State Code 12-1-11 3b. This code allows municipalities to charge up to 40% of the principal balance of unpaid debt to allow the municipality to recover the amount charged by the collection agency used. The proposal is that the City will charge a fee equal to the amount charged by the collection agency, up to the 40% allowed by state law.

RESOLUTION NO. R- -2015

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

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

WHEREAS, the City Council has determined that it is necessary and appropriate to adopt an Easement Review Fee; and

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

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

1. The Consolidated Fee Schedule attached hereto as Exhibit A and the fees and charges set forth therein are hereby enacted and adopted for services received from Eagle Mountain City.
2. This Resolution is not intended to repeal, abrogate, annul, or in any way impair or interfere with existing provisions of other resolutions, ordinances, or laws except to effect modification of the fees reflected in the Consolidated Fee Schedule. The fees listed in the Consolidated Fee Schedule supersede present fees for services specified, but all fees not listed remain in effect. Where this Resolution imposes a higher fee than is imposed or required by existing provisions, resolution, ordinance, or law, the provisions of this resolution shall control.

This Resolution shall take effect at 12:01 a.m. on December 2, 2015.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Chris Pengra, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above resolution was adopted by the City Council of Eagle Mountain City on the 1st day of December, 2015.

Those voting aye:

Those voting nay:

<input type="checkbox"/>	Adam Bradley	<input type="checkbox"/>	Adam Bradley
<input type="checkbox"/>	Donna Burnham	<input type="checkbox"/>	Donna Burnham
<input type="checkbox"/>	Ryan Ireland	<input type="checkbox"/>	Ryan Ireland
<input type="checkbox"/>	Richard Steinkopf	<input type="checkbox"/>	Richard Steinkopf
<input type="checkbox"/>	Tom Westmoreland	<input type="checkbox"/>	Tom Westmoreland

Fionnuala B. Kofoed, City Recorder

Exhibit A

EAGLE MOUNTAIN CITY

CONSOLIDATED FEE SCHEDULE

Effective December 2, 2015

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

1.1. Miscellaneous Fees

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

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

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

- 1.1.12. Subdivision Ordinance Packet \$5.00
- 1.1.13. Recreation Master Plan (bound copy) \$30.00
- 1.1.14. Capital Facilities Plan \$15.00
- 1.1.15. Solid Waste Collection:
 - 1.1.15.1. One Container \$10.00
 - 1.1.15.2. Second Container \$6.25
 - 1.1.15.3. Recycling Container \$4.00
 - 1.1.15.4. Surcharge Varies monthly according to Energy Information Administration Index
- 1.1.16. Electronic Copy of Documents on CD (per CD) \$3.00
- 1.1.17. Motor Vehicle Access to Open Space Permit \$25.00
 - 1.1.17.1. Damage Deposit (may be waived by Asst. PW Director) \$2,000.00
 - 1.1.17.2. Monitoring Fee (if required by Asst. PW Director) \$50.00 per hour
- 1.1.18. Use of the City Hall Building for small events (accommodating less than 25 people) not involving food \$50.00 + \$15.00 per hour (\$35.00 per hour on weekends)

- 1.1.19. Use of the City Hall Building for small events (accommodating less than 25 people) involving snacks and beverages..... \$100.00 + \$15.00 per hour (\$35.00 per hour on weekends)
..... (of which \$50.00 is kept by the City for deep cleaning)
- 1.1.20. Use of the City Hall Building for large events (accommodating 26 or more people) not involving food .
..... \$600.00 + \$15.00 per hour (\$35.00 per hour on weekends)
..... (of which \$200.00 is kept by the City for deep cleaning)
- 1.1.21. Use of the City Hall Building for large events (accommodating 26 or more people) involving food
..... (\$600.00 + \$15.00 per hour on weekends)
..... (of which \$200.00 is kept by the City for deep cleaning)
- 1.1.22. Candidate Filing Fee \$50.00
- 1.1.23. Easement Review Fee \$750.00

1.2. Library:

1.2.1. Photocopies:

- 1.2.1.1. Black & White ONLY \$0.10 per page
- 1.2.1.2. Computer Copies..... \$0.10 per page
- 1.2.1.3. Scan/Email for each increment of 10 pages \$1.00

1.2.2. Faxes:

- 1.2.2.1. Faxes for each increment of 10 pages \$1.00

1.2.3. Overdue Fines:

- 1.2.3.1. Books \$0.10 per day/per item
- 1.2.3.2. DVD's & Videos..... \$0.50 per day/ per item
- 1.2.3.3. Inter-Library Loan Materials..... \$0.50 per day/per item
- 1.2.3.4. Audio Books \$0.50 per day/per item

1.2.4. Fees:

- 1.2.4.1. Lost/Stolen Library Card Replacement \$3.00
- 1.2.4.2. Inter-Library Loan Fee \$3.00 per item
- 1.2.4.3. Non-Resident Fee..... \$80.00 per family/per year or \$40.00 for 6 mos.
- 1.2.4.4. Processing Fee for Lost/Damaged Items \$5.00 per item + cost
- 1.2.4.5. Returned Check Fee \$25.00
- 1.2.4.6. Sent to Collections \$20.00
- 1.2.4.7. Computer use without an Eagle Mountain Library Card (effective 03/01/2014) \$1.00 per ½ hour

1.2.5. Overhead Projector:

- 1.2.5.1. Use Fee..... \$75.00 refundable deposit + \$5.00 per day (3 day Maximum)

1.2.6. Repairable Damage:

- 1.2.6.1. Dust Jacket (torn or missing) \$1.00
- 1.2.6.2. Spine Repair \$2.00
- 1.2.6.3. Torn Page \$1.00
- 1.2.6.4. Missing Barcode..... \$1.50 per occurrence
- 1.2.6.5. Wavy/Wrinkled Page Damage \$2.00 per occurrence

1.2.6.6. Missing RFID Tag (Radio Frequency Identification) \$2.50

1.2.7. Major Damage:

1.2.7.1. Items damaged beyond repair, deemed “unusable”, unable to circulate
 A prorated fee based on shelf-life of book and number of times item has checked out.

1.2.7.2. To Determine Fee.....
 Average life of book divided into cost of book. Multiply this by number of check outs.
 Subtract that total from the total cost of book to get prorated amount.

1.2.8. Media Collection Fees:

1.2.8.1. Missing Video Case \$1.00

1.2.8.2. Missing DVD Case \$2.00

1.2.8.3. Missing Audio Book CD.....\$7.00 per missing item/if cannot replace one disk,
 Patron will be charged full replacement cost.

1.2.9. Proctoring Fee:

1.2.9.1. Non-Residents of Eagle Mountain \$10.00

1.3. Animal Control:

1.3.1. Dog License Fee \$1.00 Administration Fee
 +fees per Utah County Animal Control Shelter Fee Schedule

1.3.2. Redemption Fees..... per Utah County Animal Control Shelter Fee Schedule
 And associated pickup and impound costs

1.4. Building:

1.4.1. Permit Fee Table

Total Valuation	Fee
\$1.00 to \$500.00	\$23.50
\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100.00, or fraction thereof, to and including \$2,000.00
\$2,001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00
\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00, or fraction thereof, to and including \$50,000.00
\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00, or fraction thereof, to and including \$100,000.00
\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00
\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00
\$1,000,001.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof
Other Inspections and Fees:	
1. Inspections outside of normal business hours (minimum charge – two hours).....	\$50.00 per hour 1
2. Reinspection Fee.....	\$50.00 per hour 1
3. Inspections for which no fee is specifically indicated.....	\$50.00 per hour 1

4. Additional plan review required by changes, additions, revisions to plans, (minimum charge - 1/2 hour).....	\$50.00 per hour	1
5. For use of outside consultants for plan checking and inspections, or both	ACTUAL COST	2
1. Or the total hourly cost to the jurisdiction, whichever is the greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.		
2. Actual costs include administrative and overhead costs.		

- 1.4.2. Commercial Plan Review Fees 65% of the permit fee per UBC 107.3
- 1.4.3. Residential Plan Review Fees... 25% of the permit fee per UBC 107.3
- 1.4.4. Plan Review Fee for Registered Plans 25% of the permit fee
- 1.4.5. Refunds for permits issued will be limited to 80 percent of the permit costs, no later than 90 days after the date of fee payment. No refunds for plan review costs will be given if the plan review has been conducted.
- 1.4.6. One-percent surcharge per building permit (Utah Code):
 - 1.4.6.1. 80% submitted to Utah State Government
 - 1.4.6.2. 20% retained by City for administration of State Collection
- 1.4.7. Buildings of unusual design, excessive magnitude, or potentially hazardous exposures, may, when deemed necessary by the Building Official, warrant an independent review by a design professional chosen by the Building Official. The cost of this review may be assessed in addition to the building permit fee set forth in this subsection.
- 1.4.8. Temporary Occupancy Fee \$100.00 plus 120% of value of uncompleted items
- 1.4.9. Plumbing Fees..... \$10.00 per fixture + \$25.00 for sewer
- 1.4.10. Mechanical Fees..... \$20.00 per furnace, \$10.00 per AC, \$8.00 per exhaust fan, \$50.00 per boiler Under 400,000 BTUs
- 1.4.11. Electrical 0.075% x Sq. ft.
- 1.4.12. Board of Appeals (Current Building Code) \$100.00
- 1.4.13. Residential Buildings & Commercial Buildings– Fees charged for building permits are set forth as per permit fee table (above).
- 1.4.14. Plan Review Fees for re-checking of plans \$200.00 + \$50.00 per hour after 1st hour
- 1.4.15. Fast Track Fee (Residential Only) \$400.00
- 1.4.16. Re-inspection fee..... \$50.00 per trade
- 1.4.17. Temporary Power Inspection \$100.00

1.5. Business License Fees:

- 1.5.1. Commercial Business License \$75.00
- 1.5.2. Home Based Business License..... \$25.00
 Administrative note: Initial transition year changing from June expiration to annual expiration will be prorated from July 1 to anniversary date.
 - 1.5.2.1. Home Based Business License with Inspections..... \$75.00
- 1.5.3. Business License Renewal Late Charge 45 days after expiration date25% Additional
- 1.5.4. Duplicate License (lost original, changing address, name of business, etc.)..... \$10.00
- 1.5.5. Temporary Licenses: Canvasser, Solicitors, and Other Itinerant Merchants
 - 1.5.5.1. Application Fee \$75.00
 - 1.5.5.2. License Fee \$10.00 for 10 consecutive calendar days
 - 1.5.5.3. Home Sales License Fee \$2.00 for 10 consecutive calendar days
 - 1.5.5.4. License for Public Assemblies of 30 or more people \$100.00 per day

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

1.6. Ordinance Enforcement:

- 1.6.1. Abatement of injurious and noxious real property and unsightly or deleterious objects or structures
..... Actual cost of abatement plus 20% of actual cost
- 1.6.2. Sign Impound Release Fee..... \$150.00 per sign (Except as abated by the City Council)

1.7. Community Development:

1.7.1. Master Development:

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

1.7.2. Rezoning Request \$1,350.00

1.7.3. Conditional Use:

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

1.7.4. Subdivisions:

1.7.4.1. Subdivision Concept Plan* \$300.00 + \$5.00 for each ERU over 40

1.7.4.2. Revised Approved Plat and Recorded Plat Amendment Fee (per amended lot)
..... \$1,500.00 + \$25.00 per lot

1.7.4.3. Preliminary Plat Processing Fee..... \$400.00 + \$60.00/Lot

1.7.4.4. Condominium Fees:

1.7.4.4.1. Conceptual Review* \$650.00 + \$10.00 per ERU

1.7.4.4.2. Preliminary Plat Review \$1,500.00 + \$26.00 per ERU

1.7.4.4.3. Site Plan and Final Plat Review..... \$1,900.00 + \$50.00 ERU

1.7.4.5. Final Plat & Development Agreement Processing Fee \$400.00 + \$95.00/Lot

1.7.4.6. Inspection Fees: (Based on Engineers' Estimate of the Project Cost).....3.2%
.....of the first \$750,000.00 estimate, 1% of the estimate amount exceeding \$750,000.00

1.7.4.7. Contractors, Subdivisions & Building Bonds:

1.7.4.7.1. Performance and Guaranty 110% of Value plus 2 year warranty

1.7.4.7.2. Contractor Infrastructure Protection Deposit..... \$1,000 Cash deposit for

one home or \$5,000.00 cash deposit for more than one concurrent home or project.

- 1.7.4.7.3. Owner Builder Protection Deposit.....\$1,000.00 Cash deposit
- 1.7.4.8. Lot Split Application Fee \$1,600.00
- 1.7.4.9. Lot Line Adjustment Fee..... \$575.00
- 1.7.4.10. Revised Approved Construction Plans \$600.00
- 1.7.4.11. Recordation Fee \$800.00
- 1.7.4.12. Minor Plat Recording Fee Staff Time + Utah County Recording Fee
- 1.7.5. Site Plan Review Fees:
 - 1.7.5.1. Residential Master Site Plan Review Fee.....\$2,000 (5-10 Acres), \$4,000 (10 Acres +)
 - 1.7.5.2. Residential Site Plan Review Fee..... \$60.00/DU
 - 1.7.5.3. Non-Residential Master Site Plan Review Fee\$2,000 (5-10 Acres), \$4,000 (10 Acres +)
 - 1.7.5.4. Non-Residential Site Plan Review Fee \$4,000.00 + \$250.00 per acre
 - 1.7.5.5. Temporary Non-Residential Site Plan Review Fee \$1,580.00
- 1.7.6. Annexation:
 - 1.7.6.1. Application Fee \$1,500.00 + \$5.00 per acre
 - 1.7.6.2. Capital Facility Plan Amendment Application Fee per Development \$9,750.00
- 1.7.7. Signs:
 - 1.7.7.1. Permit Fee per Sign Face \$50.00 (except as abated by the City Council)
 - 1.7.7.2. Sign Lease Fee As determined by the City Council
 - 1.7.7.3. Sign Lease Application Fee..... \$50.00
- 1.7.8. Streets:
 - 1.7.8.1. Street dedication or vacation \$300.00
 - 1.7.8.2. Street name change application..... \$100.00
 - 1.7.8.3. New street sign for name change approval
- 1.7.9. Board of Adjustment: variance, non-conforming use, conditional use appeal, appeal of Zoning Administrator..... \$100.00
- 1.7.10. Disposal of City Property: An amount to be set by action of the City Council on a case by case basis depending on the cost to the City and a fair and equitable charge to the applicant.
- 1.7.11. Application for Amendment to the General Plan and Development Code including text and map amendments in the nature of property rezoning shall be subject to an application fee of \$400.00 (No fee is associated with suggestions from the public in the nature of improvements in the law, to amend the development code or general plan)
- 1.7.12. Land Disposal Application Fee \$150.00
- 1.7.13. Utah County Surveyor Review Fee..... \$125.00
(To be charged to initiating parties of annexations, disconnects, service district boundary creations or adjustments, consolidation of multiple local entities, or boundary adjustments between local entities.)

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

1.8. Utility Rates and Fees:

1.8.1. Concrete Inspection Permits:

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

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

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

1.8.3. Grading Permit:

- 1.8.3.1. 101 - 1,000 Yd³\$27.00 (1.5 hrs staff time)
- 1.8.3.2. 1,001 – 10,000 Yd³..... \$54.00 (3 hrs staff time)
- 1.8.3.3. 10,001 – 100,000 Yd³.....\$108.00 (6 hrs staff time)
- 1.8.3.4. Over 100,000 Yd³.....\$216.00 (12 hrs staff time)

1.8.4. Utility Deposits:

- 1.8.4.1. Deposit \$40.00

1.8.5. Water Rates Services Fees:

- 1.8.5.1. Monthly Base Rate \$20.00
- 1.8.5.2. Residential Tiered Water Rates:

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

1.8.5.3. Commercial & Industrial Tiered Water Rates:

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

- 1.8.5.4. Construction Water Fee..... \$100.00
- 1.8.5.5. Construction Water Hydrant Rental Deposit..... \$900.00
- 1.8.5.6. Construction Water Hydrant Rental Fee \$10.00 per day for first 30 days;
\$100.00 per calendar month thereafter; together with Water Usage Rate of \$0.80 per kgal
- 1.8.5.7. Open Space Usage Rate \$0.80 per kgal

1.8.5.8. Meter Connection Fees: (In addition to Impact Fees where applicable)

- 1.8.5.8.1. Single Family Residential (meter size 5/8" or 3/4") \$450.00
- 1.8.5.8.2. Commercial, Industrial or Multi Family Residential

<u>Water Meter Size</u>	<u>Connection Fee</u>
3/4"	\$450.00
1"	\$640.00
1 1/2"	\$1,260.00
2"	\$1,920.00
3"	\$3,600.00
4"	\$5,120.00

- 1.8.5.8.3. Impact Fee Addition when applicable

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

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

- 1.8.5.11. Customer Requested/Reconnect/Disconnect Fee..... \$25.00

- 1.8.6. CWP Water Rate \$7,100.00 per acre foot (CWP Water Rate shall increase by \$125.00 per year on July 1 of each calendar year unless otherwise adjusted by the City).

- 1.8.7. Banked Water Transfer Fee \$250.00

1.8.8. Sewer Rate and Fees:

1.8.8.1. North Service Area Sewer Fee:

- 1.8.8.1.1. Single Family Residential Usage Rate per ERU \$15.25 per month
- 1.8.8.1.2. Treatment Fee (TSSD) per ERU \$25.89 per month

1.8.8.2. South Service Area Sewer Fee:

- 1.8.8.2.1. Single Family Residential Usage Rate per ERU \$15.25 per month
- 1.8.8.2.2. SSA Treatment / Capital Bond Payment per ERU \$27.75 per month

1.8.8.3. West Service Area Sewer Fee:

- 1.8.8.3.1. Single Family Residential Usage Rate per ERU \$15.25 per month
- 1.8.8.3.2. WSA Treatment /Capital Bond Pmt./Loan Pmt. per ERU \$29.80 per month

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

- 1.8.8.5. Reuse Water \$0.70 per kgal
 - 1.8.8.5.1. Schools, Businesses and Churches
 -80% of water used for culinary purposes
- 1.8.8.6. Single Family Residential Connection Fee \$100.00 per ERU
(Impact Fee Additional Where Applicable)
- 1.8.8.7. Commercial, Industrial or Multi Family Connection Fee
.....Estimated Cost of Connection plus 15% Administration Fee
- 1.8.8.8. North Service Area Facilities – Extraterritorial Service Connection Fee for each single-family residential connection..... \$150.00
- 1.8.8.9. North Service Area Facilities – Extraterritorial Services Line Capacity Fee for SID 98-1 for each single-family residential unit..... \$470.00
- 1.8.8.10. North Services Area Facilities – Timpanogos Special Service District Connection Fee for each single family residential unit \$2485.00
Fee Breakdown: \$2475.00 for TSSD - \$10.00 EMC Administrative Fee
- 1.8.8.11. North Service Area Facilities – Extraterritorial Sewer Service Usage Fee.....\$42.84 month

1.8.9. Storm Water Fee \$4.00 per ERU

1.9. Park:

Park Use Deposit Fee..... **Up to \$1,000***
***Set at time of application which may be up to \$1,000.00, depending on the use and rental time.**

1.9.1. Park Reservation:

	Resident	Non-Resident
Nolan Park <i>Pavilion Only</i>	\$15 – ½ day (10am to 2pm/4pm to dusk) \$30 – full day (10am to dusk)	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50 – full day (10am to dusk)
Eagle Park Commons <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50 – full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
Silver Lake Amphitheater	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50 – full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
Silver Lake Amphitheater <i>Pavilion Only</i>	\$15 – ½ day (10am to 2pm/4pm to dusk) \$30 – full day (10am to dusk)	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50 – full day (10am to dusk)
Pioneer Park <i>Pavilion Only</i>	\$15 – ½ day (10am to 2pm/4pm to dusk) \$30 – full day (10am to dusk)	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50 – full day (10am to dusk)
Walden Park <i>Pavilion Only</i>	\$15 – ½ day (10am to 2pm/4pm to dusk) \$30 – full day (10am to dusk)	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)
Meadow Ranch Park B <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
Sage Valley Park <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
Pony Express Park <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
Overland Trails Park <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)

Eagle Point C <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)
North Ranch <i>Pavilion Only</i>	\$25 – ½ day (10am to 2pm/4pm to dusk) \$50– full day (10am to dusk)	\$50 – ½ day (10am to 2pm/4pm to dusk) \$75 – full day (10am to dusk)

1.9.2. Soccer Field Rental:

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

1.9.3. Arena Fee Schedule:

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

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

1.9.4. Sheriff's Office:

- 1.9.4.1. Personnel Fee – Deputy (four hour minimum)\$53.00 per deputy per hour
- 1.9.4.2. Vehicle Fee \$0.50 per mile per vehicle

1.9.5. Public Works Department:

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

1.9.6. Cemetery Fees:

- 1.9.6.1. Purchase of Burial Plot Fee:
 - 1.9.6.1.1. Eagle Mountain City Resident \$550.00
 - 1.9.6.1.2. Non-Resident \$1000.00
- 1.9.6.2. Interment (opening/closing of the burial plot):
 - 1.9.6.2.1. Adult \$300.00
 - 1.9.6.2.2. Infant..... \$200.00
- 1.9.6.3. Weekend/Holiday (additional fee that municipal cemeteries charge to cover labor for overtime/holiday pay) \$300.00
- 1.9.6.4. Inspection fee (City staff will inspect the vault to ensure that the headstone is set correctly and according to regulations.) \$35.00

2. General Utility Fees:

PAYMENT OF CHARGES, REIMBURSEMENT FOR PROFESSIONAL FEES, AND COLLECTION OF PAST DUE ACCOUNTS. This section amends, enacts new provisions and restates and consolidates prior resolutions of the City

Council of the City of Eagle Mountain and clarifies the requirement for collection of facilities, construction payments, past due accounts and other remedies to collect past due accounts from development applicants and others.

- 2.1. As additional fees for development review and approval, each development applicant shall be responsible to reimburse the City of Eagle Mountain for all excess fees and charges plus 10% administrative costs incurred by the City of Eagle Mountain in the review and processing of the development applicants application for Subdivision, site plan review, building permit, Master Site Plan (original or amended) or other development review. Existing application fees stated above payable by applicants include reasonable monetary charges for professional services required to the City to review and process the developers application, however, if the project or development review requires more professional or other third party services than anticipated and provided for in the original application fee, the developer shall be responsible to reimburse the City for the excess reasonable fees and charges incurred in the review, processing and compliance assurance required by the City to complete consideration of the developers application. Such fees and charges shall accrue to, and are payable by, the development entity which executes the development application, or enters into a development agreement with the City of Eagle Mountain as required under the City Development Code.
- 2.2. The City shall bill developers for excess reimbursable fees accruing under paragraph A above and all other charges on a regular basis within forty-five (45) days of the payment of such reimbursable fees and/or accrual of other charges to the developer by the City. The billing by the City shall be in reasonable detail to permit the developer applicant to determine the reason for the expenditure, the project for which the fees or charges were incurred, and the rate or other basis for the reimbursement or other charge. Billings for reimbursable fees are due upon receipt and if the balance due is not paid within thirty (30) days of mailing, the developer applicant account is delinquent and the developer applicant is in default on its reimbursement fee obligations to the City. Every billing statement from the City to a developer shall be deemed correct, accurate, undisputed and due in full unless the City Treasurer is notified in writing of a dispute bill in reasonable detail to ascertain the exact question or matter in dispute within thirty (30) days of the postmarked date on the mailed statement or the date of hand-delivery if the statement is not delivered through the U.S. Mail.
 - 2.2.1. Developer applicants, or their representatives, may informally confer with City staff to obtain further information, ask questions, and receive clarification of charges included on the billings. An informal conference may result in changes to the invoice from the City to the developer applicant.
 - 2.2.2. If the invoice is corrected or changed, the developer applicant shall pay the corrected invoice within fifteen (15) days after receipt of a corrected invoice.
 - 2.2.3. If the developer applicant does not dispute the billing, request information and engage in an informal conference with staff concerning the billing, the invoice shall be due thirty (30) days from the date of the invoice. Billed invoices shall be due and payable to the City thirty (30) days from the date of the invoice in the case of undisputed invoices and fifteen (15) days after receipt of a corrected invoice in the case of an invoice corrected after an informal conference or corrected after a decision by the City council.
 - 2.2.4. If the developer applicant disputes any charge on the invoice from the City to the developer applicant, the developer applicant shall pay the amount of the invoice and notify the City in writing of the dispute, indicating each disputed item and the reason each disputed item is disputed. The total sum of all disputed items shall constitute the contested amount of the payment by the developer applicant to the City.
- 2.3. The City Treasurer shall receive the disputed payment and the contested amount and shall notify the City Recorder of the contested payment. The City recorder shall notify the Mayor and provide the Mayor and Council with the statement of dispute received from the developer applicant.
 - 2.3.1. The City Council shall consider the payment dispute in a regularly scheduled City meeting. Notice of the time, date and place of the meeting where the disputed statement will be considered by the City Council will be mailed to the developer applicant not less than five (5) days before the date of the

- meeting. The developer applicant may be present and present any statement or evidence supporting the developer applicant's position with respect to the dispute.
- 2.3.2. City Council shall cause the party to whom disbursement was made by the City to be present at the hearing on the disputed amount and after hearing all of the relevant evidence and statements of parties and staff, the City Council shall vote on each disputed item and determine whether or not to direct a refund to the developer applicant for any disputed charge. A final decision by the City Council may be made in the absence of the developer applicant disputing the statement in dispute.
- 2.4. Developer applicants must remain in good standing with all amounts due and payable to the City paid as such amounts become due. Developers or Master Developers who are delinquent in payment of reimbursable fees and charges to the City except facilities construction fee payments under Section 2.4.1, 2.4.2 and 2.4.3, or other charges to the City, are deemed to be in default and all processing of all applications before the City staff, Planning Commission or City Council shall be tabled until the developer applicant's default is cured by the timely payment of all fees and charges or the execution of an agreement for the payment of all fees and charges acceptable to the City Treasure or Administrator. Except as provided below, City staff are specifically instructed to verify that each Master Developer or developer applicant is in good standing with respect to all fees and charges owed to the City before presenting developer applications to the Planning Commission agenda or the City Council agenda, and specifically before recordation of plats or final signing and approval of site plans, building permits, or other development approval applications.
- 2.4.1. Master Developers obligated to facilities construction fee payments to the City who are not current in the payment of all facilities fee construction payments and all major development applicants within the respective master development areas where the Master Developer is not current on all facilities fee construction payments, may qualify to continue to process major development subdivision applications as provided by the Development Code under special rules established in this Section 2.4.1 and in Section 2.4.2 and 2.4.3.
- 2.4.2. Whenever a Master Developer is not current in the payment of facilities fee construction obligations, major development subdivision applications may be processed by the Planning Commission and City Staff and City Engineer up to consideration of the final plat of the subdivision by the City Council. No final vote shall be taken on the final plat or on the approval of a development agreement if the Master Developer or subdivider is in default in the payment of facilities fee construction obligations to the City. The Council shall not vote on the final plat or the subdivision development agreement for the period of time the Developer remains in default in the payment of the facilities fee obligations. The vote may be scheduled on the final plat and subdivision development agreement after the expiration of the period of time equal to the time between the date the facilities fee payment should have been paid to the City by the Master Developer and the date the payment was received by the City.
- 2.4.3. Master Developers may qualify for the alternative processing provisions described in Sections 2.4.1 and 2.4.2, but shall only be qualified for the alternative processing if the Master Developer is current at the date of each processing request in the completion of all outstanding projects required to be completed at the date of the processing request. Master Developer projects include, but are not limited to, the completion of all subdivision development improvements required to be constructed by the Master Developer, the completion of parks or other improvements, or the completion of other public improvements or dedication of open space consistent with the Master Developer's.
- 2.5. Utility customer's accounts are due and payable by the last day of each month. Customers who do not pay the full amount of the utility billing invoice on or before the last day of the month are in default and are subject to disconnection of utilities and collection of the delinquent amounts. This section describes the process for notification, termination of services, penalty/reconnection fees, and provision for deferred payments schedule contracts.
- 2.5.1. Delinquent utility accounts will be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the delinquent balance amount at the beginning of each month the accounts are delinquent.

- 2.5.2. A final notice will be sent to the billing address within ten (10) days after the first working day of the month notifying the customer that if full payment of the past due balance is not received by the date listed on the notice that their service(s) will be subject to termination at any time after the date listed. Customers will be invited to contact City staff during this period to make special arrangements under extenuating circumstances, which may be approved by the City under the provisions of Section 2.5.4 below.
- 2.5.3. Services terminated for non-payment shall not be reinstated (reconnected) until payment of the past due account balance along with a shut-off processing fee of \$50 has been paid to the City. The shut-off processing fee shall be charged, unless the City has received payment at or before 5:30 p.m. on the day specified by the City, regardless of whether or not the service(s) were actually terminated. The City will reconnect services within 24 hours after receiving full payment or after special arrangements have been made subject to the provisions of Section 2.5.4 below. City employees who perform the actual shutoff are not allowed to receive payment for Utility Services.
- 2.5.4. A deferred payment schedule contract may be entered into with a delinquent customer, provided that the deferred payment schedule does not extend for a period of more than (1) year, provides for a specific amount in addition to payment of their current bill, to be paid each month together with interest as provided in Paragraph 2.6 below. Utility customers who do not comply with the terms of an executed deferred payment schedule contract, are subject to termination of service after the City provides the final notice provided in Section 2.5.2 above. Service terminated after default on a deferred payment contract shall not be reinstated until the past due balance has been paid in full. The City may, at its discretion, require an additional utility deposit be paid up to an amount equal to two (2) times the average monthly billing for the utility service.
- 2.5.5. Customers will be charged a \$50.00 fee to turn utilities on for three business days. If the request is made for the utilities to be activated on Friday, then Saturday and Sunday would count as one business day and their 3-day period would then go from Friday through Monday.
- 2.6. All delinquent bills for utility service, invoices for reimbursable fees, or other charges owed to the City of every kind and nature except for returned checks shall be charged a fee of the greater of \$15.00 (fifteen dollars) or 1% of the unpaid balance at the beginning of each month the bill, invoice, or charge is delinquent.
- 2.6.1. Each check or other instrument tendered to the City for payment of an obligation to the City and returned to the City as a dishonored instrument shall accrue the maximum penalty, services charges and other allowable fees for recovery of the amount due allowed by Utah law.
- 2.6.2. Unpaid City accounts may be sent to Collections after a reasonable attempt has been made to collect the unpaid amounts. Collections will be pursued to the full extent of the law. ~~A \$50 fee will be added to any account sent to collections. A fee will be charged equal to the amount billed to the city by the collection agency used up to 40% of the unpaid balance as allowed by Utah State code 12-1-11 3b.~~

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

**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
DECEMBER 1, 2015**

TITLE:	Bid Award for Community Development Building		
FISCAL IMPACT:	\$120,910.00		
APPLICANT:	Christopher T. Trusty, City Engineer		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY
N/A	N/A	N/A	

NOTICES:

- Posted in 2 public places
- Posted on City webpage
- Notice to newspapers

REQUIRED FINDINGS:

**Public Works Board
Recommendation**

Vote: N/A

**Prepared By:
Chris T. Trusty**

NOTES/COMMENTS:

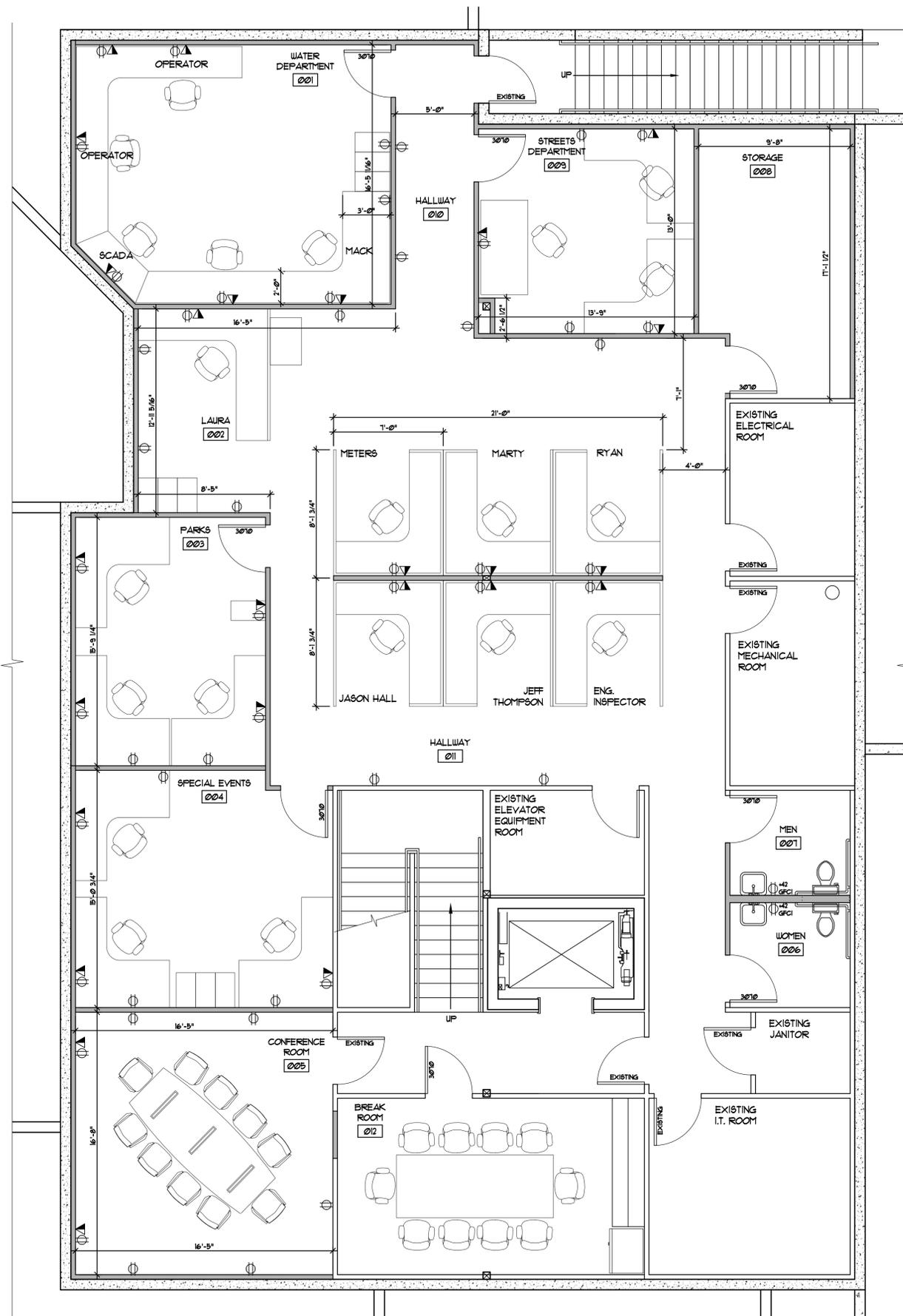
RECOMMENDATION:

That the City Council awards the bid for the basement improvements to Magelby Construction in the amount of \$120,910.00 and authorizes the Mayor to sign the contract.

BACKGROUND:

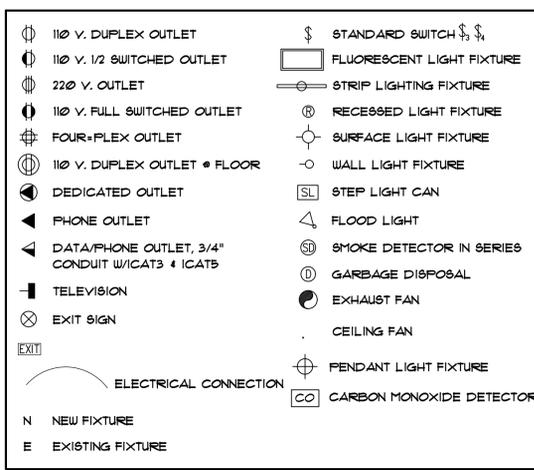
With the sale of the gas and electric utilities, public works staff has moved from the older Public Works building into the building formerly occupied by the Energy Department. In addition to the Public Works and Engineering staff, it is anticipated that the Building, Planning, Sports and Recreation Departments will also relocated from City Hall to the Community Development Building in order to make space in City Hall for the Sherriff's Department. City staff met with the department heads for the departments involved and finalized a design for the basement of the building that would be able to accommodate the staff involved. The City has received three separate bids based on these drawings and are recommending the award to the lowest bidder. A summary of the bids are below.

Contractor	Bid
Magelby Construction	\$120,910.00 (excludes HVAC)
New Element Construction	\$130,917.00 (excludes HVAC)
Utah Correctional Industries	\$210,000.00 (includes HVAC)



A BASEMENT FLOOR PLAN
 SCALE: 1/4"=1'-0"

- GENERAL NOTES:**
- GENERAL CONTRACTOR TO VERIFY ALL CONDITIONS BEFORE CONSTRUCTION.
 - EXISTING LIGHTING AND ELECTRICAL TO REMAIN.
 - PROVIDE ADDITIONAL LIGHTING AND OUTLETS AS REQUIRED.
 - CONTRACTOR TO NOTIFY ARCHITECT IMMEDIATELY OF ANY PROBLEMS WITH EXISTING BUILDING.
 - CONTRACTOR TO PATCH AND REPAIR ANYTHING DAMAGED DURING DEMOLITION AND CONSTRUCTION.
 - VERIFY ACTUAL DIMENSIONS ON-SITE. ON-SITE DIMENSIONS SHALL OVERRIDE ANY DISCREPANCIES IN THE DIMENSIONS IN THESE CONSTRUCTION DOCUMENTS. CONTACT ARCHITECT IF ANY MAJOR DISCREPANCIES ARE FOUND.
 - VERIFY ACTUAL REQUIRED LIGHTING LEVELS WITH OWNER.
 - ALL BUILDING WORK MUST COMPLY WITH MINIMUM STANDARDS AND CODES.
 - CONCRETE FLOOR SHALL BE SEALED WITH AN APPROVED SEALER.
 - CONTRACTOR TO PROPERLY COORDINATE ALL FLOORING AND SEALER WITH OWNER.



FINISH SCHEDULE / BASEMENT LEVEL

#	ROOM NAME	FLOOR	BASE	WALL	CEILING	FINISHED HEIGHT
001	WATER DEPARTMENT	F1	B1	W1	C1	9'-0"
002	LAURA	F2	B1	W1	C1	9'-0"
003	PARKS	F1	B1	W1	C1	9'-0"
004	SPECIAL EVENTS	F1	B1	W1	C1	9'-0"
005	CONFERENCE ROOM	F1	B1	W1	C1	9'-0"
006	WOMAN	F4	B3	W2	C2	9'-0"
007	MAN	F4	B3	W2	C2	9'-0"
008	STORAGE	F5	B4	W1	C1	9'-0"
009	STREETS DEPARTMENT	F1	B1	W1	C1	9'-0"
010	HALLWAY	F2	B1	W1	C1	9'-0"
011	HALLWAY	F2	B1	W1	C1	9'-0"
012	BREAK ROOM	F3	B1	W1	C1	9'-0"

FINISH MATERIALS SCHEDULE

FLOOR

- F1 CARPET
- F2 CERAMIC TILE TO MATCH EXISTING UPPER LEVEL HALLWAY
- F3 CERAMIC TILE TO MATCH EXISTING UPPER LEVEL BREAK ROOM
- F4 CERAMIC TILE TO MATCH EXISTING UPPER LEVEL RESTROOMS
- F5 SEALED CONCRETE

BASE

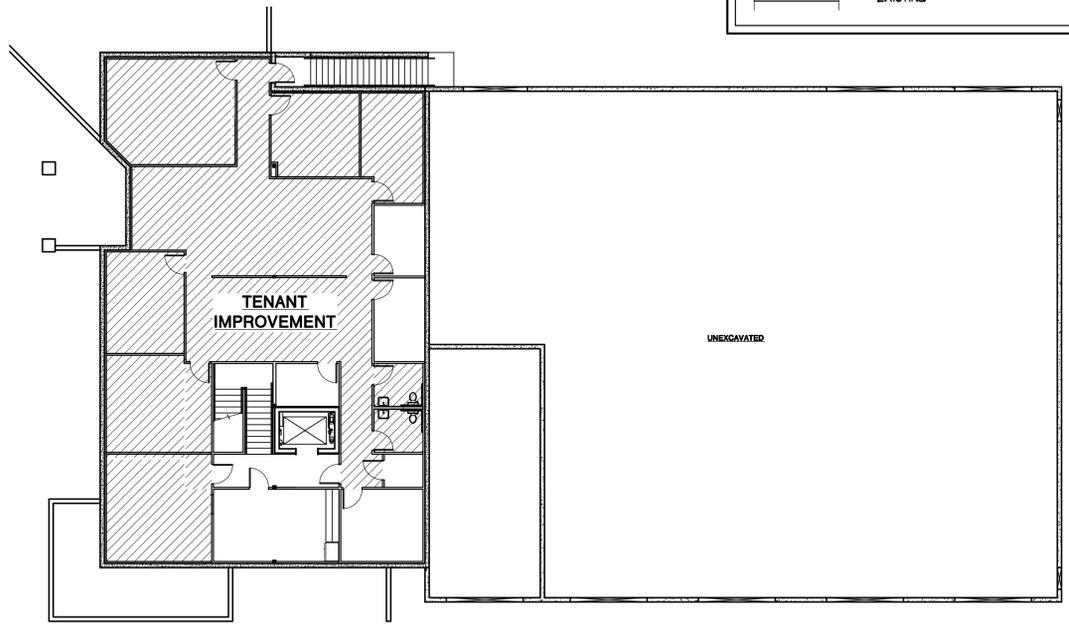
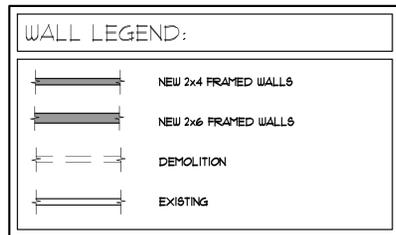
- B1 WOOD
- B2 RUBBER
- B3 CERAMIC TILE
- B4 NONE

WALLS

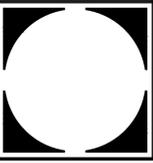
- W1 TEXTURED & PAINTED 5/8" GYP. BD.
- W2 CERAMIC TILE WAINS. W/ PAINTED GYP. BD.
- W3 EXISTING TO REMAIN

CEILING

- C1 ACOUSTICAL TILE
- C2 PAINTED GYP. BD.
- C3 EXISTING TO REMAIN



B OVERALL BASEMENT FLOOR PLAN
 N.T.S.



SCHOLZ + ASSOCIATES
 ARCHITECTURE PLANNING INTERIOR DESIGN



COMMUNITY DEVELOPMENT BUILDING
 EAGLE MOUNTAIN, UTAH
 FLOOR PLAN

PLOT SCALE: 1/4"=1'-0"

DATE: 3/6/2015

JOB: JOB# 15-005
 A11_EM_FP
 PM

ISSUES/REV: DATE:



PLANS ARE TO BE CONSIDERED NOT FOR CONSTRUCTION UNLESS SEEN AND SIGNED BY ARCHITECT OR ARCHITECT IN CHARGE.