

RESOLUTION NO. R- 69 -2025

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

PREAMBLE

WHEREAS, Eagle Mountain City maintains a Consolidated Fee Schedule setting forth rates, fees, and charges adopted by the City Council; and

WHEREAS, Appendix A of the Consolidated Fee Schedule includes impact fee tables adopted by Eagle Mountain City and the Timpanogos Special Service District (TSSD); and

WHEREAS, the City Council finds it necessary to make housekeeping revisions to Appendix A to reflect the current wastewater fee for the TSSD and to reference Ordinance 10-2025, which partially suspends the transportation impact fee for non-residential uses; and

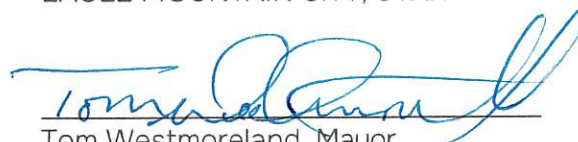
WHEREAS, the City Council finds it in the best interest of the City to amend the Consolidated Fee Schedule accordingly;

NOW THEREFORE, BE IT RESOLVED by the City Council of Eagle Mountain City, Utah 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.
3. This Resolution shall become effective immediately upon its passing.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 7th day of October 2025.

EAGLE MOUNTAIN CITY, UTAH


Tom Westmoreland, Mayor

ATTEST:


Gina L. Olsen, CMC
City Recorder



CERTIFICATION

The above Resolution was adopted by the City Council of Eagle Mountain City, Utah on the 7th day of October, 2025.

Those voting yes:

☒ Donna Burnham

☒ Melissa Clark

☐ Jared Gray

☒ Rich Wood

☒ Brett Wright

Those voting no:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those excused:

☐ Donna Burnham

☐ Melissa Clark

☒ Jared Gray

☐ Rich Wood

☐ Brett Wright

Those abstaining:

☐ Donna Burnham

☐ Melissa Clark

☐ Jared Gray

☐ Rich Wood

☐ Brett Wright





Gina L. Olsen, CMC
City Recorder

EXHIBIT A

APPENDIX A: IMPACT FEES

1. PARKS AND RECREATION

ORD-15-2020, Effective 8/31/2020

Single Family Residential, per Household	\$3,690
Multifamily Residential Unit, per Household	\$2,588

2. PUBLIC SAFETY

ORD-23-2021, Effective 9/13/2021

Residential, per Dwelling Unit	\$42
Non-residential, per 1,000 square feet.....	\$145

3. WASTEWATER

ORD-25-2023, Effective 09/18/2023

North Service Area, per Equivalent Residential Connection (ERC)	\$622
South Service Area, per ERC	\$4,665
West Service Area, per ERC	\$4,665

1 ERC is calculated as 220 Gallons per day (GPD)

3.1. | TIMPANOGOS SPECIAL SERVICE DISTRICT

EFFECTIVE 01/01/2025

North Service Area, per Equivalent Residential Unit (ERU)	\$5,931
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1 ERU is calculated as 228.70 Gallons per day (GPD)

4. STORM WATER

ORD-11-2020, Effective 8/25/2020

North Service Area, per Equivalent Residential Unit (ERU)	\$282
South Service Area, per ERU	\$566
West Service Area, per ERU	\$2,470

1 ERU= 4,300 SF of impervious surface area

5. TRANSPORTATION

ORD-14-2024, Effective 03/11/2024

ORD-10-2025, Effective 02/18/2025

Cost per Trip.....	\$10,325.74
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The cost per trip is multiplied by the average trips per unit for each type of land use. Source: Institute of Traffic Engineers (ITE) Manual, 11th Edition. See Impact Fee Analysis report for additional land use groups.

ORD-10-2025 dated 02/18/2025 partially suspends the transportation impact fee for non-residential uses by 55% for buildings with 10,000 square feet or less, except restaurants. The transportation impact fee for non-residential uses is suspended by 75% for buildings greater than 10,000 square feet and for restaurants of any size.

5.1. | RESIDENTIAL USE

Single Family House.....	\$4,853
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Multifamily Housing (Low-Rise)	\$2,685
Multifamily Housing (Low-Rise with Ground Floor Commercial)	\$1,859

6. WATER

ORD-27-2022, Effective 12/05/2022

Development with Water Rights, per Equivalent Residential Unit (ERU)	\$4,283
Development without Water Rights, per ERU	\$2,445

**Developments without water rights will also need to pay the appropriate Central Utah Water Conservancy District one-time development take down fee and the capital prepayment fee for capital recovery, as determined in the Central Utah Water Conservancy District contract.*

7. SUPPLEMENTAL NOTES

ACCESSORY DWELLING UNITS:

In accordance with the City's moderate income housing plan, no additional impact fees are charged for accessory dwelling units.

NON-STANDARD IMPACT FEES:

The City reserves the right under the Impact Fees Act to assess an adjusted fee that more closely matches the true impact that the land use will have. This adjustment could result in a higher fee if the City determines that a particular user may create a greater impact than what is standard for its land use. The City may also decrease the impact fee if the developer can provide documentation, evidence, or other credible analysis that the proposed impact will be lower. The formula for determining a non-standard impact fee can be found in the impact fee analysis reports.

EXISTING FACILITIES AND EXCESS CAPACITY:

Several existing facilities were funded using developer reimbursement agreements. These projects have remaining capacity to be recouped by the City. The specific buy-in for these projects will be assessed to new development within the reimbursement agreement boundaries in addition to the base impact fees.