



**NOTICE OF A REGULAR
CITY COUNCIL MEETING
June 23, 2026, at 6:00 PM**

PUBLIC NOTICE is hereby given that the Vineyard City Council will hold a regularly scheduled City Council meeting on Tuesday, June 23, 2026, at 6:00 PM, in the City Council Chambers at City Hall, 125 South Main Street, Vineyard, UT. This meeting can also be viewed on our [live stream page](#).

AGENDA

Presiding Mayor Zack Stratton

- 1. CALL TO ORDER**
- 2. INVOCATION, INSPIRATIONAL THOUGHT, AND PLEDGE OF ALLEGIANCE (BY INVITATION)**
- 3. PUBLIC HEARING FOR MUNICIPAL CODE UPDATES FOR STORMWATER MANAGEMENT**
- 4. PUBLIC HEARING FOR THE FINAL FISCAL YEAR 2026-2027 BUDGET**
- 5. RECOGNITIONS/AWARDS**
 - 5.1. Recognize the Library Staff and Library Board for Achieving Certification (Brian Vawdrey)**
- 6. PUBLIC COMMENTS**

“Public Comments” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinrl@vineyardutah.gov.*
- 7. CONSENT ITEMS**
 - 7.1. Approval of the June 9, 2026, City Council Meeting Minutes**
 - 7.2. Ordinance 2026-06, Floodplain Ordinance Update**
- 8. BUSINESS ITEMS**
 - 8.1. Approve Ordinance 2026-09, Stormwater Management Code Update (Naseem Ghandour)**

Conduct a public hearing and consider adoption of an ordinance amending Chapter 7.08 of the Vineyard City Municipal Code relating to stormwater management. The proposed amendments update the City's stormwater regulations to align with current

UPDES MS4 permit requirements, establish regulatory authority, and provide standards for stormwater utility administration, construction oversight, post-construction management, and enforcement.

8.2. Accept the Final FY 2026-2027 Budget (Evan Smith)

8.3. Approve Fee Waiver for a Latino Festival Special Event on 9.19.26. (Brian Vawdray)

9. CLOSED SESSION

The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of personnel, real property, or litigation.

10. ADJOURNMENT

This meeting may be held in a way that will allow a councilmember to participate electronically.

The public is invited to participate in all City Council meetings. In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Recorder at least 24 hours prior to the meeting by calling (385) 338-5183.

I, the undersigned duly appointed City Recorder for Vineyard, Utah, hereby certify that the foregoing notice and agenda was posted at Vineyard City Hall, on the Vineyard City and Utah Public Notice websites, and delivered electronically to staff and to each member of the Governing Body.

/s/Robin Bond



**NOTICE OF A PUBLIC HEARING HELD DURING A REGULAR
CITY COUNCIL MEETING
June 9, 2026, at 6:00 PM**

Present:

Mayor Zach Stratton
Council Member Jacob Holdaway
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair
Council Member Jacob Wood

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sheriff's Office, Administrative Director David Kyle Herring, Finance Director Evan Smith, Community Enrichment Director Brian Vawdrey, Public Works Director Naseem Ghandour, Media Specialist Brailee Tyler City Manager Brian Voeks, City Planner Anthony Fletcher, Building/Planning Director Cris Johnson, City Recorder Robin Bond, and Deputy City Recorder Tony Lara

Others Attending: Cole Kelley, Pete Evans, Chad Claybaugh, Dava Evans, Jane Pearce, Darlene Price, Kristal Price, Terry Ewing, Kim Cornelius, Barbara Porter, Ryder Claybaugh, Emmeline McCumber, Darius Vaiaoga, Marisa Vaiaoga, Lynda Pitcher, Chris Fox, and others who did not sign in or whose writing was illegible.

1. CALL TO ORDER

Mayor Stratton called the meeting to Order at 6:01 pm. 

2. INVOCATION, INSPIRATIONAL THOUGHT, AND PLEDGE OF ALLEGIANCE

John gave the prayer and led the pledge.

3. PUBLIC HEARING FOR HOLDAWAY FIELDS DEVELOPMENT AGREEMENT AMENDMENT

Motion: Council Member Nair motioned to open the Public Hearing. Council Member Lauret seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

No comments were made.

Motion: Council Member Lauret motioned to close the Public Hearing. Council Member Nair seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

4.  **PRESENTATIONS, RECOGNITIONS, AWARDS, OR PROCLAMATIONS**

Administrative Director David Kyle reported on Vineyard Days. The City staff, especially the Park and Public Works staff, were complimented for their efficient, hard work. It was suggested to have more restroom facilities available next year.

5. **WORK SESSION**

 **Presentation of City Water System Risk & Resilience Assessment (Naseem 5.1. Ghandour)**

Presentation of the City's 2026 Drinking Water Risk and Resilience Assessment and an overview of the City's efforts to protect and enhance the resiliency of its drinking water system.

Mr. Ghandour presented an informational overview of the City's federally required Water System Risk and Resilience Assessment, conducted under the Safe Drinking Water Act of 1974. The presentation highlighted the City's responsibility to provide safe, reliable drinking water 24/7 and summarized system components, including Central Utah Water sources, storage facilities (notably a 6-million-gallon tank), distribution infrastructure, and chlorination processes. Staff reported the City is on track to meet the June 30, 2026 deadline and emphasized that the assessment evaluates system security, infrastructure, operations, financial health, and regulatory compliance.

The assessment concluded that Vineyard's water system is generally resilient but identified opportunities for improvement in three key areas: infrastructure redundancy and capital projects (including a Mill Road connection and alternative water sources), enhanced cybersecurity protections, and strengthened business continuity planning such as emergency response procedures, mutual aid, and succession planning. No council action was requested. Next steps include certification of the assessment by the Public Works Director and development of a water-specific emergency response plan within six months, while continuing ongoing system improvements.

 **Discuss Proposed Municipal Code Changes (Cris Johnson)**

5.2.

Building Official Cris Johnson presented a proposed amendment to the municipal code to modify signature requirements for subdivision plats prior to recording with Utah County. The current code requires signatures from the City Planner, City Engineer, City Manager, and City Attorney. Staff recommended

removing the City Planner requirement, as the City no longer employs that position and benchmarking showed fewer than half of surrounding jurisdictions require that signature. The change is intended to align with common practices and reduce delays in the approval process.

Council discussion supported the amendment, noting that the additional requirement has contributed to a backlog of pending plats awaiting signatures. Staff indicated several plats have been delayed for approximately two months. The Council agreed to move the proposed amendment forward for formal consideration in two weeks and discussed processing existing plats in the interim to reduce the backlog, with ratification of those actions to follow at the upcoming meeting.

 **Discuss Tax Payment for Sunset Beach Park (Evan Smith)**

5.3.

Council discussed the payment of property taxes associated with Sunset Beach Park, with staff and representatives from Flagship providing background and clarification. It was explained that the property was intended to be transferred to the City in 2021; however, due to administrative delays, the transfer was not recorded until 2022, during which time property taxes were assessed. These taxes were not formally protested and were carried with the property upon transfer to the City. Flagship indicated the taxes were likely assessed in error, as the property had long functioned as a public park and should have been classified as tax-exempt open space.

Flagship representatives stated they are willing to reimburse the City for the paid taxes while working collaboratively to request that the County waive them, citing precedent from similar situations where park properties were exempted. Council discussion acknowledged the complexity of the issue and the existence of prior successful appeals, while also noting that procedural improvements have since been implemented, including requiring title reports before accepting property dedications to prevent similar issues in the future. No formal action was taken.

 **Discuss a Membership with the Utah Coalition of Cities and Counties (UC3)**

5.4. (David Lauret)

Council Member Lauret recommended we investigate membership in the UC3 and compare it to the Utah League of City and towns. Council briefly discussed the Utah Coalition of Cities and Counties, noting the organization had recently provided assistance to the City and has offered to present on its services. It was explained that the organization operates as an alternative to the Utah League of Cities and Towns. A recommendation was made for the

newly appointed City Manager to contact the coalition to explore potential benefits and arrange a presentation for Council consideration.

The Council expressed support for this approach, and the City Manager agreed to follow up and report back after evaluating the opportunity. No formal action was taken.


Update for the 2026-2027 Fiscal Year Budget 5.5.

Finance Director Evan Smith updated the few changes in the budget. He noted that only minimal changes have been made since the previous presentation. The primary impact to the overall budget was the removal of anticipated grant revenues associated with capital projects that have since been taken off the Capital Expenditures list, including a sand volleyball court and a bike park. Additional adjustments included reductions in previously budgeted legal fees and the inclusion of funding for RDA advisors in the amount of \$150,000, with most changes balancing out overall.


Staff also reported plans to meet with the Police Chief to further review and refine the police budget. Council emphasized the importance of transparency and requested that the most current version of the budget be posted publicly with each agenda packet. While a redline version of changes will not be provided due to capacity constraints. No formal action was taken.

6. **PUBLIC COMMENTS (3 MINUTES)**


“**Public Comments**” is defined as time set aside for citizens to express their views. *Public comments can be submitted ahead of time to robinr@vineyardutah.gov.*

 During public comment, **Cole Kelly** expressed appreciation for the City’s recent Vineyard Days celebration, noting that the event was well-organized and enjoyable for families, with positive feedback on the parade, entertainment, and fireworks. He acknowledged the efforts of staff and organizers in successfully managing the event despite challenges such as weather conditions.


Mr. Kelly also commended the City’s recent hiring of Brian Volks as City Manager, describing him as an excellent addition and encouraging the Council to support him in his role. Additionally, he expressed support for the appointment of the three RDA advisors, stating confidence in their qualifications and their ability to help guide redevelopment efforts effectively.


 **Chad Clayboi**, a resident from The Meadows inquired about plans to address a nearby undeveloped farm field, expressing concern that its current condition poses a potential fire hazard. The resident requested information on how the area will be managed moving forward.

The resident also commented on the prior discussion regarding property taxes, expressing support for the party's willingness to pay the taxes. The Mayor acknowledged the concerns and invited the resident to follow up directly to discuss the fire hazard issue further.

 **Daria Evans**, Villas, expressed appreciation for recent City highlights, including positive media coverage of the water tank and the successful Vineyard Days celebration, acknowledging the efforts of staff and event organizers. She raised a concern regarding future planning for Vineyard Days, specifically where carnival equipment will be located if the proposed skate park occupies its current space and suggested relocating the skate park to Grove Park to better accommodate existing amenities and event needs.

Ms. Evans also shared concerns of another resident about the duration, volume, and safety of fireworks displays, suggesting they be limited to Independence Day. Additionally, she noted difficulty locating an attachment related to zoning code discussions in the meeting agenda packet and requested improved access to planning-related materials. She expressed interest in understanding pending development items requiring signatures and was directed to follow up with staff for further discussion.

 During public comment, **David Pierce**, a resident of the Cascade neighborhood, expressed strong support for the Vineyard Days fireworks display. Drawing on his prior experience with pyrotechnics, he described the show as exceptionally well-executed, noting that the extended duration and grand finale enhanced the experience for attendees.

 Darlene Price expressed appreciation for the City Council and staff, noting a positive and welcoming atmosphere at the meeting. She praised the Vineyard Days celebration, highlighting the variety of food vendors, carnival rides, parade, and fireworks as well-organized and enjoyable for families. She also shared personal enjoyment of the event, including interactions with participants and the overall festival experience.

Ms. Price additionally raised a concern regarding traffic safety, noting that a designated bike lane is being improperly used by vehicles as a driving lane, creating confusion and potential hazards. She encouraged the City to consider measures to better delineate the bike lane and improve driver awareness.

7. **CONSENT ITEMS**

7.1. Approve the May 26, 2026, meeting minutes.

7.2. Accept Vineyard City's Floodplain Regulation Update (National Flood Insurance Program Compliance)

Vineyard City is proposing updates to its floodplain management regulations by ordinance to maintain compliance with the National Flood Insurance Program (NFIP) following updated flood hazard determinations issued by the Federal Emergency Management Agency (FEMA).

Motion: Council Member Holdaway motioned to approve consent items as presented 7.1 and 7.2. Council Member Wood seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

8. MAYOR AND COUNCILMEMBERS' REPORTS, DISCLOSURES, OR RECUSALS

None.

APPOINTMENTS AND REMOVALS

9.

9.1. Appoint Brian Voeks to the Timpanogos Special Service District Board (TSSD) (Mayor Stratton)

Motion: Council Member Nair motioned to appoint Brian Voeks to the TSD Board. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

9.2. Appoint Brian Voeks to the North Utah Valley Animal Services Special Service District Board (NUVASSSD) (Mayor Stratton)

Motion: Council Member Lauret motioned to appoint Brian Voeks to the TSD Board. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

10. BUSINESS ITEMS

Approve ARCH Grant Extension Request (Brian Vawdrey)

10.1.

The Council considered a request related to arts grants approved in the prior fiscal year. Mr. Vawdrey explained that certain projects requested deadline extensions to allow for completion. The Arts Commission recommended granting a one-year extension to the Heritage Foundation project due to consistent communication and progress, establishing a new completion deadline of June 1, 2027. The bike park project was removed from the budget and not considered.

No public or Council questions were raised.

Motion: Council Member Wood motioned to approve the arts grant extension for the Heritage Foundation. Council Member Holdaway seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

 **Approve Holdaway Fields Development Agreement Amendment (Anthony 10.2. Fletcher and David Herring)**

The Council considered a proposed amendment to the Holloway Fields Development Agreement. Anthony Fletcher, Planner, presented updates reflecting prior Council discussions, including revised language addressing:

- Impact fees to be calculated at the time of building permit issuance
- A one-year period for the City to determine which existing park structures to retain or demolish
- Adjustments to project phasing and sequencing to align with the developer's construction plan and current market conditions

Staff indicated general support for the amendment contingent upon the impact fee provision, noting this approach maintains consistency with City policy. The developer expressed support for most elements of the amendment but did not agree with the revised impact fee requirement.

Council discussion focused on the impact fee issue and whether the amendment could proceed without mutual agreement. Staff clarified that the amendment must be considered as a whole (“all or nothing”).

An initial motion to deny the amendment failed. Following additional discussion and clarification, a motion was made to deny the proposed amendment.

Motion: Council Member Holdaway motioned not to approve the Holdaway Fields Development agreement as amended. Council Member Lauret seconded the motion. **Yes:** Council Members Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

 **CLOSED SESSION**

11.

11.1. The Mayor and City Council, pursuant to Utah Code 52-4-205, may vote to go into a closed session for the purpose of personnel, real property, or litigation.

Motion: Council Member McCumber motioned to enter a closed session for litigation. Council Member Lauret seconded the motion. **Yes:** Council Member Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

Present:
Mayor Zach Stratton

Council Member Jacob Holdaway
Council Member David Lauret
Council Member Parker McCumber
Council Member Ezra Nair
Council Member Jacob Wood

Staff Present: Chief Deputy Holden Rockwell with the Utah County Sherrif's Office, Administrative Director David Kyle Herring, City Manager Brian Voeks, City Recorder Robin Bond, and City Attorney Jesse Riddle.

Meeting began at 7:09 pm and ended at 7:25: pm. Held in the Police Department Room at 125 S. Main, Vineyard.

Motion: Council Member Holdaway motioned to close the closed session. Council Member McCumber seconded the motion. **Yes:** Council Member Holdaway, Lauret, McCumber, Nair, and Wood. **No:** None. **Motion Passed 5-0.**

12. ADJOURNMENT

The Meeting Adjourned at 7: 30 pm.



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: June 23, 2026

Agenda Item: Ordinance 2026-06, Floodplain Ordinance Update

Department: Public Works

Presenter: Naseem Ghandour

Background/Discussion:

This is the final of the two readings required prior to the adoption of Vineyard City's proposed revised floodplain ordinance. The final reading and adoption is expected to occur on June 23, 2026.

Summary of Public Outreach and Comments

Vineyard City conducted public outreach regarding the proposed Floodplain Regulation Update through public presentations, public notices, website postings, social media notifications, and opportunities for written public comment.

Planning Commission Work Session, May 6, 2026

Questions and discussion focused on:

- Purpose of the ordinance update and the National Flood Insurance Program (NFIP) compliance requirements.
- Public comment opportunities and participation methods.
- FEMA floodplain map updates and implementation.
- Flood insurance requirements.
- Enforcement provisions and administrative responsibilities.
- Potential impacts on City operations.

Staff clarified that the ordinance is required to maintain FEMA and NFIP compliance, preserve eligibility for flood insurance and federal disaster assistance programs, and formalize existing floodplain management practices.

City Council Public Presentation, May 12, 2026

Questions and discussion focused on:

- Whether the ordinance requirements are federally mandated or locally imposed.
- Enforcement provisions and penalties.
- Potential costs to residents.
- Impacts on existing homes and structures.
- Floodplain development standards.
- Areas affected by updated floodplain mapping.
- Dam failure modeling and regional hazard mapping.

Staff clarified that the ordinance is primarily compliance-driven, does not require retrofitting existing homes, and primarily affects future development within designated flood hazard areas.

The City accepted comments through additional opportunities:

- Public meetings
- Email submissions
- Online submissions
- Mailed correspondence
- In-person comments

No public comments were received through email, online submissions, mailed correspondence, or in-person comments outside the Planning Commission and City Council presentations.

Public comments and questions primarily focused on understanding floodplain mapping, insurance implications, development standards, and ordinance administration. No substantive concerns or objections were raised regarding the proposed ordinance.

Summary of Ordinance

FEMA's updated Flood Insurance Rate Maps (FIRM) and Flood Insurance Study (FIS) become effective June 23, 2026. As a participating community in the National Flood Insurance Program (NFIP), Vineyard City must adopt updated floodplain regulations to maintain eligibility for federally backed flood insurance and certain federal disaster assistance programs.

The proposed ordinance updates Vineyard City's floodplain regulations to align with current FEMA and State of Utah requirements. Key updates include:

- Adoption of updated FEMA floodplain mapping.
- Floodplain development permit requirements.
- Updated construction and elevation standards within flood hazard areas.
- Floodway and watercourse protection requirements.
- Designation of the Public Works Director or designee as Floodplain Administrator.
- Updated administrative, variance, appeal, and enforcement procedures.

Key takeaways that the ordinance is intended to:

- Maintain FEMA and NFIP compliance.
- Preserve eligibility for flood insurance and federal assistance programs.
- Protect public safety, property, and infrastructure.
- Reduce future flood-related losses.
- Establish clear development standards within flood-prone areas.

The ordinance is based largely on FEMA and Utah model regulations and modernizes Vineyard City's existing floodplain regulations.

Fiscal Impact:

NONE

Recommendation:

Staff recommends that City Council approve the ordinance 2026-## adopting the Floodplain Ordinance as presented.

Sample Motion:

"I move to approve the approve the ordinance 2026-## adopting the Floodplain Ordinance as

presented by Staff'

Attachments:

1. Ordinance 2026-06 - Utah DEM Model E Vineyard UT
2. 2024-06-20 Prelim FIRM & FIS Letter
3. 2025-12-23 Utah Lake Floodplain Maps Update Final Determination FEMA Letter
4. Vineyard City Council - Floodplain Ord Presentation - 05122026

ORDINANCE 2026-06

FLOOD DAMAGE PREVENTION ORDINANCE

60.3 (E)

ARTICLE I

STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS

SECTION A. STATUTORY AUTHORIZATION

The Legislature of the State of Utah Code. Ann. § 10-3-701 has delegated the responsibility of local governmental units to adopt regulations designed to minimize flood losses. Therefore, the City Council of Vineyard City, Utah, does ordain as follows:

The city of Vineyard elects to comply with the requirements of the National Flood Insurance Act of 1968 (P.L. 90-488, as amended). The National Flood Insurance Program (NFIP) is a voluntary program administered by the Federal Emergency Management Agency (FEMA) The National Flood Insurance Program, established in the aforesaid act, provides that areas of the town having a special flood hazard be identified by the Federal Emergency Management Agency and that floodplain management measures be applied in such flood hazard areas. The National Flood Insurance Program was broadened and modified with the passage of the Flood Disaster Protection Act of 1973 and other legislative measures. It was further modified by the National Flood Insurance Reform Act of 1994. The National Flood Insurance Program is administered by the Federal Emergency Management Agency, a component of the U.S. Department of Homeland Security.

SECTION B. FINDINGS OF FACT

The flood hazard areas of Vineyard City are subject to periodic inundation by flood waters, which results in potential loss of life and property, health and safety hazards, disruption of commerce and governmental services, and extraordinary public expenditures for flood protection and relief; all of which adversely affect the public health, safety and general welfare.

These potential flood losses are caused by:

1. The cumulative effect of obstructions in floodplains that are known to cause increases in flood heights and velocities;
2. The occupancy of flood hazard areas by structures vulnerable to floods because they are inadequately elevated or otherwise unprotected from flood damages; and
3. Uses deemed unsuitable for floodplain areas or that do not account for the increased flood risk.

SECTION C. STATEMENT OF PURPOSE

It is the purpose of this ordinance to promote the public health, safety and general welfare of the community and to minimize public and private losses due to flood conditions in specific areas by provisions designed to:

1. Protect human life and health;
2. Minimize damage to public infrastructure, including but not limited to utilities, streets, and bridges that are susceptible to flooding;
3. Minimize prolonged business interruptions caused by flooding;
4. Minimize public expenditures on flood control projects;
5. Minimize the need for rescue and relief efforts associated with flooding and are generally undertaken at the expense of the public;
6. Protect and safeguard the welfare and safety of first responders should an emergency response is needed;
7. Help maintain a stable tax base by providing for the sound use and development of flood prone areas in such a manner as to minimize future flood blight areas; and
8. Promote that potential buyers are notified if properties are in a flood area.

SECTION D. METHODS OF REDUCING FLOOD LOSSES

To accomplish the purposes outlined in **ARTICLE I, SECTION C. STATEMENT OF PURPOSE**, this ordinance applies the following methods:

1. Restricts or prohibits land uses that are dangerous to health, safety, or property in times of flooding, or cause excessive increases in flood heights or velocities;
2. Requires that land uses vulnerable to floods, including facilities that serve such uses, be protected against flood damage at the time of initial construction;

3. Controls the alteration of natural floodplains, stream channels, and natural protective barriers, which are involved in the accommodation of flood waters;
4. Controls filling, grading, dredging and other developments that may increase flood damage; and
5. Prevents or regulates the construction of flood barriers that will unnaturally divert floodwaters or may increase flood hazards to other lands.

ARTICLE II

DEFINITIONS

SECTION A. DEFINITIONS

Unless specifically defined below, words or phrases used in this ordinance shall be interpreted to give them the meaning they have in common usage and to give this ordinance its most reasonable application.

100-Year Flood means a flood having a recurrence interval that has a 1-percent chance of being equaled or exceeded during any given year (1-percent-annual-chance flood). The terms “100-hundred-year flood” and “1-percent-annual-chance flood” are synonymous. The term does not imply that the flood will necessarily happen once every 100 hundred years. Mandatory flood insurance requirements may apply.

500-Year Flood means a flood having a recurrence interval that has a 0.2-percent chance of being equaled or exceeded during any given year (0.2-percent-annual-chance flood). The term does not imply that the flood will necessarily happen once every 500 years and mandatory flood insurance requirement generally does not apply.

Accessory Structure is a structure that is on the same parcel of property as a principal structure. Its use is incidental to the use of the principal structure; the ownership of the accessory structure is the same owner as of the principal structure. An accessory structure is a non-residential structure of low value that is used solely for the parking of vehicles and storage of tools, materials, or equipment. No human habitation is allowed within an accessory structure.

Addition is any improvement that expands the enclosed footprint or increases the square footage of an existing structure. This includes lateral additions added to the side, front, or rear of a structure; vertical additions added on top of a structure; and enclosures added underneath a structure.

Alluvial Fan Flooding means flooding occurring on the surface of an alluvial fan or similar landform that originates at the apex. It is characterized by high-velocity flows; active processes of erosion, sediment transport, and deposition; and unpredictable flow paths.

Appurtenant Structure—see *Accessory Structure*.

Area of Future-Conditions Flood Hazard means the land area that would be inundated by the 1-percent-annual-chance (100-year) flood, based on future-conditions hydrology.

Area of Shallow Flooding means a designated AO, AH, AR/AO, or AR/AH zone on a community's Flood Insurance Rate Map (FIRM) with a 1 percent or greater annual chance of flooding to an average depth of 1 to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of Special Flood-Related Erosion Hazard is the land within a community that is most likely to be subject to severe flood-related erosion losses. The area may be designated as Zone E on the Flood Hazard Boundary Map (FHBM). After the detailed evaluation of the special flood-related erosion hazard area, in preparation for publication of the FIRM, Zone E may be further refined.

Area of Special Flood Hazard is the land in the flood plain within a community subject to a 1 percent or greater chance of flooding in any given year. The area may be designated as Zone A on the FHBM. After detailed ratemaking has been completed in preparation for publication of the FIRM, Zone A usually is refined into Zones A, AO, AH, A1-30, AE, A99, AR, AR/A1-30, AR/AE, AR/AO, AR/AH, AR/A, or V1-30, VE, or V. For purposes of these regulations, the term “special flood hazard area” is synonymous in meaning with the phrase “area of special flood hazard”.

Base Flood means the flood having a 1-percent chance of being equaled or exceeded in any given year.

Base Flood Elevation (BFE) is the water surface elevation of the 1-percent-annual-chance flood event. It is the height in relation to mean sea level expected to be reached by the waters of the base flood at pertinent points in the floodplains of coastal and riverine areas. It is also the elevation shown on the FIRM and found in the accompanying Flood Insurance Study (FIS) for Zones A, AE, AH, A1-A30, AR, V1-V30, or VE that indicates the water surface elevation resulting from the flood that has a 1-percent chance of equaling or exceeding that level in any given year.

Basement means any area of the building having its floor subgrade (below ground level) on all sides. A walkout basement that does not require a step up to grade is not considered a basement.

Best Available Data is existing flood hazard information adopted by a community and reflected on an effective FIRM, FBFM, and/or within an FIS report; or draft or preliminary flood hazard information supplied by FEMA or from another source. Other sources may include, but are not limited to, the state, other federal agencies, or local studies, the more restrictive of which would be reasonably used by the community.

Breakaway Wall means a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces, without causing damage to the elevated portion of the building or supporting foundation system. Any walls below the lowest floor in a building in a V or VE Zone should give way under wind and water loads without causing collapse, displacement, or other damage to the elevated portion of the building or the supporting pilings or columns. Breakaway walls apply only to V or VE Zones.

Building—see **Structure**.

Channelization means the artificial creation, enlargement, realignment, or alteration of a stream channel's slope, shape, or alignment. Streambank restoration may be deemed as channelization.

Coastal A Zone (CAZ) means an area within a special flood hazard area, landward of a V zone or landward of an open coast without mapped V zones. In a Coastal A Zone, the principal source of flooding must be astronomical tides, storm surges, seiches, or tsunamis, not riverine flooding. During the base flood conditions, the potential for wave heights shall be greater than or equal to 1.5 feet. Coastal A Zones are not normally designated on FIRMs. (see Limit of Moderate Wave Action (LiMWA))

Coastal Barrier Resources System (CBRS) consists of undeveloped portions of coastal and adjoining areas established by the Coastal Barrier Resources Act (CoBRA) of 1982, the Coastal Barrier Improvement Act (CBIA) of 1990, and subsequent revisions, and includes areas owned by Federal or State governments or private conservation organizations identified as Otherwise Protected Areas (OPA).

Coastal High Hazard Area means a Special Flood Hazard Area extending from offshore to the inland limit of a primary frontal dune along an open coast and any other area subject to high velocity wave action from storms or seismic sources. The area is designated on a FIRM, or other adopted flood map as determined in Article 3, Section B of this ordinance, as Zone VE.

Code of Federal Regulations (CFR) is the codification of the general and permanent rules published in the Federal Register by the executive departments and agencies of the Federal Government.

Conditional Letter of Map Revision (CLOMR) is FEMA's comment on a proposed project that would, upon construction, affect the hydrologic and/or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, and/or the SFHA. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be recognized by FEMA.

Conditional Letter of Map Revision Based on Fill (CLOMR-F) is FEMA's comment on a proposed structure or property. The letter does not revise an effective map; it indicates whether the project, if built as proposed, would be removed from the floodplain.

Crawlspace means an under-floor space that has its interior floor area (finished or not) no more than 4 feet from the bottom floor joist the next higher floor elevation, designed with proper openings that equalize hydrostatic pressures of flood water, and is not used for habitation. Reference: **ARTICLE V, SECTION B.5 CRAWLSPACE**

Critical Facility means a facility or building where even a slight chance of flooding is too great a threat. Typical critical facilities include hospitals, fire stations, police stations, schools, storage of critical records, assisted living and similar facilities.

Deed Restriction refers to a clause in a deed that limits the future use of the property in some respect. Deed restrictions may impose a vast variety of limitations and conditions. For example, they may limit the density of buildings, dictate the types of structures that can be erected, or prevent buildings from being used for specific purposes or from being used at all.

Detached Garage is a building that is used solely for storage of materials or vehicle parking for up to four housing occupants. If a detached garage is designed or used for habitation or conducting business, or has multiple stories, then the building is not considered a detached garage under the NFIP.

Development means any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, demolition, excavation or drilling operations, or storage either temporary or permanent of equipment or materials.

Elevated Building is a non-basement building built, in the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, to have the top of the elevated floor above the ground level by means of pilings, columns (post and piers), or shear walls parallel to the flow of the water and adequately anchored so as not to impair the structural integrity of the building during a flood of up to the magnitude of the base flood. In the case of a building in Zone A1-30, AE, A, A99, AR, AO, AH, B, C, X and D, an “elevated building” also includes a building elevated by means of fill or solid foundation perimeter walls with openings sufficient to facilitate the unimpeded movement of flood waters.

Enclosure refers to an enclosed walled-in area below the lowest floor of an elevated building. Enclosures below the BFE may only be used for building access, vehicle parking, and storage.

Erosion means the process of the gradual wearing away of land masses by wind, water, or other natural agents.

Existing Construction refers to structures for which the “start of construction” commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. It may also be referred to as ***Existing Structures***.

Existing Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Existing Structures—see ***Existing Construction***.

Expansion to an Existing Manufactured Home Park or Subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufacturing homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

FEMA means the Federal Emergency Management Agency.

Fill refers to the placement of materials, such as dirt, sand, or rock to elevate a structure, property, or portion of a property above the natural elevation of the site, regardless of where the material was obtained from. The common practice of removing unsuitable material and replacing with engineered material is not considered fill if the elevations are returned to the existing conditions. Any fill placed or used prior to the area being mapped as a flood hazard area is not deemed as fill.

Flood or Flooding means:

1. A general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. The overflow of inland or tidal waters.

- b. The unusual and rapid accumulation or runoff of surface waters from any source.
2. Mudslides (i.e., mudflows) that are proximately caused by flooding as defined in this ordinance and are akin to a river of liquid and flowing mud on the surfaces of normally dry land areas, as when earth is carried by a current of water and deposited along the path of the current.
3. The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event which results in flooding as defined in this ordinance.

Flood Insurance Rate Map (FIRM) means an official map of a community, on which the Administrator has delineated both the SFHAs and the risk premium zones applicable to the community.

Flood Insurance Study (FIS) or Flood elevation study means an examination, evaluation, and determination of flood hazards and, if appropriate, corresponding water surface elevations, or an examination, evaluation and determination of mudslide (i.e., mudflow) and/or flood-related erosion hazards.

Floodplain Development Permit is a community issued permit or document that is used for any development that occurs within an SFHA identified by FEMA or the community. It is used to address the proposed development to ensure compliance with the community's ordinance.

Floodplain or Flood-Prone Area means any land area susceptible to being inundated by water from any source whether or not identified by FEMA (see definition of ***Flooding***).

Floodplain Management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, mitigation plans, and floodplain management regulations.

Floodplain Management Regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as a floodplain ordinance, grading ordinance and erosion control ordinance) and other applications of police power. The term describes such state or local regulations, in any combination thereof, which provide standards for flood damage prevention and reduction.

Flood Opening refers to an opening in the wall of an enclosed structure that allows floodwaters to automatically enter and exit the enclosure. Refer to FEMA Technical Bulletin 1.

Flood Protection System means those physical structural works for which funds have been authorized, appropriated, and expended and which have been constructed specifically to modify flooding in order to reduce the extent of the area within a community subject to an SFHA and to reduce the depths of associated flooding. Such a system typically includes hurricane tidal barriers, dams, reservoirs, levees or dikes. These specialized, flood modifying works are those constructed in conformance with sound engineering standards. FEMA only accredits levees, both private and public, that have been certified by a professional engineer or firm in which the certification shows that the levee have met and continue to meet the minimum regulatory standards cited in Title 44, Chapter 1, Section 65.10 of the Code of Federal Regulations (44 CFR 65.10).

Floodproofing means any combination of structural and non-structural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, structures and their contents. Floodproofing can either be accomplished in the form of dry floodproofing in which the structure is watertight below the levels that need flood protection, or wet floodproofing in permanent or contingent measures applied to a structure that prevent or provide resistance to damage from flooding, while allowing floodwaters to enter the structure or area.

Floodway—see ***Regulatory Floodway***.

Floodway encroachment lines mean the lines marking the limits of floodways on federal, state, and local flood plain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

Functionally Dependent Use means a development that cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and repair facilities. It does not include long-term storage or related manufacturing facilities.

Highest Adjacent Grade (HAG) means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. In AO Zones, the highest adjacent grade is utilized by comparing the lowest floor elevation to that of the highest adjacent grade and the depth of the AO Zone. Reference: **ARTICLE V, SECTION D. STANDARDS FOR AREAS OF SHALLOW FLOODING (AO/AH ZONES).**

Historic Structure means any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
2. Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
3. Individually listed on a state inventory of historic places in states with historic reservation programs that have been approved by the Secretary of the Interior; or
4. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - a. By an approved state program as determined by the Secretary of the Interior, or
 - b. Directly by the Secretary of the Interior in states without approved programs.

Letter of Map Amendment (LOMA) means an official amendment, by letter, to an effective FIRM. A LOMA establishes a property's location in relation to the SFHA. It is usually issued because a property or structure has been inadvertently mapped as being in the floodplain, when the property or structure is actually on natural high ground above the BFE.

Letter of Map Revision (LOMR) means FEMA's modification or revision to an entire or portion of the effective FIRM, or Flood Boundary and Floodway Map, or both. LOMRs are generally based on the implementation of physical measures that affect the hydrologic or hydraulic characteristics of a flooding source and thus result in the modification of the existing regulatory floodway, the effective BFEs, or the SFHA.

Letter of Map Revision Based on Fill (LOMR-F) means FEMA's amendment, by letter, to an effective FIRM where fill was brought in or used to elevate a property, portion of property or structure above the BFE.

Levee means a man-made structure usually an earthen embankment, designed and constructed in accordance with sound engineering practices to contain, control, or divert the flow of water so as to provide protection from temporary flooding.

Levee System means a flood protection system that consists of a levee, or levees, and associated structures, such as closure and drainage devices, which are constructed and operated in accordance with sound engineering practices.

Limit of Moderate Wave Action (LiMWA) means the boundary line given by FEMA on coastal map studies marking the extents of Coastal A Zones (CAZ).

Lowest Adjacent Grade (LAG) means the lowest natural elevation of the ground surface prior to construction next to the proposed walls of a structure. For an existing structure, it means the lowest point where the structure and ground touch, including but not limited to attached garages, decks, stairs, and basement windows.

Lowest Floor means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building

access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of Section 60.3.

Manufactured Home means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term “manufactured home” does not include a “recreational vehicle”; however, a manufactured home may be used for both residential and non-residential use.

Manufactured Home Park or Subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the FHBM or the FIRM for a community issued by FEMA.

Mean Sea Level means, for purposes of the NFIP, the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which BFEs shown on a community's FIRM are referenced.

Mixed Use Structures are structures with both a business and a residential component, but where the area used for business is less than 50 percent of the total floor area of the structure.

New Construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures. For the purposes of determining insurance rates, structures for which the “start of construction” commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures.

New Manufactured Home Park or Subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by a community.

No-Rise Certifications are formal certifications signed and stamped by a professional engineer licensed to practice in the state, demonstrating through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that a proposed development will not result in any increase (0.00 feet) in flood levels within the community during the occurrence of a base flood event.

Otherwise Protected Area (OPA) see “Coastal Barrier Resources System (CBRS)”.

Physical Map Revision (PMR) is FEMA’s action whereby one or more map panels are physically revised and republished.

Primary Frontal Dune (PFD) means a continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and adjacent to the beach and subject to erosion and overtopping from high tides and waves during major coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

Recreational Vehicle means a vehicle which is:

- (a) Built on a single chassis;
- (b) 400 square feet or less when measured at the largest horizontal projection;
- (c) Designed to be self-propelled or permanently towable by a light duty truck; and
- (d) Designed primarily, not for use as a permanent dwelling but, as temporary living quarters for recreational, camping, travel, or seasonal use.

Regulatory Floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.

Riverine means relating to, formed by, or resembling a river (including tributaries), stream, brook, creek, etcetera, which can be intermittent or perennial.

Section 1316 refers to the section of the National Flood Insurance Act of 1968, as amended, which provides for the denial of flood insurance coverage for any property that the Administrator finds has been declared by a duly constituted State or local authority to be in violation of State or local floodplain management regulations. Section 1316 is issued for a property, not a property owner, and remains with the property even after a change of ownership.

Special Flood Hazard Area—see *Area of Special Flood Hazard*.

Start of Construction (for other than new construction or substantial improvements under the Coastal Barrier Resources Act (Pub. L. 97-348)) includes substantial improvement, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvement was within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

Structure means, for floodplain management purposes, a walled and roofed building, culvert, bridge, dam, or a gas or liquid storage tank that is principally above ground, as well as a manufactured home. **Structure**, for insurance purposes, means:

- (1) A building with two or more outside rigid walls and a fully secured roof, which is affixed to a permanent site;
- (2) A manufactured home (“a manufactured home,” also known as a mobile home, is a structure: built on a permanent chassis, transported to its site in one or more sections, and affixed to a permanent foundation); or
- (3) A travel trailer without wheels built on a chassis and affixed to a permanent foundation, that is regulated under the community's floodplain management and building ordinances or laws.

For insurance purposes, “structure” does not mean a recreational vehicle or a park trailer or other similar vehicle, except as described in paragraph (3) of this definition, or a gas or liquid storage tank.

Substantial Damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial Improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the “start of construction” of the improvement. This term includes structures which have incurred “substantial damage”, regardless of the actual repair work performed. {If Higher Standard Option elected, refer to **ARTICLE V, SECTION A.1 SUBSTANTIAL IMPROVEMENT THRESHOLD**}.

The term does not, however, include:

1. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and are the minimum necessary to assure safe living conditions; or
2. Any alteration of a “historic structure”, if the alteration will not preclude the structure's continued designation as a “historic structure.”

Variance means a grant of relief by a community from the terms of a flood plain management regulation. Reference: **ARTICLE IV, SECTION E. VARIANCE PROCEDURES**

Violation means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required in Sections 44 CFR 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4), or (e)(5) is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes

and frequencies, such as the 1-percent-annual-chance flood event, in the flood plains of coastal or riverine areas.

Watercourse means the channel and banks of an identifiable water in a creek, brook, stream, river, ditch or other similar feature.

ARTICLE III

GENERAL PROVISIONS

SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES

The ordinance shall apply to all areas of special flood hazard identified by FEMA or, areas of identified and documented flood risk supported using Best Available Data within the jurisdiction of Vineyard City.

SECTION B. BASIS FOR ESTABLISHING THE AREAS OF SPECIAL FLOOD HAZARD

The areas of special flood hazard identified by the Federal Emergency Management Agency June 23, 2026 Flood Insurance Rate Maps and Flood Boundary-Floodway Maps (FIRM and FBFM) or Digital Flood Insurance Rate Maps (DFIRM), and other supporting data, are adopted by reference and declared a part of this ordinance, and any revisions thereto are hereby adopted by reference and declared to be a part of this ordinance.

SECTION C. ESTABLISHMENT OF DEVELOPMENT PERMIT

A Floodplain Development Permit shall be required to ensure conformance with the provisions of this ordinance.

SECTION D. ABROGATION AND GREATER RESTRICTIONS

This ordinance is not intended to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this ordinance and another ordinance,

easement, covenant, or deed restriction conflict or overlap, whichever imposes the more stringent restrictions shall prevail.

SECTION E. INTERPRETATION

In the interpretation and application of this ordinance, all provisions shall be:

1. Considered as minimum requirements;
2. Liberally construed in favor of the governing body; and
3. Deemed neither to limit nor repeal any other powers granted under state statutes.

SECTION F. WARNING AND DISCLAIMER OR LIABILITY

The degree of flood protection required by this ordinance is considered reasonable for regulatory purposes and is based on scientific and engineering considerations. On rare occasions, greater floods can and will occur and flood heights may be increased by human-made or natural causes.

This ordinance does not imply that land outside the areas of special flood hazards or uses permitted within such areas will be free from flooding or flood damage. This ordinance shall not create liability on the part of the community or any official or employee thereof for any flood damages that result from reliance on this ordinance, or any administrative decision lawfully made thereunder.

SECTION G. SEVERABILITY

If any section, provision, or portion of this ordinance is adjudged unconstitutional or invalid by a court, the remainder of the ordinance shall not be affected.

SECTION H. COMPLIANCE

No structures or developments including buildings, recreation vehicles, or manufactured homes or land shall hereafter be located, altered, or have its use changed without full compliance with the terms of this ordinance and other applicable regulations. Nothing herein shall prevent the City Council from taking such lawful action as is necessary to prevent or remedy any violations.

SECTION I. STOP WORK ORDER

1. Authority. Whenever the floodplain administrator or other community official discovers any work or activity regulated by this ordinance being performed in a manner contrary to the provision of this ordinance, the floodplain administrator is authorized to issue a stop work order.
2. Issuance. The stop work order shall be in writing and shall be given to the owner of the property involved, or to the owner's agent, or to the person doing the work. Upon issuance of a stop work order, the cited work shall immediately cease. The stop work order shall state the reason for the order, and the conditions under which the cited work will be permitted to resume.
3. Unlawful continuance. Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to penalties as prescribed by local or state law including but not limited to the penalties outlined in **ARTICLE III, SECTION J. PENALTIES FOR NONCOMPLIANCE**.

SECTION J. PENALTIES FOR NONCOMPLIANCE

In accordance with Section 59.2(b) of CFR 44, Chapter 1, of the NFIP regulation, to qualify for the sale of federally subsidized flood insurance, a community must adopt floodplain management regulations that meet or exceed the minimum standards of Section 60. "These regulations must include effective enforcement provisions." In accordance with Section 60.1(b) of CFR 44, Chapter 1, of the NFIP regulations, "These regulations must be legally enforceable, applied uniformly throughout the community to all privately and publicly owned land within flood-prone (i.e. mudflow) or flood-related erosion areas, and the community must provide that the regulations take precedence over less restrictive conflicting local laws, ordinances, or codes."

No structure or land shall hereafter be constructed, located, extended, converted, or altered without full compliance with the terms of this ordinance and other applicable regulations. Violation of the provisions of this ordinance by failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with conditions) shall constitute a misdemeanor. Any person who violates this ordinance or fails to comply with any of its requirements shall upon conviction thereof be fined not more than \$ 1,000 fine or imprisoned for not more than 180 days, or both, for each violation assessed daily, and in addition shall pay all costs and expenses involved in the case. Nothing herein contained shall prevent Vineyard City from taking such other lawful action as is necessary to prevent or remedy any violation.

ARTICLE IV

ADMINISTRATION

SECTION A. DESIGNATION OF THE FLOODPLAIN ADMINISTRATOR

The Public Works Director, or their designee, is hereby appointed the Floodplain Administrator to administer and implement the provisions of this ordinance and other appropriate sections of the NFIP Regulations and 44 CFR pertaining to floodplain management.

SECTION B. DUTIES AND RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

Duties and responsibilities of the Floodplain Administrator shall include, but not be limited to, the following:

1. Uphold the goals of the community and the NFIP to reduce risk when possible and increase the community's resistance to future disasters.
2. Maintain and hold open for public inspection all records pertaining to the provisions of this ordinance, including the actual elevation of the lowest floor (including basement or crawlspace) of all new or substantially improved structures and any floodproofing certificates, including the data supporting such certificates.
3. Maintain and hold open for public inspection maps that identify and locate the boundaries of the SFHAs to which this ordinance applies, including, but not limited to, the FIRM.
4. Review development proposals to determine whether a proposed building site, including sites designed for the placement of manufactured homes, will be reasonably safe from flooding.
5. Review, approve, or deny all applications for development permits required by adoption of this ordinance.
6. Ensure that all necessary permits have been obtained from those federal, state, or local governmental agencies (including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334 and the Endangered Species Act of 1973) from which prior approval is required.

7. Assure that the flood carrying capacity within the altered or relocated portion of any watercourse is maintained.
8. Notify, in riverine situations, adjacent communities and the State Coordinating Agency which is Utah Department of Emergency Management, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to FEMA.
9. Where interpretation is needed as to the exact location of the boundaries of the areas of special flood hazards (for example, where there appears to be a conflict between a mapped boundary and actual field conditions), the Floodplain Administrator shall make the necessary interpretation.
10. When BFE data has not been provided by FEMA, the Floodplain Administrator shall obtain, review, and reasonably utilize any BFE data and floodway data available from a federal, state, or other source including data provided by the applicant, in order to administer the provisions of this ordinance.
11. When a regulatory floodway has not been designated, no new construction, substantial improvements, or other development (including fill) shall be permitted within Zones A1-30, AE, and AH on the community's FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than 1.00* feet at any point within the community unless the community has adopted higher standard options.
12. Under the provisions of 44 CFR Chapter 1, Section 65.12 of the NFIP Regulations, a community may approve certain development in Zones A1-30, AE, and AH on the community's FIRM, which increases the water surface elevation of the base flood by more than 1.00 foot, provided that the community first meets the requirements of Section 65.12 for a conditional FIRM revision through FEMA's CLOMR process.

SECTION C. Requirement to Submit New Technical Data

1. The property owner or developer shall notify FEMA by submittal of a LOMR within 6 months of project completion when an applicant has obtained a CLOMR from FEMA or when development altered a watercourse, modified floodplain boundaries, or modified BFE.
2. The property owner or developer shall be responsible for preparing technical data to support the CLOMR or LOMR application and paying any processing or application fees to FEMA. The property owner or developer is responsible for submitting the CLOMR and LOMR to FEMA and shall provide all necessary data

to FEMA if requested during the review process to ensure the CLOMR or LOMR is issued.

3. The Floodplain Administrator shall be under no obligation to sign the Community Acknowledgement Form, which is part of the CLOMR/LOMR application, until the applicant demonstrates that the project will or has met the requirements of this ordinance and all applicable state, federal, and local laws.

SECTION D. PERMIT PROCEDURES

Application for a Development Permit shall be presented to the Floodplain Administrator on forms furnished by him/her and may include, but not be limited to:

1. Duplicated plans drawn to scale showing the location, dimensions, and elevation of proposed landscape alterations.
2. Duplicated plans drawn to scale showing the location, dimensions, and elevation of existing and proposed structures, including the placement of manufactured homes.
3. Location of the foregoing in relation to SFHAs.
4. Elevation (in relation to mean sea level), of the lowest floor (including basement and crawlspace) of all new and substantially improved structures, if applicable;
5. Elevation (in relation to mean sea level), to which any nonresidential structure (if applicable) shall be floodproofed.
6. A certificate from a registered professional engineer or architect that the nonresidential floodproofed structure (if applicable) shall meet the floodproofing criteria of this ordinance and the NFIP Regulations.
7. Description of the extent to which any watercourse or natural drainage will be altered or relocated because of proposed development, if applicable.
8. At the community's discretion, the community may charge a fee for issuance of floodplain development permits.
9. Copies of all floodplain development permits and the associated documents shall become property of the community and a permanent record.

Approval or denial of a Development Permit by the Floodplain Administrator shall be based on all of the provisions of this ordinance and the following relevant factors:

1. The danger to life and property due to flooding or erosion damage.

2. The susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner.
3. The danger that materials may be swept onto other lands to the injury of others.
4. The compatibility of the proposed use with existing and anticipated development.
5. The safety of access to the property in times of flood for ordinary and emergency vehicles.
6. The costs of providing governmental services during and after flood conditions including maintenance and repair of streets and bridges, and public utilities and facilities such as sewer, gas, electrical, and water systems.
7. The expected heights, velocity, duration, rate of rise and sediment transport of the flood waters and the effects of wave action, if applicable, expected at the site.
8. The necessity to the facility of a waterfront location, where applicable.
9. The availability of alternative locations, not subject to flooding or erosion damage, for the proposed use.
10. The relationship of the proposed use to the comprehensive plan for that area.

SECTION E. VARIANCE PROCEDURES

The Appeal Board or Variance Board, as established by the community, shall hear and render judgment on requests for variances from the requirements of this ordinance after a floodplain development permit has been denied.

1. Any person or persons aggrieved by the decision of the Appeal Board may appeal such decision in the courts of competent jurisdiction.
2. The Appeal Board, as established by the community, shall hear and render judgment on an appeal only when it is alleged there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the enforcement of administration of this ordinance.
3. The Floodplain Administrator shall maintain a record of all actions involving an appeal and shall report variances to FEMA and the State Coordinating Agency upon issuing a variance.
4. Variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing the relevant factors in **ARTICLE IV, SECTION E. VARIANCE PROCEDURES**

have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

5. Upon consideration of the factors noted above and the intent of this ordinance, the Appeal Board may attach such conditions to the granting of variances as it deems necessary to further the purpose and objectives of this ordinance.
6. Variances shall not be issued within any designated floodway if any increase in flood levels during the base flood discharge would result.
7. Variances may be issued for the repair or rehabilitation of historic structures upon a determination that the proposed repair or rehabilitation will not preclude the structure's continued designation as a historic structure and the variance is the minimum necessary to preserve the historic character and design of the structure. The term "substantial improvement" does not include any alteration of a structure or facility listed on the National Register of Historic Places or a State Inventory of Historic Places.

Prerequisites for granting variances:

1. Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief. Variances shall only be issued upon:
 - a. Showing a good and sufficient cause.
 - b. A determination that failure to grant the variance would result in exceptional hardship to the applicant.
 - c. A determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, conflict with existing local laws or ordinances, considers the need of ingress and egress during times of floods, and does not jeopardize first responders' health and welfare.
2. Any applicant to whom a variance is granted shall be given written notice that the structure will be permitted to be built with the lowest floor elevation below the BFE, and that the cost of flood insurance will be commensurate with the increased risk resulting from the reduced lowest floor elevation.
3. Variances may be issued by a community for new construction and substantial improvements and for other development necessary for the conduct of a functionally dependent use provided that:
 - a. The criteria outlined in **ARTICLE IV, SECTION E. VARIANCE PROCEDURES** are met; and

- b. The structure or other development is protected by methods that minimize flood damage during the base flood and create no additional threats to public safety.

ARTICLE V

PROVISIONS FOR FLOOD HAZARD REDUCTION

SECTION A. GENERAL STANDARDS

In all areas of special flood hazards, the following provisions are required for all new construction and substantial improvements:

1. All new construction or substantial improvements shall be designed (or modified) and adequately anchored to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy.
2. All new construction or substantial improvements shall be constructed by methods and practices that minimize flood damage.
3. All new construction or substantial improvements shall be constructed with materials resistant to flood damage.
4. All new construction or substantial improvements shall be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
5. All new and replacement water supply systems shall be designed to minimize or eliminate infiltration of flood waters into the system.
6. New and replacement sanitary sewage systems shall be designed to minimize or eliminate infiltration of flood waters into the system and discharge from the systems into flood waters.
7. On-site waste disposal systems shall be designed or located to avoid impairment to them or contamination from them during flooding.

SECTION A.1. SUBSTANTIAL IMPROVEMENT

Any combination of repair, reconstruction, rehabilitation, addition, or improvement of a building or structure, if the cumulative cost of the entire project equals or exceeds 50

percent, of the market value of the structure only (not of the structure and land value combined) before the improvement or repair is started then the work shall be considered as substantial improvement. If the structure has sustained substantial damage, any repairs are considered substantial improvements regardless of the actual repair work performed. For Substantial Damage, refer to **ARTICLE V, SECTION A2. SUBSTANTIAL DAMAGE**. The term does not, however, include either:

1. Any project for improvement of a building required to correct existing health, sanitary, or safety code violations identified by the building official and that are the minimum necessary to assure safe living conditions.
2. Any alteration of a historic structure provided that the alteration will not preclude the structure's continued designation as a historic structure.

SECTION A.2. SUBSTANTIAL DAMAGE

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to its pre-damaged condition would equal or exceed 50 percent of the market value of the structure only, before the damage occurred. This term also applies to structures which have incurred any damage that equals or exceeds 50 percent of the structure's market value regardless of the actual repair work performed. When a structure or building has been determined as substantially damaged, any work or repair on said structure or building will be considered as substantial improvement and will be required to meet the development requirements set forth within this ordinance for substantial improvement.

SECTION A.3. SUBSTANTIAL IMPROVEMENT AND SUBSTANTIAL DAMAGE DETERMINATION

For applications for building permits to improve buildings and structures, including alterations, movement, enlargement, replacement, repair, change of occupancy, additions, rehabilitations, renovations, and any other improvement of or work on such buildings and structures, the Floodplain Administrator, in coordination with the applicable community officials and staff, shall:

1. Estimate the market value or require the applicant to obtain an appraisal of the market value prepared by a qualified independent appraiser, of the building or structure only, not of land and building, before the start of construction of the proposed work. In the case of repair, the market value of the building or structure shall be the market value before the damage occurred and before any repairs are made.

2. Compare the cost to perform the improvement, the cost to repair a damaged building to its pre-damaged condition, or the combined costs of improvements and repairs, if applicable, to the market value of the building or structure.
3. Determine and document whether the proposed work constitutes substantial improvement or repair of substantial damage; the determination requires evaluation of previous permits issued for improvements and repairs as specified in the **ARTICLE V, SECTION A.1. SUBSTANTIAL IMPROVEMENT**; and if elected
4. Utilize FEMA's Substantial Improvement/Substantial Desk Reference when making any determination on Substantial Improvement and/or Substantial Damage.
5. The substantial improvement regulations apply to all of the work that is proposed as the improvement, even if multiple permits are issued. Therefore, the determination of the cost of the improvement should consider all costs of all phases of the work before issuance of the first permit.
6. Notify the applicant that if it is determined that the work constitutes substantial improvement or repair of substantial damage and that compliance with the flood, this ordinance is required.

SECTION B. SPECIFIC STANDARDS

In all SFHAs, areas of known or suspected flood risk areas, the following provisions are required:

SECTION B.1. RESIDENTIAL CONSTRUCTION FOR ZONES A1-30, A, AND AE

New construction and substantial improvement of any residential structure shall have the lowest floor (including basement) elevated to one foot above the BFE. If a freeboard option is noted, new construction and substantial improvement shall have the lowest floor (including basement) elevated to the freeboard elevation. A registered professional engineer, architect, or land surveyor shall submit certified elevations to the Floodplain Administrator that the standards of this ordinance are satisfied.

SECTION B.2 NONRESIDENTIAL CONSTRUCTION FOR ZONES A1-30, A, AND AE

New construction and substantial improvements of any commercial, industrial, or other nonresidential structure shall either have the lowest floor (including basement) elevated to one foot above the base flood elevation or together with attendant utility and sanitary

facilities, be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy. A registered professional engineer or architect shall develop and/or review structural design, specifications, and plans for the construction, and shall certify that the design and methods of construction are in accordance with accepted standards of practice as outlined in this subsection. A record of such certification that includes the specific elevation (in relation to mean sea level) to which such structures are floodproofed shall be maintained by the Floodplain Administrator. If the use or occupancy of the building changes in the future to residential, then the dry floodproofing of the structure cannot be used when determining compliance of the structure to the residential construction of this ordinance, **ARTICLE V, SECTION B.1 RESIDENTIAL CONSTRUCTION**. As such, the building will not be grandfathered into compliance and will be required to be brought into compliance with the residential construction requirements of this ordinance.

SECTION B.4. ENCLOSURES FOR ZONES A1-30, A, AND AE

New construction and substantial improvements, with fully enclosed areas below the lowest floor that are to be used solely for parking of vehicles, building access, or storage in an area other than a basement, and are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect, or must meet or exceed the following minimum criteria:

1. A minimum of two openings having a total net area of not less than 1 square inch for every square foot of enclosed area subject to flooding shall be provided.
2. The bottom of all openings shall be no higher than 1 foot above grade.
3. Openings may be equipped with screens, louvers, valves, or other coverings or devices provided that they permit the automatic entry and exit of floodwaters.

The development and construction of the structure must conform with the provision in FEMA/Federal Insurance Administration (FIA)-Technical Bulletins 1 and 2. Certification and documentation from a professional, licensed engineer or architect is required if the structure's lowest floor is built below the BFE.

SECTION B.5. CRAWLSPACE FOR ZONES A1-30, A, AND AE

New construction and substantial improvements built on a crawlspace or sub-grade (below grade) crawlspace may be permitted if the development is designed and meets or exceeds the standards found in FEMA's Technical Bulletins 1, 2, and 11, which include but are not limited to the following:

1. The structure must be affixed to a permanent foundation, designed and adequately anchored to resist flotation, collapse, and lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy. Because of hydrodynamic loads, crawlspace construction is not allowed in areas with flood velocities greater than 5 feet per second unless the design is reviewed by a qualified design professional, such as a registered architect or professional engineer.
2. The crawlspace is an enclosed area below the BFE and, as such, must have openings that equalize hydrostatic pressures by allowing the automatic entry and exit of floodwaters. The bottom of each flood vent opening can be no more than 1 foot above the LAG.
3. The crawlspace enclosure must have proper openings that allow equalization of hydrostatic pressure by allowing automatic entry and exit of floodwaters. To achieve this, a minimum of 1 square inch of flood opening is required per 1 square foot of the enclosed area subject to flooding.
4. Portions of the building below the BFE must be constructed with materials resistant to flood damage. This includes not only the foundation walls of the crawlspace used to elevate the building, but also any joists, insulation, piers, or other materials that extend below the BFE. Ductwork, in particular, must either be placed above the BFE or sealed from floodwaters.
5. Any building utility systems within the crawlspace must be elevated above the BFE or designed so that floodwaters cannot enter or accumulate within the system components during flood conditions.
6. The interior grade of a crawlspace below the BFE must not be more than 2 feet below the LAG.
7. The height of the below-grade crawlspace, measured from the lowest interior grade of the crawlspace floor to the bottom of the floor joist of the next higher floor cannot exceed 4 feet at any point.
8. There must be an adequate drainage system that removes floodwaters from the interior area of the crawlspace. The enclosed area should be drained within a reasonable time after a flood event.
9. Buildings with below-grade crawlspaces will have higher flood insurance premiums than buildings that have the preferred crawlspace construction, with the interior elevation at or above the LAG.

SECTION B.6. MANUFACTURED HOMES

1. Require that all manufactured homes to be placed within Zone A on a community's FHBM or FIRM shall be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable State and local anchoring requirements for resisting wind forces.
2. Require that manufactured homes that are placed or substantially improved within Zones A1-30, AH, AE, V and VE on the community's FIRM on sites
 - a. outside of a manufactured home park or subdivision;
 - b. in a new manufactured home park or subdivision;
 - c. in an expansion to an existing manufactured home park or subdivision;
 - d. or in an existing manufactured home park or subdivision on which a manufactured home has incurred "substantial damage" as a result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated to one foot above the BFE, unless a higher standard option was selected, and be securely anchored to an adequately anchored foundation system to resist flotation, collapse, and lateral movement.
3. In A-1-30, AH, AO, AE, V and VE Zones, require that manufactured homes to be placed or substantially improved in an existing manufactured home park to be elevated so that.
 - a. the lowest floor at one foot above the BFE, unless a higher standard option was selected;
 - b. or the chassis is supported by reinforced piers no less than 36 inches in height above grade and securely anchored.

SECTION B.7. RECREATIONAL VEHICLES

In A-1-30, AH, AO, AE, V and VE Zones, Recreational Vehicles, must either:

1. Be on the site for fewer than 180 consecutive days;
2. Be fully licensed and ready for highway use, on its wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached structures or addition, or

3. The recreational vehicle must meet all the requirements for **ARTICLE IV, SECTION D PERMIT PROCEDURES**, including the anchoring and elevation requirements of “manufactured homes” of this ordinance.

SECTION C. STANDARDS FOR SUBDIVISION PROPOSALS

1. All proposals for the development of subdivisions including the placement of manufactured home parks and subdivisions shall meet Development Permit requirements of this ordinance to minimize flood damage.
2. All subdivision preliminary plats/development plans shall include the mapped flood hazard zones from the effective FIRM.
3. BFE data shall be generated for subdivision proposals and other proposed development, including the placement of manufactured home parks and subdivisions, which is greater than 50 lots or 5 acres, or whichever is lesser.
4. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have adequate drainage provided to reduce exposure to flood hazards.
5. All subdivision proposals including the placement of manufactured home parks and subdivisions shall have public utilities and facilities such as sewer, gas, electrical and water systems located and constructed to minimize or eliminate flood damage.

SECTION D. STANDARDS FOR AREAS OF SHALLOW FLOODING (ZONE AO/AH)

Located within the SFHAs established in **ARTICLE III, SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES**, are areas designated as shallow flooding. These areas have special flood hazards associated with base flood depths of 1 to 3 feet where a clearly defined channel does not exist and where the path of flooding is unpredictable, and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow; therefore, the following provisions apply:

1. All new construction and substantial improvements of residential structures have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If the community has elected a freeboard standard, then the lowest floor elevation must be elevated above the

highest adjacent grade above the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified) plus the freeboard height option selected below.

2. All new construction and substantial improvements of non-residential structures:
 - a. Have the lowest floor (including basement) elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified). If the community has elected a freeboard standard, then the lowest floor elevation must be elevated above the highest adjacent grade above the depth number specified in feet on the community's FIRM (at least 2 feet if no depth number is specified) plus the freeboard height option selected below; or
 - b. Together with attendant utility and sanitary facilities be designed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads of effects of buoyancy.
3. A registered professional engineer or architect shall submit a certification to the Floodplain Administrator that the standards of this Section.
4. Require within Zones AH or AO adequate drainage paths around structures on slopes, to guide flood waters around and away from proposed structures.

SECTION E. FLOODWAYS (ZONE AE)

Floodways located within SFHAs are extremely hazardous areas due to the velocity of flood waters that carry debris, potential projectiles, and erosion potential, the following provisions shall apply:

1. Designate a regulatory floodway that will not increase the base flood elevation more than 1 foot.
2. Encroachments are prohibited, including fill, new construction, substantial improvements and other development within the adopted regulatory floodway *unless* it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase greater than 0.00 feet, unless higher standard option selected, in flood levels within the community during the occurrence of the base flood discharge.

3. All new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of Article V in this ordinance.
4. Under the provisions of 44 CFR Chapter 1, Section 65.12, of the NFIP Regulations, a community may permit encroachments within the adopted regulatory floodway that would result in an increase in BFEs, provided that the community first applies for a conditional FIRM and floodway revision through FEMA.

SECTION F. COASTAL HIGH HAZARD AREA (ZONE V and/or VE)

Coastal High Hazard Areas are SFHA established in **ARTICLE III, SECTION A. LANDS TO WHICH THIS ORDINANCE APPLIES**, are areas that have special flood hazards associated with high velocity waters from storm surges or seismic activity and, therefore, all new construction and substantial improvements shall meet the following provisions in addition to the all provisions of Article V, Sections A, B and C:

1. Obtain the elevation (in relation to mean sea level) of the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings and columns) of all new and substantially improved structures, and whether or not such structures contain a basement, and maintain a record of all such information.
2. Provide that all new construction and substantial improvements within Zones V1–30, VE, and V on the community's FIRM is located landward of the reach of mean high tide;
3. All new construction and substantial improvements shall be elevated so that the bottom of the lowest horizontal structural member of the lowest floor (excluding pilings or columns) is elevated to one foot above the base flood elevation. Floodproofing shall not be utilized on any structures in Coastal High Hazard Areas to satisfy the regulatory flood protection elevation requirements. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of standards of practice as outlined in this subsection.
4. All new construction and substantial improvements shall have the space below the bottom of the lowest horizontal structural member of the lowest floor either be free of obstruction or constructed with breakaway walls, open wood latticework or insect screening, provided they are not part of the structural support of the building and are designed so as to breakaway, under abnormally high tides or wave action without causing damage to the elevated portion of the building or supporting

foundation system or otherwise jeopardizing the structural integrity of the building. The following design specifications shall be met:

- a. Breakaway walls shall meet the following design specifications:
 - i. Design safe loading resistance shall be not less than 10 nor more than 20 pounds per square foot; or
 - ii. Breakaway walls that exceed a design safe loading resistance of 20 pounds per square foot (either by design or when so required by State or local codes) shall be certified by a registered professional engineer or architect that the breakaway wall will collapse from a water load less than that which would occur during the base flood event, and the elevated portion of the building and supporting foundation system shall not be subject to collapse, displacement, or other structural damage due to the effects of wind and water loads acting simultaneously on all building components (structural and non-structural). The water loading values used shall be those associated with the base flood. The wind loading values used shall be those required by the Utah State Building Code.
5. All new construction and substantial improvements shall be securely anchored to pile or column foundations. All pilings and columns and the structure attached thereto shall be anchored to resist flotation, collapse, and lateral movement due to the effect of wind and water loads acting simultaneously on all building components. A registered professional engineer or architect shall develop or review the structural design, specifications and plans for the construction, and shall certify that the design and methods of construction to be used are in accordance with accepted standards of practice for meeting the provisions of standards of practice as outlined in this subsection.
 - i. Water loading values used shall be those associated with the base flood plus one foot of freeboard.
 - ii. Wind loading values used shall be those required by the current edition of the Utah State Building Code.
6. Prohibit the use of fill for structural support of buildings within Zones V1–30, VE, and V on the community's FIRM
7. Prohibit man-made alteration of sand dunes and mangrove stands within Zones V1–30, VE, and V on the community's FIRM which would increase potential flood damage.

SECTION F.1 ELEVATED BUILDINGS

Enclosed areas of elevated buildings, of new construction and substantially improved structures, which is below the lowest floor or below the lowest horizontal structural member in V/VE zones shall meet all Article V Section: F

1. Shall not be designed or used for human habitation, but shall only be used for parking of vehicles, building access, or limited storage of maintenance equipment used in connection with the premises. Access to the enclosed area shall be the minimum necessary to allow for parking of vehicles (garage door) or limited storage of maintenance equipment (standard exterior door), or entry to the living area (stairway or elevator). The interior portion of such enclosed area shall not be finished or partitioned into separate rooms, except to enclose storage areas;
2. Shall be constructed entirely of flood resistant materials at least to the Regulatory Base Flood Elevation. Masonry or wood underpinning, regardless of structural status, is considered an enclosure and requires flood opening as outlined above.

CERTIFICATION

It is hereby found and declared by Vineyard City that

severe flooding has occurred in the past within its jurisdiction and will certainly occur within the future; that flooding is likely to result in infliction of serious personal injury or death, and is likely to result in substantial injury or destruction of property within its jurisdiction; in order to effectively comply with minimum standards for coverage under the NFIP; and in order to effectively remedy the situation described herein, it is necessary that this ordinance become effective immediately.

Therefore, an emergency is hereby declared to exist, and this ordinance, being necessary for the immediate preservation of the public peace, health and safety, shall be in full force and effect from and after its passage and approval.

PASSED AND ADOPTED by the Vineyard City Council this ____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____



FEMA

June 20, 2024

The Honorable Julie Fullmer
Mayor, City of Vineyard
125 South Main Street
Vineyard, Utah 84059

Prelim-EAP
Community Name: City of Vineyard,
Utah County,
Utah
Community No.: 490261

Dear Mayor Fullmer:

We are pleased to present your community with Preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) report for Utah County, Utah and Incorporated Areas for your review and comment. The enclosed FIS report for Utah County describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. We have revised only those FIRM panels with updated flood hazard information.

We are sending the Preliminary copies at this time to give your community an opportunity to review them. Additionally, in an effort to assist you in circulating the information, FEMA will post digital copies of the revised FIRM and FIS report materials to the following Website: <https://hazards.fema.gov/femaportal/prelimdownload/>, within a week after the preliminary map date. You will be contacted to schedule a formal community coordination meeting (a "Consultation Coordination Officer [CCO]" Meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. In the meantime, we encourage you to circulate the enclosed copies as widely as possible among elected officials, staff, and other individuals or organizations in the community that would have an interest in the FIRM and FIS report so that they will have the opportunity to review them thoroughly before the formal community coordination meeting. The review period provides community officials and citizens in the affected communities with an opportunity to identify changes or corrections to non-technical information, such as corporate limits, road names, and stream names on the FIRM or in the FIS report.

Comments may be sent to:

Margaret Doherty, FEMA Region VIII
Denver Federal Center, Building 710
Post Office Box 25267
Denver, Colorado 80225-0267
margaret.doherty2@fema.dhs.gov

Additional copy to:

David Sutley, Regional Service Center, STARR II
990 South Broadway, Suite 400
Denver, Colorado 80209
dsutley@dewberry.com

Jamie Huff, Risk MAP Program Manager
Utah Division of Emergency Management
4315 South 2700 West
2nd Floor, Suite 2200
Taylorsville, Utah 84129-2128
jhuff@utah.gov

Please submit comments (digital format such as shapefiles preferred) no later than 30 days from the date of this letter. All comments and changes received during this review period will be incorporated, as appropriate, before the FIRM and FIS report become effective.

We reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision [LOMRs]) for your community will be superseded when the FIRM becomes effective. According to our records, no LOMCs have been issued for your community.

After the CCO Meeting, we will initiate a statutory 90-day appeal period for certain communities within Utah County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the Preliminary FIRM. If your community is identified as requiring an appeal period, we will send you a letter approximately 2 weeks before the start of the 90-day appeal period to detail the appeal process. The letter will forward information regarding notifications to be published in the *Federal Register* and local newspaper(s) and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO Meeting.

After the 30-day review and appeal periods have ended and we have addressed all comments/appeals, we will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for your community will become effective approximately 7 to 10 months later. Before the effective date, you will be notified in writing of the official FIRM and FIS report effective date and asked to adopt floodplain ordinances or modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you or other community officials have any questions regarding floodplain ordinances, you may raise them with our FEMA Regional Office or you may discuss those issues with your State NFIP Coordinator. Several months before the effective date, we will mail one set of printed copies of the finalized FIRM and FIS report and digital copies of the map and report products.

Your community's comments on the Preliminary FIRM panels and FIS report are an important part of our review process, and we will consider them carefully before we publish the FIRM and FIS report in their final form. If you have any questions regarding the Preliminary copies of the FIRM and FIS report, please contact the Consultation Coordination Officer designated for your community by telephone at (303) 235-4830. If you have general questions about mapping issues, please call our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or e-mail our FMIX staff at FEMAMapSpecialist@riskmapcds.com.

Sincerely,



Patrick "Rick" F. Sacbibit, P.E.
Chief, Engineering Services Branch
Risk Management Directorate | Resilience

Enclosures:

Preliminary FIS Report and FIRM panels

cc: Naseem Ghandour, Engineer Director/City Engineer, City of Vineyard
Community Map Repository
Tracie Harrison, State NFIP Coordinator
Jamie Huff, State Risk MAP Program Manager
Margaret Doherty, FEMA Region VIII Risk MAP Specialist
Matt Buddie, FEMA Region VIII FM&I Specialist

bcc: Regional Director RVIII-MT
AECOM Case File
FEDD File



FEMA

December 23, 2025

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:
19P

The Honorable Julie Fullmer
Mayor, City of Vineyard
125 South Main Street
Vineyard, UT 84059

Community Name: City of Vineyard,
Utah County,
Utah
Community No.: 490261
Map Panels Affected: See FIRM Index

Dear Mayor Fullmer:

This is to notify you of the final flood hazard determination for Utah County, Utah and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal period that was initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper has elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on June 23, 2026. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(e) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This

includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(e);
2. Adopting all the standards of 44 CFR Part 60.3(e) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(e).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(e) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

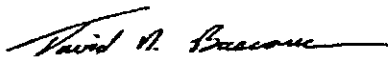
To assist your community in maintaining the FIRM, we reviewed our records to determine if any previous Letters of Map Change (LOMCs) (i.e., Letters of Map Amendment, Letters of Map Revision) will be superseded when the revised FIRM becomes effective. According to our records, no LOMCs were issued previously.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes, insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at

(877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Tracie Harrison, BS, CFM, NFIP State Coordinator for Utah by telephone at (385) 499-2077. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 8 at (303) 235-4975 for assistance. If you have any questions concerning mapping issues in general, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>.

Sincerely,



David N. Bascom, Acting Director
Engineering and Modeling Division
National Flood Insurance Program, Resilience

cc: Community Map Repository
Naseem Ghandour, Engineer Director and City Engineer, City of Vineyard



Vineyard City's Floodplain Regulation Update

(National Flood Insurance Program Compliance)

City Council
May 12, 2026



Naseem Ghandour, P.E., GC
Public Works Director
City Engineer

Justine Marshall, CFM
Floodplain Manager


1

Purpose

- Required to stay compliant with FEMA & NFIP
- Keeps the City eligible for:
 - Flood insurance
 - Federal disaster funding
 - Grants
- Protects:
 - Public safety
 - Property
 - Infrastructure





Lifecycle of a Floodplain Mapping Project



The Risk MAP Project Lifecycle centers around sustainability and collaboration between FEMA and communities through community outreach, education, and risk communication.

[Process Slide Show](#) [Process Timeline](#)



2

What is a Flood?

Flood Definition (FEMA)

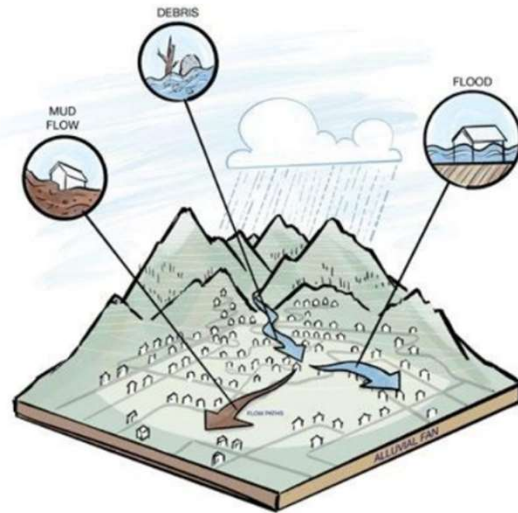
- Temporary flooding of normally dry land affecting:
 - 2 or more acres, or
 - 2 or more properties (including the insured property)

Caused by:

- Overflow of rivers, lakes, or tidal waters
- Rapid runoff or accumulation of surface water
- Mudflows caused by flooding
- Shoreline collapse or erosion from flood-related wave action

Purpose:

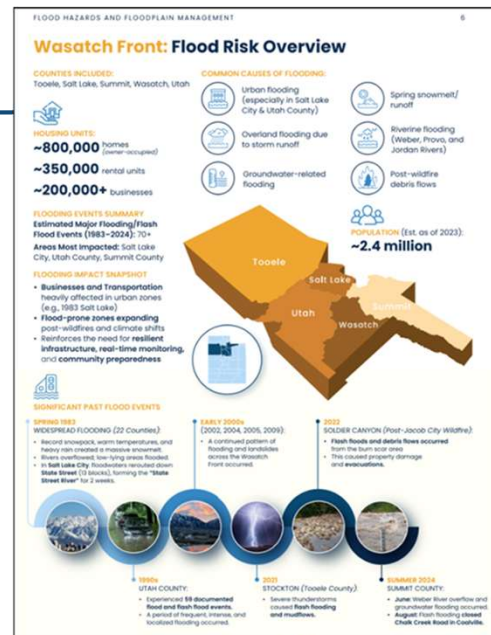
- Defines conditions eligible under FEMA/NFIP flood regulations and insurance programs



3

What Is Floodplain Management

- Regulations that guide development in flood-prone areas
- Focuses on:
 - Reducing flood risk
 - Protecting structures
 - Managing long-term growth
- Floodplain management reduces:
 - Loss of life
 - Property damage
 - Public costs

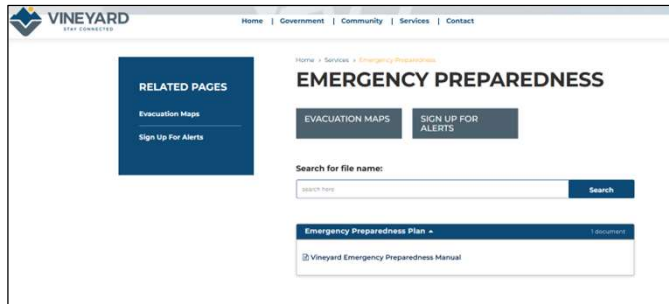


4

This is Not Emergency Preparedness and Response



What's in YOUR Disaster Supply Kit?



12 Areas of Preparedness

- Shelter, Clothing & Fire
- Water Storage & Treatment
- Food and Nutrition
- Hygiene & Sanitation
- Light & Power
- First Aid & Well-Being
- Communication
- Safety & Security
- Tools & Personal Items
- Cooking
- Important Documents & Money
- Transportation & Navigation

Get preparedness tips by email that you can use and share



5

What Triggered This Update

- New Utah Lake Flood Hazard Analysis
- Updated FEMA data & modeling
- Changes include:
 - Lake levels
 - Wave action
 - Flood elevations
- Evaluates:
 - 1% annual chance (100-year flood)
 - 0.2% annual chance (500-year flood)

FLOOD HAZARDS AND FLOODPLAIN MANAGEMENT

Historic Flooding and Flooding Disaster Declarations in Utah

- PRE-1950**
 - JULY 4, 1934: Colorado River flood (greater than 100-year event) due to rapid snowmelt + rainfall.
 - APRIL 13, 1923: Flooding in tributaries to the Great Salt Lake (Ogden to Salt Lake City) from intense thunderstorms.
 - 7 deaths, \$3 million in damages.
 - APRIL 26, 1952: Severe flooding from recent snowpack melt on several rivers (e.g., Strawberry, Ogden, Provo).
 - 2 deaths (drowning accidents), \$3.4 million in damage (\$1M in Salt Lake City).
 - Flood disaster declared in central and north-central Utah.
- 1950 - 1975**
 - JUNE 16, 1953: Flooding on the Ashley Creek and streams near Kanab and Tropic from 3 days of rain on deep snowpack.
 - 7 deaths, \$10,000 in damage.
 - DECEMBER 6-7, 1956: Flooding on the Virgin and Santa Clara Rivers due to up to 12 inches of rain over 4 days.
 - Damage totaled \$1.4 million.
 - AUGUST 1-2, 1958: Flooding along the Cottonwood Wash and nearby tributaries to the San Juan River from thunderstorms after 11 days of rain.
 - SEPTEMBER 5-7, 1970: The San Juan River and tributaries (Machero Creek to Canyon) flooded from record-breaking rain.
 - 2 deaths, \$700,000 in damage.
- 1975 - 2000**
 - AUGUST 27, 1972: The Vermion Creek flooded due to locally intense thunderstorms.
 - UTAH'S FEDERAL DISASTER FLOOD DECLARATIONS:
 - APRIL 30-JUNE 25, 1983: Record snowmelt caused major flooding in multiple rivers and creeks. \$52M in damages, presidential disaster declared.
 - APRIL 13, 1983: Severe storms, landslides, and flooding occurred.
 - APRIL 17-JUNE 20, 1984: Above-average snowpack caused flooding across several rivers. \$4M in damages.
 - MAY 22, 1984: The Sevier Lake filled to 35 feet deep after being nearly dry since -1980 due to runoff exceeding reservoir capacity.
 - AUGUST 17, 1984: Severe storms, mudslides, landslides, and flooding occurred.
 - FEBRUARY 12 - FEBRUARY 22, 1985: Heavy rains, snowmelt, and flooding occurred.
 - JANUARY 1, 1989: A lake failure and flash flooding occurred.
 - 2000-2005:
 - JANUARY 10, 2005: The Santa Clara & Virgin Rivers flooded after weeks of rain; 30 homes damaged, 1 death, \$300M in damages, presidential disaster declared.
 - APRIL 29-JUNE 29, 2005: Snowmelt and rain caused flooding and landslides; \$2.9M in damages, disaster declared in 9 counties + 2 tribes.
 - 2005-2010:
 - JULY 15, 2009: A landslide in Logan blocked canal, destroyed homes; 3 deaths, 8 homes damaged.
 - JUNE 2009: Snowmelt and rain caused nearly \$M in damage statewide.
 - DECEMBER 20 - DECEMBER 24, 2010: Winter storms caused Southern Utah flooding; \$5M in damage, presidential disaster declared.
 - 2010-2015:
 - APRIL 18-JULY 16, 2011: Record snowpack and rain led to major flooding; \$2.7M in damages, disaster declared for 18 counties + 1 tribe.
 - SEPTEMBER 19, 2012: Severe storm, and flooding occurred.
 - SEPTEMBER 12, 2012: The Laub Reservoir Dam broke; 66 homes & 18 businesses were damaged; \$3.9M in infrastructure damage.
 - 2015-2020:
 - FEBRUARY 2 - FEBRUARY 7, 2017: A severe winter storm and flooding occurred.
 - MAY 1 - MAY 27, 2023: Flooding occurred.



6

Vineyard Specific Update

Utah Lake Proximity Risk

- Flooding impacts:
 - Shoreline properties
 - Infrastructure
 - Public access areas
- Flood elevations vary due to:
 - Wind setup
 - Wave runup

What the City Is Required to Do

- Adopt updated floodplain regulations
- Regulate development in flood areas
- Ensure structures are:
 - Elevated
 - Protected
- Issue floodplain development permits
- Consider:
 - Public safety
 - Development impacts
 - Compliance



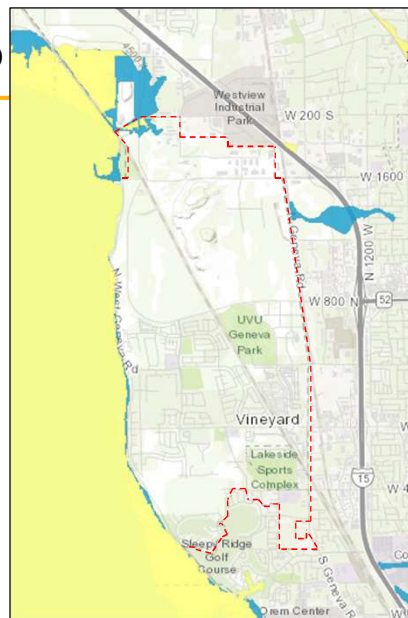
7

Proposed Flood Map

2026 Preliminary Map
Located on Utah County GIS site

Flood Hazard Areas

- Along Lake Shoreline
- Vineyard Beach
- Lindon Marina
- Lakeside Powerplant



Utah County Hazards

Flooding Hazards
(2026 Preliminary Data)

This preliminary data shows different degrees of flood risk. The 100-year flood zone (A, AE, AH, AO) has a 1% annual chance of flooding (a 26% chance of flooding during a 30 year period) and a 500-year flood zone has a 0.2% annual chance of flooding.

Other forms of flooding for instance from insufficient or overwhelmed storm water systems are not reflected on this map.

This map is preliminary and only a reference please visit the FEMA website for the current FIRM maps and Letters of Map Change (LOMC).

FEMA Flood Map Service Center
MAG Hazard Plan

Source: <https://utahcounty.maps.arcgis.com/>



8

DRAFT**Vineyard Floodplain Ordinance - Development Requirements**

- **Proposed Ordinance to City Council on June 2, 2026**
- **Aligns Vineyard City with the National Flood Insurance Program (NFIP)** to maintain eligibility for federally backed flood insurance.
- **Adopts FEMA Flood Maps (effective June 23, 2026)** as the regulatory basis for floodplain management.
- **Requires a Floodplain Development Permit** for any development in flood hazard areas.
 - Structures in flood zones must be at \geq 1 foot above Base Flood Elevation
 - Be designed to resist flood forces (hydrostatic/hydrodynamic loads).
 - Use flood-resistant materials and utilities.
 - Floodplain impacts are controlled by limiting fill, grading, and obstructions



9

DRAFT**Vineyard Floodplain Ordinance - Administration & Enforcement**

- Public Works Director (or designee) designated as Floodplain Administrator.
- City responsible for:
 - Reviewing development proposals
 - Maintaining floodplain records and elevation data
 - Coordinating with FEMA and state agencies
- Enforcement tools include:
 - Stop work orders
 - Fines up to \$1,000/day and/or jail time for violations



10

Public Process

Public Comment Period:
May 1–31, 2026
 Planning Commission:
May 6, 2026
 City Council:
June 2, 2026
June 16, 2026

- Public can:**
1. Submit comments
 2. Attend meetings
 3. Speak in person

The collage features several key documents:

- A website header for the Utah Division of Emergency Management / Risk MAP Program.
- A map of Vineyard, Utah, with various floodplains highlighted in different colors (blue, orange, green).
- A document titled 'ORDINANCE 2024-06 FLOOD DAMAGE PREVENTION ORDINANCE' with sections for 'ARTICLE I STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE AND METHODS' and 'SECTION A. STATUTORY AUTHORIZATION'.
- A public comment poster for 'SHARE YOUR THOUGHTS ON VINEYARD'S FLOODPLAIN REGULATION UPDATE' with options for 'PUBLIC INPUT MEETING', 'ONLINE', 'EMAIL', and 'MAIL'.

11

What We're Hearing from the Public (Across Utah)

“The map is hard to use”

FEMA tools can be confusing

👉 *That's why we use the Utah County Floodplain Map*

“Do I have to Get Flood Insurance?”

Typically required only if: Property is in floodplain

AND there is a federally backed mortgage

👉 *The City does NOT require flood insurance & lenders do*

“Which map should I look at?”

Updated Map Effective June 23, 2026

Will regulate future development

👉 *Updated Map is what matters going forward.*

“Why is this changing?”

This is NOT a policy change

It is updated FEMA data Better modeling Utah Lake-specific risks

👉 *We're not increasing risk, We're better understanding it*

“Can the City fix this?”

Floodplain maps reflect real-world risk

Infrastructure must meet strict FEMA standards

Even with improvements Risk does not go to zero Floodplain may still exist

👉 *Regulations are based on risk, not just infrastructure*

12

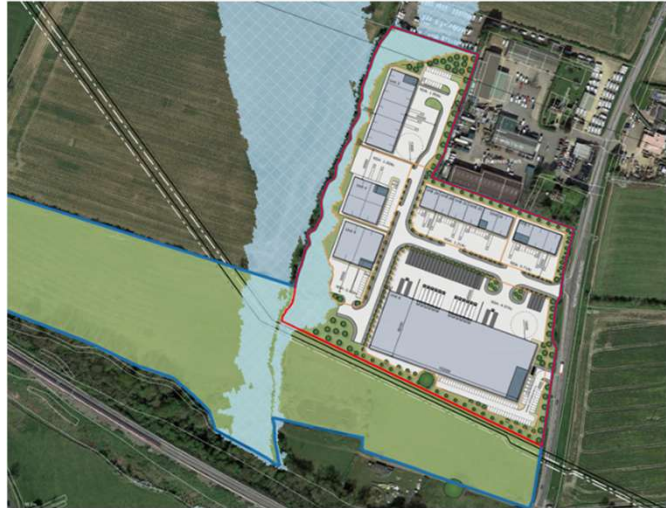
What This Means for Vineyard

Future Development must:

- Meet elevation requirements
- Avoid increasing flood risk
- Be designed for:
 - Flood resistance
 - Safe access

Public Impact:

- Changes to flood zones
 - New building requirements
for *new* building permits
 - Potential insurance impacts
- 👉 **Not all properties are affected**



Example of flood mapping on Development Site Plan



13

Council Takeaways

This ordinance is a required compliance measure tied to FEMA flood map updates.

Impacts to the City:

- **Protects infrastructure investments** (roads, utilities, bridges).
- Ensures **continued access to flood insurance** and federal funding eligibility.
- **Provides clear regulatory framework** for development in flood-prone areas.
- **Shifts risk mitigation to upfront design and construction**, rather than post-disaster costs.

Adoption:

- **Keeps the City in good standing with National Flood Insurance Program.**
- **Reduces long-term financial and safety risks.**
- **Establishes clear, enforceable development standards.**

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Thank You & Questions



Naseem Ghandour, P.E., GC
Public Works Director
City Engineer

Justine Marshal, CFM
Floodplain Manager



VINEYARD CITY COUNCIL STAFF REPORT

Meeting Date: June 23, 2026

Agenda Item: Approve Ordinance 2026-09, Stormwater Management Code Update (Naseem Ghandour)

Department: Public Works

Presenter: Kinsli McDermott, Patrick James

Background/Discussion:

The ordinance establishes clear authority for stormwater management, enforcement of illicit discharge prohibitions, oversight of construction stormwater, post-construction stormwater management requirements, utility administration, and long-term maintenance obligations necessary to protect public infrastructure, water quality, and public health.

Adoption of the ordinance is required by the Utah Department of Water Quality to ensure the City's ability to maintain compliance with its MS4 permit and provides a modern regulatory framework for managing stormwater in a rapidly growing community.

Background

Vineyard City operates a regulated Municipal Separate Storm Sewer System (MS4) under the Utah Pollutant Discharge Elimination System (UPDES) program.

As a permittee under the UPDES Small MS4 Permit, the City is required to implement and maintain programs addressing:

- Public education and outreach;
- Public participation;
- Illicit discharge detection and elimination (IDDE);
- Construction stormwater management;
- Post-construction stormwater management; and
- Pollution prevention and good housekeeping.

Recent permit updates and continued community growth have increased the need for a comprehensive stormwater ordinance that clearly establishes authority, responsibilities, enforcement mechanisms, and development requirements.

The proposed ordinance consolidates and updates stormwater regulations into a single chapter designed to support permit compliance and long-term stormwater system management.

The proposed amendment to the ordinance updates Chapter 7.08 to:

- Establish authority for administration of the City's stormwater utility and enterprise fund.
- Prohibit and enforce against illicit discharges and illicit connections.
- Regulate construction stormwater activities through permitting, inspections, and erosion

control requirements.

- Require long-term stormwater management plans and maintenance of permanent stormwater facilities.
- Establish inspection, enforcement, cost recovery, and appeals procedures.
- Adopt stormwater design and management standards consistent with UPDES permit requirements and state law.

Adoption of the ordinance will:

- Improve protection of Utah Lake and local waterways.
- Reduce risks associated with flooding, erosion, and pollutant discharges.
- Provide clear authority for stormwater inspections and enforcement.
- Improve consistency in development review and construction oversight.
- Establish long-term maintenance accountability for stormwater facilities.
- Support continued compliance with UPDES MS4 permit requirements.
- Protect public investments in stormwater infrastructure.

Fiscal Impact:

No immediate budget amendment is required as part of this ordinance adoption.

Recommendation:

Staff recommends that the City Council conduct the public hearing and adopt Ordinance 2026-#, amending Chapter 7.08 of the Vineyard City Municipal Code regarding stormwater management.

Sample Motion:

"I move that the City Council close the public hearing and adopt Ordinance 2026-# amending Chapter 7.08 of the Vineyard City Municipal Code"

Attachments:

1. ORDINANCE NO 2026-09 Stormwater
2. Public Hearing Notice - Municipal Code Chapter 7-08
3. Public Works - Stormwater Ordinance Presentation - 06232026
4. Utah DWQ-2026-002667
5. EPA Stormwater Phase II Final Rule Factsheet 2.0 Small MS4 Overview

VINEYARD CITY ORDINANCE NO. 2026-09

AN ORDINANCE AMENDING TITLE 7 OF THE VINEYARD CITY MUNICIPAL CODE BY ADOPTING CHAPTER 7.08, STORMWATER MANAGEMENT; ESTABLISHING REGULATIONS FOR STORMWATER QUALITY AND QUANTITY CONTROL; CREATING A STORMWATER UTILITY; PROVIDING FOR ENFORCEMENT; AND RELATED MATTERS

WHEREAS, Vineyard City (the “City”) is a municipal corporation organized under the laws of the State of Utah; and

WHEREAS, the City operates a Municipal Separate Storm Sewer System (MS4) and is subject to the Utah Pollutant Discharge Elimination System (UPDES) permit program under the Clean Water Act; and

WHEREAS, urban development and land disturbance activities increase stormwater runoff and pollutant discharge, thereby posing risks to public health, safety, infrastructure, and water quality; and

WHEREAS, the City Council finds it necessary and appropriate to adopt comprehensive stormwater regulations to comply with federal and state law and to protect the public welfare;

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

SECTION 1. ADOPTION OF CHAPTER 7.08

Title 7 of the Vineyard City Municipal Code is hereby amended by adopting **Chapter 7.08 – Stormwater Management**, to read as follows:

CHAPTER 7.08 – STORMWATER MANAGEMENT

7.08.010 Purpose and Intent

A. Findings

The City Council finds that increased stormwater runoff from urbanization and development contributes to flooding, erosion, infrastructure degradation, and pollutant discharge into the MS4 and receiving waters. Pollutants transported by stormwater degrade water quality and threaten public health and the environment.

Effective stormwater management is necessary to comply with the Clean Water Act and UPDES permit requirements. This Chapter shall be interpreted consistent with the City’s UPDES MS4 permit.

B. Purpose

The purpose of this Chapter is to:

1. Protect and enhance stormwater quality;
2. Prohibit illicit discharges;
3. Regulate construction and post-construction stormwater;
4. Establish stormwater management requirements;
5. Enable compliance with UPDES and federal regulations;
6. Provide inspection and enforcement authority;
7. Establish planning and maintenance requirements;
8. Create a fair stormwater fee system;
9. Protect property and infrastructure;
10. Promote BMPs and Low Impact Development (LID).

C. Authority

This Chapter is adopted pursuant to Utah law authorizing municipalities to regulate stormwater, require permits, enforce compliance, and assess fees.

D. Administration

The **City Engineer**, or designee, shall administer and enforce this Chapter. Nothing herein shall impose liability on the City for damages.

7.08.020 Definitions

All terms provided in the submitted text are hereby adopted in full and incorporated into this Chapter by reference, including but not limited to:

- “BMPs,” “MS4,” “Illicit Discharge,” “LID,”
- “SWPPP,” “LTSWMP,”
- “Land Disturbing Activity,”
- “Person,” “Waters of the State,”
and all other definitions contained in the provided language.

7.08.030 Stormwater Sewer Utility

The City hereby:

1. Establishes a Stormwater Utility;
2. Creates a Stormwater Enterprise Fund for all revenues;
3. Imposes stormwater service fees on developed properties;
4. Provides for billing, collection, appeals, and enforcement of fees as described in the adopted text.

7.08.040 Applicability

This Chapter applies to all land, persons, and activities impacting stormwater within the City, including:

- Land disturbance
- Construction and redevelopment
- Discharges to the MS4
- Stormwater control measures

All provisions shall be interpreted to remain consistent with Utah law and UPDES requirements.

ILLICIT DISCHARGE DETECTION AND ELIMINATION (IDDE)

7.08.100 – 7.08.140

The City hereby adopts in full the provisions governing:

- Prohibition of illicit discharges and connections
- Allowable discharges
- Dumping restrictions
- IDDE program implementation
- Inspection and monitoring
- Response, enforcement, and cost recovery

These sections are incorporated as provided in the submitted text and shall be enforceable as City law.

CONSTRUCTION STORMWATER (MCM4)

7.08.200 – 7.08.270

The City adopts all provisions requiring:

- Land Disturbance Permits (LDP)
- UPDES permit coverage
- SWPPP preparation
- BMP implementation
- Inspections and enforcement escalation
- Restricted use of collected fines

All provisions are adopted as provided and enforceable under this ordinance.

POST-CONSTRUCTION STORMWATER MANAGEMENT (MCM5)

7.08.300 – 7.08.330

The City adopts all requirements governing:

- Long-Term Stormwater Management Plans (LTSWMP)
- LID feasibility analysis
- Retention standards
- Inspection and maintenance obligations
- Enforcement authority

These provisions are incorporated in full.

GENERAL ENFORCEMENT AND ADMINISTRATION

7.08.500 – 7.08.540

The City adopts full authority for:

- Enforcement actions
- Administrative penalties
- Cost recovery
- Appeals procedures

- Severability
- No private right of action

EXISTING CONDITIONS AND WAIVERS

7.08.600 – 7.08.610

The City adopts provisions addressing:

- Existing developments
- Corrective actions
- Inspection authority
- Waiver standards and criteria

SUPPORTING PROGRAM ELEMENTS

7.08.700 – 7.08.710

The City adopts requirements for:

- Clean streets and pollution prevention
- Construction site responsibilities
- Stormwater system design standards
- Adoption by reference of engineering manuals

SECTION 2. INCORPORATION BY REFERENCE

All detailed provisions provided in the Stormwater Code Update text submitted with this ordinance are hereby incorporated in full as if set forth verbatim, and shall control in the event of summary ambiguity.

SECTION 3. SEVERABILITY

If any provision of this Ordinance is held invalid, the remaining provisions shall remain in full force and effect.

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect immediately upon:

- Adoption by the Vineyard City Council; and
- Publication or posting as required by Utah law.

SECTION 5. REPEALER

All ordinances or parts thereof inconsistent with this Ordinance are hereby repealed to the extent of such inconsistency.

PASSED AND ADOPTED by the Vineyard City Council this ____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	YES	NO	ABSENT	ABSTAIN
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____



VINEYARD CITY PUBLIC HEARING NOTICE

Municipal Code Amendments – Stormwater (Chapter 7.08)

Notice is hereby given that the Vineyard City Council will hold a public hearing to consider proposed amendments to **Chapter 7.08 – Stormwater Management** of the Vineyard City Municipal Code.

Hearing Information

Date: June 23, 2026

Time: 6 pm

Location: Vineyard City Hall, 125 S Main

Summary of Proposed Changes

The proposed amendments update the City's stormwater regulations to:

- Protect water quality and public health;
- Ensure compliance with UPDES (MS4) permit requirements and the Clean Water Act;
- Establish a stormwater utility and service fees;
- Prohibit illicit discharges and regulate connections to the storm drain system;
- Regulate construction activities, including Land Disturbance Permits (LDP) and SWPPP requirements;
- Require post-construction stormwater management plans (LTSWMP) and long-term maintenance;
- Provide enforcement authority, inspections, penalties, and cost recovery.

Public Comment

All interested persons are invited to attend and provide comment. Written comments may be submitted prior to the hearing to Robin Bond at robinr@vineyardutah.gov.

The full text of the proposed amendments is available at Vineyard City Hall and online at: www.vineyardutah.gov [Agendas and Minutes](#) .

Published: June 4, 2026

By: Robin Bond
City Recorder, Vineyard City

April 2026 Vineyard City Municipal Code Updates

7.08 Stormwater Management

7.08.010 Purpose and Intent

A. Findings

The City finds that urbanization and development increase stormwater runoff, which may cause flooding, erosion, infrastructure degradation, and the discharge of pollutants into the municipal separate storm sewer system (MS4) and receiving waters. Pollutants transported by stormwater runoff, including sediment, nutrients, metals, hydrocarbons, and other contaminants, can degrade water quality and pose risks to public health, safety, and the environment.

The City further finds that effective stormwater management is necessary to protect property, maintain infrastructure, preserve water quality, and ensure compliance with applicable federal and state regulations, including the Clean Water Act and Utah Pollutant Discharge Elimination System (UPDES) permit requirements.

This Chapter shall be interpreted and implemented in a manner consistent with the requirements of the City's UPDES MS4 permit, as amended.

B. Purpose

The purpose of this Chapter is to:

1. Protect, maintain, and enhance the quality of stormwater and receiving waters within Vineyard City;
2. Prohibit illicit discharges and reduce and prevent pollutant discharges to the municipal separate storm sewer system (MS4);
3. Regulate stormwater runoff from construction activities, illicit discharges, and post-construction stormwater management systems;
4. Establish requirements for the control, management, and treatment of stormwater runoff to protect public health, safety, and welfare;
5. Enable the City to comply with the requirements of the UPDES Small MS4 Permit and applicable federal and state regulations, including 40 CFR 122.26;
6. Establish legal authority for the City to inspect, monitor, and enforce compliance with stormwater regulations;

7. Provide for the planning, design, construction, operation, and maintenance of stormwater facilities;
8. Establish a system of fees and charges sufficient to fund the operation, maintenance, and improvement of the stormwater system in a fair and equitable manner;
9. Protect public infrastructure and reduce risks to life and property associated with stormwater runoff;
10. Support long-term stormwater management through the implementation of best management practices (BMPs), low impact development (LID), and maintenance of stormwater control measures.

C. Authority

This Chapter is adopted pursuant to the authority granted to municipalities under Utah law, including the authority to:

1. Regulate the planning, design, construction, operation, and maintenance of stormwater facilities;
2. Adopt and enforce regulations to control stormwater quantity and quality;
3. Require permits and approvals for stormwater-related activities;
4. Prohibit illicit discharges and regulate connections to the MS4;
5. Inspect properties and require corrective actions to ensure compliance;
6. Establish and collect fees for stormwater services and programs;
7. Enforce violations through administrative, civil, or criminal remedies as authorized by law.

D. Administration

The City Engineer, or designee, shall administer and enforce the provisions of this Chapter.

Nothing in this Chapter shall relieve any person from responsibility for damage to other persons or property, nor impose liability upon the City, its officers, agents, or employees for such damages.

7.08.020 Definitions

For the purposes of this Chapter, the following words and phrases shall have the meanings set forth below. Words used in the singular shall include the plural, and the plural shall include the singular. The word “shall” is mandatory and the word “may” is permissive. Terms not defined herein shall be interpreted according to their common and ordinary meaning.

A. General Definitions

“As-Built Plans” means drawings depicting conditions as they were actually constructed.

“Applicant” means a person who is conducting or proposing to conduct land-disturbing activity and is seeking permit approval under this Chapter or applicable UPDES permits.

“Best Management Practices (BMPs)” means schedules of activities, prohibitions of practices, maintenance procedures, and structural and non-structural controls designed to prevent or reduce the discharge of pollutants to the municipal separate storm sewer system (MS4), consistent with applicable federal, state, and local requirements.

“City” means Vineyard City.

“City Engineer” means the City Engineer of Vineyard City or authorized designee.

“Contaminant” means any physical, chemical, biological, or radiological substance present in water.

“Designee” means an individual authorized in writing by the City Engineer to carry out specific duties under this Chapter.

“Discharge” means any release, spill, leak, pump, pour, emit, empty, or dump of any material into the MS4 or waters of the state.

“Erosion” means the removal of soil particles by wind, water, ice, or other natural or human-induced forces.

“Illicit Connection” means any unauthorized connection to the MS4, including connections from indoor drains, sanitary sewer systems, or industrial systems.

“Illicit Discharge” means any discharge to the MS4 that is not composed entirely of stormwater, except for discharges specifically authorized under this Chapter.

“Land Disturbing Activity” means any activity that results in a change in the existing soil cover or topography, including clearing, grading, excavation, demolition, or construction.

“Low Impact Development (LID)” means structural or natural engineered systems that manage stormwater close to its source using processes such as infiltration, evapotranspiration, or reuse, consistent with state law.

“Maintenance” means any activity required to ensure that a stormwater facility or BMP continues to function as designed.

“Municipal Separate Storm Sewer System (MS4)” means the conveyance system owned or operated by the City for collecting and conveying stormwater, including streets, gutters, ditches, storm drains, and channels.

“Maximum Extent Practicable (MEP)” means the implementation of stormwater management measures that are technically feasible, cost-effective, and appropriate for site conditions, in accordance with applicable UPDES permit requirements. MEP requires consideration of site-specific constraints, including soil conditions, groundwater, topography, existing infrastructure, and other relevant factors, and the use of Low Impact Development (LID) practices where feasible.

“Operator” means the person responsible for overall construction site operations, including compliance with stormwater requirements.

“Permittee” means the City as the operator of the municipal separate storm sewer system (MS4) authorized under a UPDES permit.

“Pollutant” means any substance that alters the physical, chemical, or biological properties of water, including sediment, nutrients, metals, hydrocarbons, chemicals, waste materials, and debris.

“Stormwater” means runoff from precipitation, snowmelt, surface runoff, and drainage.

“Stormwater Pollution Prevention Plan (SWPPP)” means a written document required under UPDES permits that identifies potential sources of stormwater pollution and describes measures to reduce pollutants in stormwater discharges.

“Utah Pollutant Discharge Elimination System (UPDES)” means the state program for issuing permits and regulating discharges under the Clean Water Act.

B. Construction Stormwater Definitions

“Construction Stormwater Permit” means a permit issued under UPDES for construction activities that disturb one acre or more, or are part of a common plan of development.

“Common Plan of Development” means a contiguous area where multiple construction activities may occur under a unified plan.

“Electronic Site Inspection” means a site inspection conducted using geo-located, time-stamped photographic documentation in accordance with state requirements.

“Immediate Threat” means a condition where pollutants are actively discharging into a waterbody.

“Imminent Threat” means a condition where pollutants are likely to discharge into a waterbody within a short period of time, typically 48 hours.

“Oversight Inspection” means an inspection conducted by the City to verify compliance with construction stormwater requirements.

“Stormwater Prevention Plan” means the same as Stormwater Pollution Prevention Plan (SWPPP).

C. Post-Construction Definitions

“Long-Term Stormwater Management Plan (LTSWMP)” means a plan that identifies permanent stormwater control measures and outlines long-term maintenance responsibilities.

“Stormwater Control Measure” means any structural or non-structural BMP designed to manage stormwater runoff after construction.

“Maintenance Agreement” means a recorded document that establishes responsibility for long-term operation and maintenance of stormwater facilities.

D. Additional Terms

“Person” means any individual, partnership, corporation, association, governmental entity, or other legal entity.

“Waters of the State” means all surface and ground waters within the jurisdiction of the State of Utah.

“Watershed” means the land area that contributes runoff to a common waterbody.

7.08.030 Stormwater Sewer Utility

A. Findings

The City finds that inadequate management of stormwater runoff may result in flooding, erosion, infrastructure damage, and degradation of water quality, posing risks to public health, safety, welfare, and property. Effective operation, maintenance, and regulation of stormwater systems are necessary to mitigate these impacts.

All constructed stormwater facilities and conveyances, together with natural drainage systems within the City, to the extent permitted by law, are considered part of the City's stormwater system.

B. Stormwater Utility Established

There is hereby established a stormwater utility for the purpose of managing, operating, maintaining, and improving the City's stormwater system and ensuring compliance with applicable federal, state, and local regulations.

C. Stormwater Enterprise Fund

There is hereby established a Stormwater Utility Enterprise Fund. All revenues generated from stormwater service charges and related fees shall be deposited into this fund.

Funds shall be used solely for the administration, planning, design, construction, inspection, operation, maintenance, repair, and improvement of the stormwater system, including water quality programs and compliance with MS4 permit requirements.

D. Rates and Charges

Stormwater service fees are hereby imposed on all developed parcels within the City.

Rates and charges shall be established in accordance with the City's adopted fee schedule and shall be based on factors including, but not limited to:

- Impervious surface area;
- Runoff characteristics;
- Demand placed on the stormwater system.

Such rates shall be fair, equitable, and sufficient to support the stormwater utility.

E. Billing and Collection

1. Billing

Stormwater service charges shall be billed to the property owner or responsible party. Charges may be included on combined utility bills or issued separately, as determined by the City.

2. Collection

Stormwater service charges constitute a debt owed to the City. Delinquent charges may be collected through all lawful means, including service termination where authorized, civil action, or transfer of unpaid balances to other utility accounts associated with the same responsible party.

Utility services may be withheld or discontinued for failure to pay outstanding charges, consistent with City policy and applicable law.

F. Appeals of Charges

Any person who believes a stormwater service charge has been incorrectly applied may submit a written appeal to the City Engineer or designee within twenty (20) days of the billing date.

The City Engineer shall review the appeal and determine whether an adjustment is warranted based on the City's adopted fee structure.

Decisions may be appealed to the City Council within twenty (20) days of the decision. The decision of the City Council shall be final, subject to applicable law.

Nothing in this section shall be construed to create a right to judicial review where none otherwise exists.

7.08.040 Applicability

A. General Applicability

This Chapter shall apply to all properties, activities, and persons within Vineyard City that may impact stormwater quality or discharge to the municipal separate storm sewer system (MS4).

This includes, but is not limited to:

- Land disturbing activities;
- Construction and redevelopment projects;
- Stormwater discharges;
- Post-construction stormwater control measures;
- Activities that may result in illicit discharges or connections.

B. Regulated Activities

The provisions of this Chapter apply to:

1. Any person or entity that discharges or causes to be discharged stormwater or pollutants into the MS4;
2. Any person or entity conducting land disturbing activities, regardless of whether the activity requires coverage under a UPDES Construction General Permit (CGP) or Common Plan Permit (CPP);
3. Any property owner or operator responsible for the installation, operation, or maintenance of stormwater control measures;
4. Any person or entity creating, maintaining, or contributing to an illicit discharge or illicit connection;
5. Any person or entity subject to a City-issued Land Disturbance Permit (LDP).

C. Relationship to Other Requirements

Compliance with this Chapter does not relieve any person from the responsibility to comply with all applicable federal, state, and local laws, including UPDES permit requirements.

Where conflicts exist, the more restrictive requirement shall apply, except where prohibited by state law. Where conflicts exist, the applicable requirement shall be interpreted in a manner consistent with state law and UPDES permit requirements.

D. Consistency with State Law

The requirements of this Chapter are intended to be consistent with and shall not exceed the minimum requirements of applicable UPDES permits and state law.

Nothing in this Chapter shall be interpreted to require more stringent stormwater runoff controls than those required under Utah law.

E. Exemptions

The City Engineer may establish exemptions or waivers for specific activities where such exemptions are consistent with applicable law and do not pose a risk to water quality or the stormwater system.

F. Authority

The City shall have the authority to administer, implement, and enforce the provisions of this Chapter as necessary to protect water quality, public health, safety, and welfare.

Illicit Discharge Detection & Elimination (MCM3)

7.08.100 Illicit Discharges and Connections

A. Applicability

This section applies to all discharges to the municipal separate storm sewer system (MS4) within Vineyard City.

B. Prohibition of Illicit Discharges

No person shall discharge or cause to be discharged any illicit discharge into the MS4.

The commencement, conduct, or continuance of any non-stormwater discharge to the MS4 is prohibited, except as expressly allowed under this section.

C. Allowable Non-Stormwater Discharges

The following non-stormwater discharges are allowed, provided they are not significant contributors of pollutants:

- Water line flushing;
- Landscape irrigation or lawn watering;
- Diverted stream flows;
- Rising groundwater;
- Uncontaminated groundwater infiltration;
- Uncontaminated pumped groundwater;
- Foundation drains and crawl space pumps;
- Air conditioning condensation;
- Springs;
- Natural riparian habitat or wetland flows;
- Dechlorinated swimming pool discharges;
- Emergency firefighting activities;
- Other similar uncontaminated discharges as determined by the City Engineer.

The City Engineer may approve additional non-stormwater discharges in writing where necessary to protect public health and safety.

Discharges authorized under a valid UPDES permit are allowed, provided the discharge is in full compliance with the permit and applicable laws.

D. Prohibition of Illicit Connections

The construction, use, maintenance, or continued existence of illicit connections to the MS4 is prohibited.

This includes connections made in the past, regardless of whether they were permissible at the time of construction.

E. Prohibited Dumping

It is unlawful for any person to dump or deposit any pollutant into the MS4, including but not limited to:

- Debris;
- Petroleum products;
- Chemicals, paints, pesticides, or herbicides;
- Concrete or construction materials;
- Solid or liquid waste;
- Hazardous materials;
- Human or animal waste.

F. Best Management Practices (BMPs)

The City may require any person responsible for a property or activity that may contribute to an illicit discharge to implement BMPs necessary to prevent or eliminate pollutant discharges.

7.08.110 Illicit Discharge Detection and Elimination (IDDE) Program

The City shall implement an Illicit Discharge Detection and Elimination (IDDE) program in accordance with the UPDES Small MS4 Permit. The City shall implement pollution prevention practices for municipal operations, including street sweeping, material storage controls, and proper disposal of waste materials.

The program shall include:

- Dry weather outfall screening;
- Investigation of suspected illicit discharges;
- Identification and elimination of illicit connections;
- Tracking and documentation of complaints, inspections, and enforcement actions;
- Maintenance of an IDDE database or equivalent tracking system;
- Public reporting mechanisms for suspected illicit discharges;

- Elimination of illicit discharges in a timely manner.

Illicit discharges shall be eliminated in a timeframe consistent with MS4 permit requirements.

7.08.120 IDDE Inspection and Monitoring

The City shall conduct inspection and monitoring activities to identify and eliminate illicit discharges.

These activities shall include:

- Dry weather screening of outfalls;
- Inspection of priority areas;
- Investigation of complaints or observed discharges;
- Documentation of field observations, including photographs and inspection reports.

Outfall inspections shall be conducted at a frequency sufficient to meet MS4 permit requirements, including a complete system inspection at least once every five (5) years.

All inspection activities shall be documented and maintained as part of the City's stormwater management program.

7.08.130 IDDE Response and Enforcement

A. Response Requirements

Any person responsible for an illicit discharge shall immediately:

- Cease the discharge;
- Contain and control the release;
- Perform necessary cleanup actions.

Any person responsible for a spill or illicit discharge shall immediately notify the City and take appropriate actions to contain and mitigate the discharge.

In the event of a hazardous discharge, the responsible party shall immediately notify emergency response agencies.

City personnel identifying evidence of illegal dumping or illicit discharges during inspections shall initiate investigation and enforcement procedures in accordance with this Chapter.

B. Corrective Actions

The City may require:

- Elimination of illicit connections;
- Removal of pollutants;
- Restoration of impacted areas;
- Implementation of BMPs to prevent recurrence.

C. Enforcement

Failure to comply with this section shall result in enforcement action, including:

- Notices of Violation;
- Administrative fines;
- Legal action;
- Emergency response actions where necessary.

Immediate enforcement action may be taken where a discharge poses an imminent or immediate threat to public health, safety, or the environment.

The City shall implement an escalating enforcement process consistent with this Chapter.

7.08.140 IDDE Cost Recovery

Any person responsible for an illicit discharge shall be liable for all costs incurred by the City related to:

- Investigation;
- Inspection;
- Containment;
- Cleanup;

- Restoration;
- Enforcement.

Each day that a violation continues shall constitute a separate offense.

The City may recover such costs through all lawful means.

Construction Stormwater (MCM4)

7.08.200 Construction Stormwater Program

This section establishes requirements for construction stormwater runoff control in compliance with applicable Utah Pollutant Discharge Elimination System (UPDES) permits, including the Construction General Permit (CGP) and Common Plan Permit (CPP).

The requirements of this section are intended to be consistent with and shall not exceed the minimum requirements of applicable UPDES permits and state law.

Nothing in this section shall be interpreted to require more stringent stormwater runoff controls than those required under Utah law.

7.08.210 Land Disturbance Permit Requirement (LDP)

All land disturbing activities within Vineyard City shall obtain a Land Disturbance Permit (LDP) from the City, unless exempted by the City Engineer.

The LDP is required for any activity that may result in soil disturbance, erosion, sediment transport, or impact to the municipal separate storm sewer system (MS4), regardless of whether the activity requires coverage under a UPDES permit.

Applicants shall submit required plans and documentation for review and approval prior to commencement of work.

Issuance of an LDP does not relieve the applicant from obtaining required state permits.

7.08.215 Permit Coverage Requirement

All applicable construction activities shall obtain and maintain coverage under the applicable UPDES permit, including the Construction General Permit (CGP) or Common Plan Permit (CPP).

Proof of permit coverage shall be submitted to the City prior to commencement of land disturbance.

Failure to obtain or maintain permit coverage shall constitute a violation of this Chapter.

7.08.220 Applicability to Non-CGP/ CPP Sites

The requirements of this section apply to:

- A. Construction activities subject to the UPDES Construction General Permit (CGP);
- B. Construction activities subject to the UPDES Common Plan Permit (CPP);
- C. Construction activities that do not meet the threshold for state permit coverage but require a City-issued Land Disturbance Permit (LDP).

All such activities shall implement erosion and sediment controls, pollution prevention practices, and stabilization measures sufficient to prevent the discharge of pollutants to the MS4.

The City may require BMPs and other controls as necessary to protect water quality.

7.08.230 Stormwater Pollution Prevention Plan (SWPPP) Requirements

All regulated construction sites shall develop, implement, and maintain a Stormwater Pollution Prevention Plan (SWPPP) in accordance with applicable UPDES permit requirements.

The SWPPP shall:

- Identify potential pollutant sources;
- Describe erosion and sediment control measures;
- Include pollution prevention practices;
- Be updated as site conditions change.

The SWPPP shall be available on-site or electronically accessible at all times.

7.08.240 Construction Site BMP Requirements

All construction sites shall implement and maintain Best Management Practices (BMPs) to minimize pollutant discharge to the maximum extent practicable (MEP).

BMPs shall include, but are not limited to:

- Erosion and sediment controls;
- Stabilization practices;
- Stormwater flow management;
- Include pollution prevention practices, including control and proper disposal of construction-related waste materials, including but not limited to concrete washout, paints, fuels, solvents, and other potential pollutants;
- Prevention of off-site sediment tracking onto public or private roadways.

Failure to properly install, maintain, or repair BMPs shall constitute a violation of this Chapter.

7.08.250 Inspection and Compliance

Construction sites shall be subject to inspection by the City.

Inspections shall be conducted at a frequency sufficient to ensure compliance with applicable UPDES permit requirements, including:

- Inspections at the frequency required by applicable UPDES permit coverage, including weekly inspections where required under the Common Plan Permit (CPP) and inspections in accordance with CGP requirements.

The permittee shall correct all identified deficiencies within the timeframe specified by the City.

Failure to correct deficiencies shall result in enforcement escalation.

7.08.260 Enforcement and Escalation

Violations of this section shall be subject to an escalating enforcement process:

1. Notice of Violation (NOV 1) – Initial notice with corrective actions and deadline;
2. Notice of Violation (NOV 2) – Warning for failure to comply;

3. Enforcement Action – Including fines, stop work orders, or legal action.

Immediate enforcement action may be taken where violations pose an imminent or immediate threat to public health, safety, or the environment.

Each day that a violation continues shall constitute a separate offense.

7.08.270 Restricted Fund Requirements

All fines, penalties, and enforcement costs collected for construction stormwater violations shall be deposited into a restricted stormwater account.

Funds shall be used exclusively for:

- Stormwater public education and outreach;
- Stormwater pollution prevention programs;
- Water quality improvement activities consistent with the City's MS4 permit.

Such funds shall not be used for general City operations.

Post-Construction/LTSWM (MCM5)

7.08.300 Post-Construction Stormwater Management (LTSWMP)

A. Applicability

All applicable development and redevelopment projects shall submit a Long-Term Stormwater Management Plan (LTSWMP) as required by the City.

B. Plan Requirements

The LTSWMP shall be designed to comply with applicable requirements of the Utah Small MS4 Permit and state law.

The LTSWMP shall:

- Describe how stormwater runoff will be managed in accordance with applicable permit requirements;
- Identify pollutants of concern and stormwater control measures to address those pollutants;

- Prioritize the use of Low Impact Development (LID) practices;
- Identify all permanent stormwater control measures;
- Include design details and specifications for stormwater facilities;
- Include an operations and maintenance (O&M) plan;
- Identify the responsible party for long-term maintenance and compliance.

C. LID Feasibility Evaluation (REQUIRED)

All applicable projects shall evaluate the feasibility of implementing Low Impact Development (LID) practices to manage stormwater runoff.

The LTSWMP shall:

- Evaluate site conditions affecting LID feasibility, including soils, slopes, groundwater, existing infrastructure, and site constraints;
- Document the extent to which infiltration, evapotranspiration, and rainwater harvesting can be implemented;
- Demonstrate that LID practices have been used to the maximum extent practicable (MEP), as defined in this Chapter;
- Provide justification where full implementation of LID practices is not feasible;
- Identify alternative stormwater control measures that provide water quality benefits where LID is infeasible.

D. Retention Standard

Where required by applicable permit requirements, the LTSWMP shall demonstrate that stormwater runoff is managed on-site in accordance with the 80th percentile rainfall event standard, or equivalent standard, to the maximum extent practicable.

E. Plan Review

The City shall review post-construction stormwater management plans to ensure compliance with applicable requirements.

The City shall implement procedures for plan review from project design through project closeout.

F. Legal Compliance

The property owner shall be responsible for the ongoing operation, inspection, and maintenance of all post-construction stormwater control measures unless formally accepted by the City.

Records of inspection, maintenance, and repairs shall be maintained and made available to the City upon request.

The requirements of this section are intended to be consistent with and shall not exceed the minimum requirements of applicable UPDES permits and state law.

Nothing in this section shall be interpreted to require more stringent stormwater runoff controls than those required under Utah law.

G. Approval Required

No development subject to this section shall be approved or receive final acceptance until the LTSWMP has been reviewed and approved by the City.

7.08.310 Post-Construction Inspection and Monitoring

All permanent stormwater control measures shall be subject to inspection by the City.

A. Control Verification Inspection

The City shall verify that permanent stormwater control measures are constructed in accordance with approved plans.

B. Maintenance Inspections

Stormwater control measures shall be inspected:

- At a frequency sufficient to ensure proper operation and maintenance;

- At least once every five (5) years for City oversight inspections where maintenance is performed by a property owner;
- More frequently as determined necessary by the City.

C. Inspection Documentation

Inspection documentation shall include, at a minimum:

- Inspection date;
- Inspector name;
- Site location;
- Ownership information;
- Description of stormwater control condition;
- Identified maintenance needs or violations;
- Required corrective actions and deadlines.

D. Inventory

The City shall maintain an inventory of all post-construction stormwater control measures.

The inventory shall include:

- Project name and location;
- Owner and contact information;
- Description of stormwater control measures;
- Maintenance requirements;
- Inspection records and compliance status.

The inventory shall be updated as changes occur.

7.08.320 Maintenance and Compliance Requirements

All stormwater control measures shall be maintained in accordance with the approved LTSWMP.

A. Responsibility

The property owner or responsible party shall be responsible for the operation, maintenance, and repair of all stormwater facilities.

Maintenance responsibility shall transfer with property ownership unless otherwise approved by the City.

B. Maintenance Agreements

The City may require maintenance agreements for stormwater control measures.

Such agreements shall:

- Assign responsibility for long-term maintenance;
- Allow the City to inspect stormwater facilities;
- Allow the City to perform maintenance if the responsible party fails to do so and recover associated costs;
- Provide for transfer of maintenance responsibility with property ownership.

C. Compliance

The City may require:

- Routine maintenance activities;
- Repair or replacement of failing stormwater facilities;
- Documentation of maintenance activities.

Failure to properly maintain stormwater control measures shall constitute a violation of this Chapter.

7.08.330 Post-Construction Enforcement

The City may enforce violations of post-construction stormwater requirements through:

- Notices of Violation;
- Required maintenance or corrective actions;

- Cost recovery for City-performed work;
- Legal action as authorized by law.

If a responsible party fails to maintain or repair a stormwater facility, the City may perform the necessary work and recover all associated costs.

Immediate enforcement action may be taken where conditions pose an imminent threat to public health, safety, or the environment.

Each day that a violation continues shall constitute a separate offense.

General Enforcement & Administration

7.08.500 General Enforcement Authority

A. Authority

The City is authorized to administer, implement, and enforce the provisions of this Chapter.

The City may take any enforcement action necessary to ensure compliance with this Chapter, the Utah Pollutant Discharge Elimination System (UPDES) permit, and applicable federal and state laws.

The City may issue administrative orders requiring corrective action within a specified timeframe. The City may establish deadlines for corrective actions consistent with applicable permit requirements.

B. Enforcement Actions

The City may enforce violations of this Chapter through:

- Notices of Violation (NOV);
- Administrative orders;
- Stop Work Orders;
- Administrative fines;
- Cost recovery actions;
- Legal action.

C. Escalation

The City may implement an escalating enforcement process, including:

1. Notice of Violation (NOV 1) – Initial notice with required corrective actions and deadlines;
2. Notice of Violation (NOV 2) – Follow-up notice for failure to comply;
3. Enforcement Action – Including fines, stop work orders, or legal action.

D. Emergency Authority

The City may take immediate enforcement action without prior notice where a violation poses an imminent or immediate threat to public health, safety, the environment, or the MS4.

E. Access

The City is authorized to enter private or public property, at reasonable times and in accordance with applicable law, including obtaining consent or an administrative warrant where required, to inspect stormwater facilities, investigate violations, and verify compliance with this Chapter.

The City may require access to records, reports, and documentation necessary to verify compliance with this Chapter.

7.08.510 Penalties

Any person who violates any provision of this Chapter shall be subject to penalties as allowed by law.

Each day that a violation continues shall constitute a separate offense.

Penalties may include administrative fines, civil penalties, or other remedies authorized by law.

Penalties assessed for construction stormwater violations shall be deposited into a restricted stormwater account in accordance with Section 7.08.270.

7.08.520 Cost Recovery

Any person responsible for a violation of this Chapter shall be liable for all costs incurred by the City associated with:

- Investigation;
- Inspection;
- Monitoring;
- Containment and cleanup;
- Repair or restoration;
- Enforcement actions.

If a responsible party fails to perform required corrective actions, the City may perform such actions and recover all associated costs.

The City may recover such costs through all lawful means, including liens, civil action, or other remedies authorized by law.

7.08.530 Appeals

Any person subject to a decision, order, or determination under this Chapter may appeal such decision.

A. Filing of Appeal

Appeals shall be submitted in writing to the City Engineer or designee within twenty (20) days of the decision.

The appeal shall include:

- The basis for the appeal;
- Supporting documentation;
- Requested relief.

B. Administrative Review

The City Engineer or designee shall review the appeal and issue a written decision.

C. Appeal to City Council

A person may appeal the decision of the City Engineer to the City Council within twenty (20) days of the administrative decision.

The City Council may affirm, modify, or reverse the decision.

D. Final Decision

The decision of the City Council shall be final, subject to applicable law.

Nothing in this section shall be construed to create a right to judicial review where none otherwise exists.

7.08.540 Severability and No Private Right of Action

A. Severability

If any provision, clause, sentence, or paragraph of this Chapter is held to be invalid or unconstitutional by a court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Chapter.

B. No Private Right of Action

Nothing in this Chapter shall be construed to create or establish a private right of action against the City, its officers, employees, or agents, or to authorize any person to bring an action against another person for violation of this Chapter.

EXISTING/SPECIAL CONDITIONS

7.08.600 Existing Locations and Developments

A. Applicability

This section applies to all existing properties and developments within Vineyard City that discharge or have the potential to discharge stormwater to the municipal separate storm sewer system (MS4), including those constructed prior to adoption of this Chapter.

B. General Requirements

Owners or operators of existing properties shall maintain their property in a manner that minimizes the discharge of pollutants to the MS4.

The City may require corrective actions where existing conditions contribute to erosion, sediment transport, or pollutant discharge.

Corrective actions may include, but are not limited to:

- Stabilization of disturbed or denuded areas;
- Installation or repair of stormwater control measures;
- Removal of debris or pollutants from drainage systems;
- Implementation of Best Management Practices (BMPs) to reduce pollutant discharge.

C. Identification of Problem Conditions

Where the City determines that an existing property or development is contributing to stormwater pollution, erosion, or drainage problems, the City may provide written notice to the responsible party identifying:

- The nature of the problem;
- Required corrective actions;
- A reasonable timeframe for compliance.

D. Inspection Authority

The City may conduct inspections of existing properties and stormwater facilities, as permitted by law, to:

- Verify compliance with this Chapter;
- Investigate complaints or observed discharges;
- Evaluate the condition and performance of stormwater control measures.

Inspections may include review of maintenance records, visual inspections, and sampling where necessary.

E. Failure to Comply

Failure to implement required corrective actions shall constitute a violation of this Chapter and may result in enforcement action pursuant to Section 7.08.500.

7.08.610 Waivers

A. General

An applicant may request a waiver from specific post-construction stormwater management requirements, including LTSWMP requirements, by submitting a written request to the City Engineer.

No permit or project approval shall be issued until the waiver request has been reviewed and approved or denied.

B. Conditions for Approval

A waiver may be granted, in whole or in part, where the applicant demonstrates to the satisfaction of the City that:

- The proposed activity will not adversely impact water quality or the MS4;
- Stormwater management requirements have been met through alternative means that provide equivalent or greater water quality protection;
- Off-site stormwater facilities provide an equivalent level of treatment and are properly designed, constructed, and maintained.

C. LID and Feasibility Considerations

Waiver requests shall include documentation demonstrating that Low Impact Development (LID) practices have been evaluated and implemented to the maximum extent practicable.

Where LID or retention requirements cannot be fully achieved, the applicant shall provide justification based on site constraints and demonstrate that alternative stormwater controls will provide water quality benefits.

D. Prohibited Conditions

A waiver shall not be granted where it would result in:

- Increased risk of flooding or property damage;
- Degradation of water quality;
- Erosion or sedimentation impacts;
- Damage to downstream infrastructure or natural resources.

E. Decision

The City Engineer shall review waiver requests and issue a written determination.

The decision may include conditions necessary to ensure protection of water quality and compliance with applicable regulations.

Any waiver granted shall be consistent with applicable UPDES permit requirements and state law.

F. Appeals

Waiver decisions may be appealed in accordance with Section 7.08.530.

SUPPORTING PROGRAM ELEMENTS

7.08.700 Clean Streets

A. General

No person shall deposit, place, or allow to be deposited any material on streets, sidewalks, gutters, storm drains, or other public rights-of-way that may contribute to stormwater pollution or obstruct stormwater flow.

B. Prohibited Activities

It is unlawful to:

- Deposit or allow dirt, mud, sediment, debris, or construction materials to enter streets or the MS4;

- Place or store materials in a manner that may be transported by stormwater;
- Obstruct or interfere with the flow of stormwater in gutters, storm drains, or drainage systems;
- Cover or block storm drain inlets without authorization.

C. Construction Site Responsibilities

Contractors, developers, and property owners shall:

- Maintain construction sites in a manner that prevents tracking of sediment onto public streets;
- Remove sediment, debris, and materials from streets and public areas by the end of each workday;
- Provide appropriate waste containers and ensure proper disposal of construction debris;
- Implement BMPs to prevent discharge of pollutants to the MS4.

D. Permits for Use of Public Right-of-Way

No person shall occupy or use public streets or rights-of-way for construction-related activities without approval from the City.

The City may impose conditions to protect public safety and prevent stormwater pollution.

E. Enforcement

Failure to comply with this section shall constitute a violation of this Chapter and may result in enforcement action pursuant to Section 7.08.500.

7.08.710 Stormwater System Design and Management Standards

A. Adoption of Design Standards

The City adopts stormwater design standards, manuals, and guidance documents, which are incorporated by reference.

These documents may include:

- Stormwater design manuals;
- Best Management Practices (BMP) manuals;
- Stormwater master plans;
- Engineering standards and specifications.

Such documents may be updated from time to time by the City to reflect current engineering practices, regulatory requirements, and local conditions.

B. General Design Requirements

Stormwater systems and control measures shall be designed, constructed, and maintained in accordance with:

- Applicable City design standards;
- UPDES permit requirements;
- Accepted engineering practices and applicable industry standards;

All stormwater design plans shall be prepared under the supervision of a Utah-licensed professional engineer, where required. Stormwater control measures shall be designed to meet applicable water quality performance requirements.

C. Performance Standards

Stormwater systems shall:

- Manage stormwater runoff in accordance with applicable permit requirements;
- Minimize erosion, sediment transport, and pollutant discharge;
- Protect downstream properties, infrastructure, and natural resources;
- Utilize Low Impact Development (LID) practices where feasible and to the maximum extent practicable (MEP), consistent with applicable permit requirements.

D. Consistency with State Law

The requirements of this section are intended to be consistent with and shall not exceed the minimum requirements of applicable UPDES permits and state law.

Nothing in this section shall be interpreted to require more stringent stormwater runoff controls than those required under Utah law.

E. Additional Requirements

The City may require additional design considerations where necessary to:

- Address site-specific conditions;
- Protect public health, safety, and welfare;
- Ensure proper function of the stormwater system.

Any such requirements shall be consistent with and shall not exceed the minimum requirements of applicable UPDES permits and state law.

F. Responsibility

Property owners and developers are responsible for ensuring that stormwater systems are properly designed, constructed, and maintained in accordance with approved plans and applicable standards.



Public Works Department

Chapter 7.08 Municipal Code Amendments

June 23, 2026

Prepared By:

Patrick James, P.E., Assistant City Engineer

Kinsli McDermott, MS4 Coordinator

Provide And Sustain Essential Services For Its Citizens' Welfare And Acceptable Quality Of Life.



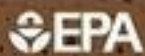
Stormwater: Where It Flows, Everything Goes

DID YOU KNOW?

When it rains, snows, or slets, water hits hard surfaces and takes anything on that surface with it, through drains, pipes, and ditches to local rivers, lakes, and streams.



Where Stormwater Flows, Everything Goes





WHY IS THIS ORDINANCE NEEDED?

MS4 PERMIT RESPONSIBILITIES

Vineyard City is required to comply with the Utah Pollutant Discharge Elimination System (UPDES) Small MS4 Permit.

PERMIT REQUIRES PROGRAMS ADDRESSING:

- Public education and outreach
- Public participation
- Illicit discharge detection and elimination
- Construction stormwater management
- Post-construction stormwater management
- Municipal pollution prevention



WHAT THE ORDINANCE DOES

The Ordinance Updates Chapter 7.08 and Establishes:

- Stormwater Utility Administration Authority
- Illicit Discharge and Illicit Connection Prohibitions
- Construction Stormwater Permitting And Inspections
- Long-term Stormwater Facility Maintenance Requirements
- Inspection, Enforcement, Appeals, and Cost Recovery Procedures
- Stormwater Design and Management Standards

The Ordinance Consolidates Stormwater Requirements Into a Single Chapter For Consistent Administration.



KEY PROGRAM AREAS

Illicit Discharge Detection & Elimination (IDDE)

- Prohibits dumping pollutants into the storm drain system
- Establishes investigation and enforcement procedures

Construction Stormwater

- Requires erosion and sediment controls
- Establishes Land Disturbance Permit requirements
- Provides oversight and enforcement authority

Post-Construction Stormwater

- Requires long-term stormwater management plans
- Establishes maintenance responsibilities for permanent facilities

BENEFITS TO VINEYARD CITY



- Protects Utah Lake and Local Waterways
- Reduces Flooding, Erosion, and Pollutant Discharges
- Improves Consistency During Development Review
- Establishes Clear Authority For Inspections And Enforcement
- Protects Public Stormwater Infrastructure Investments
- Supports Ongoing State and Federal Permit Compliance





NEXT STEPS

- **Adopt Ordinance Updates Chapter 7.08**
- **Update City Procedures, Forms, and Standards**
- **Continue Implementation of MS4 Permit Requirements**
- **Support Ongoing Stormwater Compliance and Water Quality Protection**

PROTECT UTAH LAKE





Small Actions. Big Impact.

Storm drains in Vineyard flow directly to local waterways.
Everything that enters a storm drain can eventually reach Utah Lake.



WHY IT MATTERS

Excess nitrogen and phosphorus can contribute to:

-  Harmful algae blooms
-  Poor water quality
-  Fish and wildlife impacts
-  Reduced recreational opportunities



COMMON SOURCES

-  Lawn fertilizers
-  Grass clippings and leaves
-  Pet waste
-  Soil erosion
-  Overwatering lawns and gardens



ONLY RAIN DOWN THE DRAIN



Keep pollutants out of
storm drains to protect
Utah Lake.



Public Works

ENGINEERING
STREETS
STORMWATER
WATER
WASTEWATER
MAINTENANCE

(Grounds, Fleet, & Facilities)



FACT SHEET
**GENERAL PERMIT FOR DISCHARGES FROM SMALL MUNICIPAL SEPARATE
STORM SEWER SYSTEMS**
UPDES PERMIT NUMBER UTR090000
GENERAL PERMIT RENEWAL

BACKGROUND

The Federal Clean Water Act requires that storm water discharges from certain types of facilities be authorized under stormwater discharge permits. *See* 40 C.F.R. § 122.26. The goal of the stormwater permits program is to reduce the amount of pollutants entering streams, lakes and rivers as a result of runoff from residential, commercial and industrial areas. The original 1990 regulations (“Phase I”) covered publicly owned storm sewer systems for municipalities (“MS4s”) with a population over 100,000 people. The regulations were expanded in 1999 to also include smaller municipalities (“Small MS4s”). This expansion of the program to include Small MS4s is referred to as Phase II. This Permit covers new or existing discharges composed entirely of stormwater from Phase II, or Small MS4 Permittees, statewide.

In 1987, the U.S. Environmental Protection Agency (“EPA”) granted primacy to the state of Utah to implement the National Pollutant Discharge Elimination System program. Utah’s program is known as the Utah Pollutant Discharge Elimination System (“UPDES”) Program. In Utah, stormwater discharge permits are issued by the Director (“Director”) of the Division of Water Quality (“Division”). This Permit requires Permittee’s to reduce the discharge of pollutants to the maximum extent practicable to meet water quality standards through the development and implementation of a Storm Water Management Program (“SWMP”).

This Permit renews the previous General Permit for Discharges from Small Municipal Separate Storm Sewer Systems, UTR090000, originally issued on May 12, 2021, and modified on August 16, 2023, and March 11, 2025. This Permit is covers new or existing discharges composed entirely of stormwater from Small MS4s required by the State to obtain a Permit, of which there are 93 at the time of this Permit Renewal.

PERMIT REQUIREMENT SYNOPSIS

All Permittees must develop, implement, and enforce a SWMP designed to reduce the discharge of pollutants to the maximum extent practicable from the MS4, protect the water quality, and satisfy the appropriate water quality requirements of the Utah Water Quality Act and associated rules in the Utah Admin. Code. The SWMP must include six (6) minimum control measures (“MCMs”). Permittees covered under the previous General Permit for Storm Water Discharges from Small Municipal Separate Storm Sewer Systems are expected to have fully implemented the six (6) MCMs included in the previous Permit. Permittees that were newly designated during the previous Permit term, or will be newly designated during this Permit term, have five (5) years from the date of their submitted Notice of Intent (“NOI”) to fully implement and enforce their SWMP. The six (6) MCMs are listed below, with a brief, but not all-encompassing synopsis provided.

Public Education and Outreach on Storm Water Impacts

The public education and outreach MCM requires Permittees to implement a public education and outreach program to promote behavior change by the public to reduce impacts associated with pollutants in stormwater runoff and illicit discharges. The program must target a variety of audiences, including: residents; institutions, industrial, and commercial facilities; developers and contractors (construction); and MS4 owned or operated facilities. The training should touch on topics including, but not limited to, the prevention of illicit discharges and improper waste disposal. All provided education must be well documented and available to the Director upon request.

Public Involvement/Participation

The public involvement/participation for MCM requires Permittees to implement a program that complies with applicable state and local public notice requirements. Renewal Permittees must allow for public input on the SWMP document and make it publicly available for review 180 days from the effective date of this Permit and a current version shall be made available for public review for the life of this Permit. New Applicants shall make its SWMP available to the public for review and input within 180 days of receiving notification from the Director of the requirement for Permit coverage. The SWMP shall include ongoing opportunities for public involvement and participation.

Illicit Discharge Detection and Elimination (“IDDE”)

The IDDE MCM requires Permittees to implement and enforce an IDDE program to systematically find and eliminate sources of non-stormwater discharges from the MS4 and implement procedures to prevent illicit connections and discharges. Permittees must have a program that consists of a variety of documents, which may include ordinances or other regulatory mechanism, Standard Operating Procedures (“SOPs”), plans, and/or procedures that target the prohibition, identification, prevention, and remediation of illicit discharges and improper disposal of waste. Permittees must have adequate legal authority to detect, investigate, eliminate, and enforce against non-stormwater discharges.

Construction Site Storm Water Runoff Control

The construction site stormwater runoff control MCM requires Permittees to implement and enforce a program to reduce pollutants in stormwater runoff to the MS4 from construction sites with land disturbance greater than, or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than, or equal to one acre. Permittees must have a regulatory mechanism in place that requires operators to prepare a Storm Water Pollution Prevention Plan (“SWPPP”) and apply any sediment and erosion control Best Management Practices (“BMPs”), as necessary to protect water quality. Permittees must have a written enforcement strategy that includes appropriate escalating enforcement procedures and an appeals process. The MCM also lists specific inspection and project review requirements.

Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)

The post-construction stormwater management MCM requires Permittees to implement and enforce a program to address post-construction stormwater runoff to the MS4 from private and public new

development and redevelopment construction sites with land disturbance greater than, or equal to one acre, including projects less than one acre that are part of a larger common plan of development or sale which collectively disturbs land greater than, or equal to one acre. Permittees must require the retention of the 80th percentile rainfall event or the achievement of pre-development hydrologic conditions for new development. The program must include a process which requires the evaluation of a Low Impact Development (“LID”) approach.

Pollution Prevention and Good Housekeeping for Municipal Operations

The pollution prevention and good housekeeping MCM requires all Permittees to implement a program for Permittee-owned or operated facilities, operations, and structural stormwater controls. All components of the program must be included in the SWMP and identify the department responsible for performing any activities required by this MCM. Permittees are required to maintain an inventory of “high priority” facilities that are owned or operated by the Permittee and any associated stormwater controls. The program must include training, inspection procedures and frequencies, and SOPs designed to protect water quality at each of the facilities owned or operated by the Permittee, among other items.

NOTABLE CHANGES MADE SINCE THE LAST PERMIT RENEWAL

The last Permit renewal was issued on May 12, 2021. On August 16, 2023, the Permit was modified with significant changes in regard to the Special Conditions section. This section was updated to include requirements of MS4s under the *Jordan River Watershed Wide Escherichia coli (E. coli) TMDL*. On March 11, 2025, the Permit was modified with significant changes to the construction site stormwater runoff control MCM section and reporting requirement sections. These were made as a result of legislation which impacted procedures for MS4 oversight authority and inspections. See Utah Code § 19-5-108.3. NOI and annual report submittal requirements were also updated to reflect the implementation of EPA’s NPDES eReporting Tool (“NeT”) for MS4 Permittees.

This Permit renewal includes significant changes to all components of the Permit. The Permit was reorganized and revised to correct spelling and grammar errors, sentencing restructuring, and formatting. URL links were updated in instances where the links had broken. These changes were made to improve readability and clarify the requirements of this Permit. Only changes that update/add requirements, or have the potential to impact how the Permittee may implement its program, are identified below. The notable changes are identified below and are broken down by Permit Part.

1.0 Coverage Under this Permit

Part 1.4 was renamed to “Prohibited Discharges” from “Limitations on Coverage” to be consistent with the other UPDES permits.

Part 1.4.4 was broadened to encompass any discharges covered under another UPDES Permit as opposed to only storm water discharges.

2.0 Notice of Intent Requirements for New Applicants and Renewal Permittees

Part 2.0 was renamed to “Notice of Intent Requirements for New Applicants and Renewal Permittees.”

Previous Permit Parts 2.1, 2.2, and 2.3 (including all subsections) were reorganized to break out specific requirements for New Applicants, specific requirements for Renewal Permittees, and NOI Contents and

Submittal requirements. The Permit was reorganized to fit existing Permit requirements into those three categories to clarify submission requirements based on Permittee type.

Part 2.1 was renamed to “Requirements for New Applicants” to better clarify requirements for “New Applicants” and “Renewal Permittees.”

Part 2.1.1 was updated to include a definition “New Applicants.” NOI requirements. SWMP submission requirements were moved to Part 2.1.3.

Previous Part 2.1.4 was moved to Part 2.1.2 to better group SWMP submission requirements. Previous Parts 2.1.5-2.1.7 were renumbered accordingly.

Part 2.1.6.1 was reorganized as a subpart of 2.1.6 as it references specific conditions only applying to 2.1.6. Part 2.1.6.1 was also updated to clarify that New Applicants have 5 years from NOI submittal to fully implement their SWMP program. This requirement was previously found in Part 4.0.

Part 2.1.7 was added to specify that a New Applicant’s SWMP shall be signed in accordance with Part 6.8.

Part 2.2 was renamed to “Requirements for Renewal Permittees” to better clarify requirements for “New Applicants” and “Renewal Permittees.” Previous Part 2.2 requirements were moved to Part 2.3 and renumbered accordingly.

Previous Part 2.3.2.6 was split into two requirements to clarify documentation needed for unchanged Permit requirements (Part 2.2.2.6) in addition to documentation for any new requirements (Part 2.2.2.7). Parts 2.2.2.8-2.2.2.9 were renumbered accordingly.

Previous Part 2.3.2.9 was moved to 2.2.2.6 and 2.2.2.7 to avoid duplication of Permit requirements.

Parts 2.2.3, 2.2.4, and 2.2.5 were created from existing requirements in Part 4.0 to better organize all renewal requirements in one section.

Part 2.2.2.8 was created from existing requirements in 4.1.3.3 to better organize all renewal requirements in one section.

Part 2.3 was renamed to “Notice of Intent Contents and Submittal” to better clarify NOI requirements for “New Applicants” and “Renewal Permittees.” Previous Part 2.3 requirements were moved to Part 2.2 and renumbered accordingly.

Previous Part 2.1.2 was moved to Part 2.3.1 as it referenced NOI submission requirements.

Previous Part 2.1’s NOI submission requirements for Renewal Permittees were moved to Part 2.3.2 as it referenced NOI submission requirements.

Previous Part 2.1.3 was moved to Part 2.3.3 as it referenced NOI submission requirements.

Previous Parts 2.2.1-2.2.8 were moved to Parts 2.3.4.1-2.3.4.8 as they became a subpart of Part 2.3.4. Part 2.3.4 was added to organize NOI content requirements and separate them from submission deadlines identified in Parts 2.3.1-2.3.3.

Part 2.3.2 was updated to move the date of NOI submission to 180 days after the permit effective date. This matches the existing deadline for the requirement to submit an updated SWMP.

Part 2.3.2.1 was created to clarify conditions if a Renewal Permittee failed to renew coverage.

3.0 Special Conditions

Part 3.1.1.1 was updated to add a biennial review of the 303(d) list, and, if necessary, a SWMP update within 180 after the Division's Integrated Report is released, if there were any new impairments added for the Permittee's receiving waters.

Parts 3.2.1. and 3.2.2 were updated to remove past deadlines.

Previous Parts 3.2.1 and 3.2.2 were combined into one requirement. Previous Parts 3.2.2-3.2.3, including subparts, were renumbered accordingly.

Part 3.2.1.2.3 was updated to change "should" to "shall" to confirm that this is a requirement rather than a suggestion.

Part 3.3.1 was updated to clarify that the Permittee shall specifically address the water quality impacts associated with nitrogen and phosphorus in discharges from the MS4.

4.0 Storm Water Management Program

Part 4.0 renewal and new applicant requirements were moved to Parts 2.1 and 2.2 to better organize those topics.

Part 4.1.2.3 was created based on requirements in 4.1.2 to better organize the existing requirements.

4.1.3.4 was created based on requirements in 4.1.3.3 to better organize the existing requirements.

4.2 Minimum Control Measures

4.2 renewal and new applicant requirements were moved to Parts 2.1 and 2.2 to better organize those topics.

4.2.1 Public Education and Outreach on Storm Water Impacts

- Part 4.2.1.2 was updated to add an annual frequency and documentation requirements. This defines the measurable expectations required by this Permit Part.
- Part 4.2.1.2.1 was created to better organize existing requirements within 4.2.1. "Other relevant topics" was added to ensure the MS4 is tailoring educational effort to the relevant concerns of their community.
- Part 4.2.1.3 was updated to add documentation requirements. This defines the measurable expectations required by this Permit Part.
- Part 4.2.1.3.1 was created to better organize existing requirements within 4.3.1. "Other relevant topics" was added to ensure the MS4 is tailoring educational effort to the relevant concerns of their community.
- Part 4.2.1.4 was updated to add an annual frequency and documentation requirements. This defines the measurable expectations required by this Permit Part.
- Part 4.2.1.5 was removed, and the requirements were incorporated into Part 4.2.6.10, as this requirement was duplicative. This was moved to distinguish education and outreach efforts to parties/people outside of MS4 staff from the education and training of MS4 staff.
- Part 4.2.1.6 was removed, and the requirements were incorporated into Part 4.2.5.6, as this requirement was duplicative. This was moved to distinguish education and outreach efforts to parties/people outside of MS4 staff from the education and training of MS4 staff.
- Parts 4.2.1.7-4.2.1.8 were removed and incorporated into Permit Part 4.2.1.

4.2.2 Public Involvement/Participation

- 4.2.2.2 was updated to remove the 180-day deadline for Renewal Permittees and New Applicants as that was duplicative of what is required in Part 2.3. This requirement was clarified that the SWMP shall be made available for public review prior to submission to the Division.

4.2.3 Illicit Discharge Detection and Elimination (IDDE)

- 4.2.3.1 was updated to include MS4 storm water treatment structures.
- Parts 4.2.3.2, 4.2.3.2.1, 4.2.3.3 were updated to reference the definition of “non-storm water discharge” in Part 7.0.
- Part 4.2.3.3 was reworded to “prepare and implement a written plan” as implementation of the plan would occur after the plan has been created.
- Previous parts 4.2.3.7-4.2.3.9 were moved to 4.2.3.3.5-4.2.3.3.7 to group these with requirements of the IDDE plan, and group all required SOPs together. Parts 4.2.3.4-4.2.3.9 were renumbered accordingly.
- Part 4.2.3.4 was created to group all required SOPs together. Previous Parts 4.2.3.4-4.2.3.6 & 4.2.3.9-4.2.3.10 were renumbered as subsections of this requirement.
- Previous Part 4.2.3.5.1 was moved to 4.2.3.4.1.1 to group this requirement with the “Tracing Illicit Discharges SOP.”
- Part 4.2.3.4.1.2 was added to clarify documentation requirements for when an investigated illicit discharge has not impacted the MS4 system.
- Part 4.2.3.4.3 was updated to clarify that illicit discharges to the MS4 remain in violation of the MS4 Permit until they are eliminated.
- Part 4.2.3.4.3.1 was updated to clarify that the Permittee shall take all necessary steps to cease the illicit discharge even if the responsible party is unknown.
- Part 4.2.3.5 was updated to remove the requirement that the Permittee immediately notify the Division if they are unable to meet the IDDE MCM. This was removed because the Permittee should have a fully implemented program at this time.
- Part 4.2.3.6 was reorganized with three subparts created to clarify training requirements.
- Previous part 4.2.3.7 was removed because it was duplicative of Parts 4.2.1.2-4.2.1.5.
- Previous part 4.2.3.6.2 was removed because it conflicts with Utah Code § 19-5-115(2).

Numbering, reorganizing, and minor formatting changes were made to improve clarity in Part 4.2.3.

4.2.4 Construction Site Storm Water Runoff Control

- Parts 4.2.4, 4.2.4.1, 4.2.4.4.2, 4.2.4.4.4, and 4.2.4.6 were updated to reference the definition of “qualifying construction sites” in Part 7.0.
- Part 4.2.4.1 was updated to remove the requirement that the regulatory mechanism shall require installation of sediment and erosion controls as that is included in the requirement of the most current UPDES Storm Water General Permit for Construction Activities which the Permittee must already ensure compliance with.
- Part 4.2.4.1.2 was updated to better clarify requirements regarding “duration of the project.”
- Parts 4.2.4.1.3, 4.2.4.4.2, 4.2.4.4.3, and 4.2.4.4.4 were updated to reference the definition of “qualified person” in Part 7.0.
- Part 4.2.4.2 was updated to clarify that the written enforcement strategy shall be implemented.
- Part 4.2.4.2.1 was updated to clarify requirements to be included in the Construction Enforcement SOP. All existing enforcement procedure requirements were organized into this section.

- Part 4.2.4.3 was updated to include provisions that the pre-construction SWPPP review may occur during the first onsite inspection. The provision for record retention was removed as it was duplicative of Part 4.2.4.6.
- Part 4.2.4.3.1 was updated to include a review of the Permittee's enforcement policy which was previously a requirement of Part 4.2.4.4.2.
- Part 4.2.4.4 was created to organize all inspection-related requirements as subparts of section 4.2.4.4. Previous Parts 4.2.4.4.1-4.2.4.4.5 were renumbered accordingly.
- Part 4.2.4.4.1 was updated to clarify requirements to be included in the Construction Inspection SOP. All existing inspection procedure requirements were organized into this section.
- Part 4.2.4.4.2.1 was created to allow for a reduced oversight inspection frequency if the site is not a priority site, and the site has demonstrated an adequate compliance history. A definition of "adequate compliance history" was added to Part 7.0.
- Part 4.2.4.4.2.2 was created to allow for a reduced oversight inspection frequency if the construction site has suspended operations due to "frozen conditions" as defined in Part 7.0.
- Part 4.2.4.4.2.3 was created to allow for a reduced oversight inspection frequency if the construction site was located within an "arid location" and within the "seasonally dry period" as defined in Part 7.0.
- Part 4.2.4.4.3 was updated to reduce the inspection frequency for priority construction sites to monthly.
- Part 4.2.4.4.4 was updated to include inspections of any construction sites annually, where the MS4 has received complaints, and to require inspections be documented on an inspection form.
- Part 4.2.4.5 was updated to clarify requirements for training including organizing requirements into subparts 4.2.4.5.1-4.2.4.5.3.

Numbering, reorganizing, and minor formatting changes were made to improve clarity in Part 4.2.4.

4.2.5 Long-Term Storm Water Management in New Development and Redevelopment (Post-Construction Storm Water Management)

- Parts 4.2.5, 4.2.5.1.2, 4.2.5.1.3, 4.2.5.2, 4.2.5.3.2, and 4.2.5.5 were updated to reference the definition of "qualifying construction sites" in Part 7.0.
- Part 4.2.5.1.1 was updated to replace "should" with "shall" to clarify that this is a Permit requirement and not a suggestion.
- Part 4.2.5.1.2 was updated to split out the size threshold for new development and redevelopment sites referencing "qualifying construction sites as defined in Part 7.0." This Part was also updated to remove LID requirements as they are already captured in Part 4.2.5.1.3. This avoids duplication and clarifies requirements for these projects.
- Part 4.2.5.1.4 was updated to clarify that alternative design criteria shall include implementation of storm water controls that provide equivalent water quality benefits to LID controls.
- Previous Part 4.2.5.2.2 was moved to 4.2.5.2.4 to better organize regulatory mechanism requirements. SOP requirements of this Part were moved to Part 4.2.5.4 to group them with the inspection requirements of this Permit. Parts 4.2.5.2.2-4.2.5.2.4 were renumbered accordingly.
- Part 4.2.5.2.3 was split from Part 4.2.5.2.2 to clarify that maintenance agreements are separate from Permit conditions for access to private properties. This Part was updated to remove the annual frequency for private certification of storm water controls because it conflicted with inspection/maintenance requirements of Part 4.2.5.4.2. This Part was updated to specify procedures if the private entity neglects maintenance.
- Previous Parts 4.2.5.2.4 & 4.2.5.2.5 were moved to Part 4.2.5.4, 4.2.5.4.1 and 4.2.5.4.2 to clarify

that these are requirements relating to inspections, not regulatory authority.

- Part 4.2.5.4 was created to organize inspection requirements of Part 4.2.5; including grouping requirements for SOPs, verification inspections, and maintenance inspections. Previous Part 4.2.5.4 was moved to 4.2.5.5 and the subparts renumbered accordingly. Previous Part 4.2.5.5 was moved to 4.2.5.6 as a result of this change.
- Part 4.2.5.4.1 was updated was updated to require that inspections are documented.
- Part 4.2.5.4.2.1 was created from existing requirements to better organize the Permit.
- Part 4.2.5.6 was updated to clarify requirements for training including organizing requirements into subparts 4.2.5.6.1-4.2.5.6.3.

Numbering, reorganizing, and minor formatting changes were made to improve clarity in Part 4.2.5.

4.2.6 Pollution Prevention and Good Housekeeping for Municipal Operations

- Part 4.2.6.1 was updated to replace “should” with “shall” to clarify that this is a Permit requirement and not a suggestion.
- Part 4.2.6.3.1 and 4.2.6.3.2 were created from Part 4.2.6.3 and previous Part 4.2.6.4 to clarify the requirements for facilities that are identified as “High Priority.” Previous Permit Parts 4.2.6.4-4.2.6.11 were updated due to this addition.
- Part 4.2.6.4.1 was updated to require inspection records be stored or referenced within the facility’s SWPPP, and that any identified issues be corrected.
- Part 4.2.6.4.2 was updated to require inspection records be stored or referenced within the facility’s SWPPP, and that any identified issues be corrected. This Part was also updated to include a review of the previous monthly inspections and facility SWPPP during this inspection.
- Part 4.2.6.4.3 was updated to change the location where inspection records should be kept. It was changed to have the records stored or referenced within the facility’s SWPPP.
- Part 4.2.6.5.4 was changed to split out requirements for developing SOPs associated with snow disposal and melt into its own requirement numbered Part 4.2.6.5.5. Previous Parts 4.2.6.5.5-4.2.6.5.6 were renumbered accordingly.
- Previous Part 4.2.6.6.6 was renumbered as 4.2.6.6 to better organize requirements as it was previously grouped under SOPs.
- Part 4.2.6.8.1 was updated to replace “should” with “shall” to clarify that this is a Permit requirement and not a suggestion.
- Part 4.2.6.10 was updated to clarify requirements for training including organizing requirements into subparts 4.2.6.10.1-4.2.6.10.3.

Numbering, reorganizing, and minor formatting changes were made to improve clarity in Part 4.2.6.

4.3 Sharing Responsibility

- Previous Parts 4.3.2-4.3.5 were organized as subparts of 4.3.1 for clarity.
- Part 4.3.1 was updated in all instances to replace “entity” with “Person.” A definition of “Person” was included in Part 7.0 which is consistent with Utah Code 19-1-103(4). The definition of “Entity” in Part 7.0 was removed. This was change in all instances where “entity” was previously written, but most notably in this Part.

4.4 Reviewing and Updating Storm Water Management Programs

- Part 4.4.1 was updated to require that the annual review must be conducted and documented on an annual basis.

- Part 4.4.2.1 was updated to clarify allowable changes to BMPs with the SWMP. Changes that reduce or replace any component, control, or requirement of the SWMP is not authorized, unless it meets requirements outlined in Part 4.5.2.2.
- Previous Parts 4.4.2.2.1-4.4.2.2.3 were incorporated into Part 4.4.2.2.
- Part 4.4.2.2.1 was moved from previous part 4.4.3 to clarify that Permittees shall not implement changes until written approval has been given by the Director. Parts 4.4.3-4.4.5 were renumbered accordingly.

5.0 Narrative Standard, Monitoring, Recordkeeping and Reporting

Part 5.6 Legal Authority was added to be consistent with the other UPDES MS4 Permits and Utah Admin. Code R317-8-11(11.3)(3)(b)(1).

6.0 Standard Permit Conditions

Parts 6.1-6.22 were added, organized, and updated to be in compliance with 40 C.F.R. § 122.41. Previous Parts 6.9 and 6.14 were removed to be in compliance with 40 C.F.R. § 122.41.

Numbering and minor formatting changes were made as a result of the above changes.

7.0 Definitions

The following terms were added to the definitions section:

- *“80th percentile rainfall event”*
- *“Adequate compliance history”*
- *“Arid location”*
- *“Frozen conditions”*
- *“Non-storm water discharges”*
- *“Permittee”*
- *“Person”*
- *“Qualified person”*
- *“Qualifying Construction Sites”*
- *“Seasonally dry period”*
- *“Thawing conditions”*

Basis for Permit Changes

This Permit renewal reorganizes and clarifies requirements for Permittee. The Permit was reorganized and revised to correct spelling and grammar errors, sentencng restructuring, and formatting. URL links were updated in instances where the links had broken. These changes were made to improve readability and clarify the requirements of this Permit.

This Permit renewal also notably updates the construction oversight inspection frequency to a frequency that is based off of potential impacts to water quality and operator history of compliance. This allows MS4s to target resources and inspections based on water quality concerns and operators that need more assistance.

PERMIT DURATION

Per Utah Admin. Code R317-8-5(5.1)(1), UPDES Permits shall be effective for a fixed term not to exceed five (5) years. Therefore, this Permit shall expire on May 11, 2031, five years after the effective date of reissuance.

DRAFTED BY

Kelsee York, MS4 Coordinator
Jeanne Riley, General Permitting Section Manager

REMAND RULE

The State of Utah, Department of Environmental Quality, Division of Water Quality has established the terms and conditions to meet the requirements of 40 C.F.R. § 122.28(d) using the Comprehensive (Traditional) approach, where all required Permit terms and conditions are established in the Small MS4 Storm Water Permit.

PUBLIC NOTICE

Public Notice Period Began: **March 30, 2026**
Public Notice Period Ended: **April 30, 2026**

Comments will be received at: 195 North 1950 West
 PO Box 144870
 Salt Lake City, UT 84114-4870

The Public Notice of the draft Permit was published on the Department Website.

Per Utah Admin. Code R317-8-6(6.5), any interested person may submit written comments on the draft Permit during the public comment period and may request a public hearing, if no hearing has already been scheduled. A request for a public hearing shall be in writing and shall state the nature of the issues proposed to be raised in the hearing. All comments will be considered in making the final decision and shall be answered as provided in Utah Admin. Code R317-8-6(6.12).

ADDENDUM TO FSSOB

During the public notice period the Division received comments regarding several permitting requirements. No substantive changes were made to the permit as a result of these comments.

All comments received during the public notice period can be found in the Permit Response to Comments document.

RESPONSIVENESS SUMMARY

The Division received comments from Utah County, Bountiful City, and Riverton during the public notice period. No substantive changes were made to the permit as a result of these comments. The comments received can be found in the Small MS4 Permit Response to Comments document.

Small MS4 Stormwater Program Overview



Polluted stormwater runoff is often transported to municipal separate storm sewer systems (MS4s) and then discharged into local rivers and streams without treatment. EPA's Phase II stormwater rule establishes a National Pollutant Discharge Elimination System (NPDES) program for small MS4s that is intended to improve the Nation's waterways by reducing the quantity of pollutants that stormwater picks up and carries into storm sewer systems during storm events. Common pollutants include oil and grease from roadways, pesticides from lawns, sediment from construction sites, and carelessly discarded trash, such as cigarette butts, paper wrappers, and plastic bottles. When deposited into nearby waterways through MS4 discharges, these pollutants can impair waterways, thereby discouraging recreation, contaminating drinking water supplies, and degrading the habitat for fish, other aquatic organisms, and wildlife.

An Overview of the Small MS4 Stormwater Program

What Is a Phase II Small MS4?

In 1990, EPA promulgated rules establishing Phase I of the NPDES stormwater program. The Phase I program for MS4s requires operators of “medium” and “large” MS4s that generally serve populations of 100,000 or greater, to have NPDES permit coverage. The permits require implementation of stormwater management programs to control polluted discharges from these MS4s.

The Phase II stormwater rule extends coverage of the NPDES stormwater program to certain “small” MS4s. The Phase II rule automatically covers on a nationwide basis all small MS4s located in “urban areas with a population of 50,000 or more people” as mapped by the Bureau of the Census (unless waived by the NPDES permitting authority), and on a case-by-case basis those small MS4s located outside of these urban areas that the permitting authority designates as needing NPDES permit coverage to protect water quality. For more information on Phase II small MS4 NPDES coverage, see Fact Sheets 2.1 and 2.2.

What are the Phase II Rule Requirements for Small MS4s?

Operators of Phase II-designated small MS4s must obtain NPDES permit coverage, most likely under a general rather than individual permit, and implement stormwater discharge management controls (sometimes referred to as “best management practices” (BMPs) or stormwater controls) that meet the specific requirements of the permit. Specific requirements for each type of discharge are summarized below.

- Each permitted small MS4 operator must develop a written stormwater management program that describes in detail how it will comply with the NPDES permit requirements for each of the six minimum control measures: public education and outreach; public participation/involvement; illicit discharge detection and elimination; construction site runoff control; post-construction runoff control; and pollution prevention/good housekeeping.
- The Phase II rule requires that all small MS4 permits must include clear, specific, and measurable permit requirements. These requirements must meet the regulatory permit standard for MS4s of reducing the discharge of pollutants to the MS4 to the “maximum extent practicable,” protecting water quality, and satisfying the appropriate water quality requirements of the CWA, and that address the six minimum control measures. The permit may also include additional, more stringent requirements where the permitting authority considers it necessary to protect water quality. See Fact Sheets 2.3 through 2.8 for more information on each measure.

The NPDES permitting authority defines specific permit requirements on a state-by-state basis. However, each small MS4 permit, as stated above, must include requirements that address the

An Overview of the Small MS4 Stormwater Program

six minimum control measures, which are further described below. For more information on each of these required minimum control measures, see Fact Sheets 2.3 – 2.8.

Public Education and Outreach

Distributing educational materials to the community and conducting outreach activities to inform citizens about the impacts of polluted stormwater runoff discharges on water quality and the steps that can be taken to reduce stormwater pollution.

Public Participation/Involvement

Implementing a public involvement/participation program that provides opportunities for community members to participate in program development and implementation, including effectively publicizing public hearings and/or encouraging community representatives to participate on a stormwater management panel.

Illicit Discharge Detection and Elimination

Developing, implementing, and enforcing a program to detect and eliminate illicit discharges to the storm sewer system. The program includes developing a system map, prohibiting through local requirements illicit discharges into the MS4, a plan to detect and eliminate illicit discharges, and informing the community about hazards associated with illegal discharges and improper disposal of waste.

Construction Site Runoff Control

Developing, implementing, and enforcing a program to reduce pollutants in stormwater runoff to the MS4 from construction activities that disturb 1 or more acres of land. Permits will also require the MS4 to develop and implement local requirements for erosion and sediment controls, including sanctions to enforce the requirements; requirements to control other construction wastes, such as discarded building materials, chemicals, and litter; and procedures for site plan review, inspections, and the receipt and consideration of information submitted by the public.

Post-Construction Runoff Control

Developing, implementing, and enforcing a program to address discharges of post-construction stormwater runoff from new development and redevelopment projects that result in disturbance of 1 or more acres. Permits will also require the MS4 to implement strategies, which include a combination of structural and non-structural controls (e.g., protecting sensitive areas or using stormwater controls such as grassed swales or porous pavement), use local

An Overview of the Small MS4 Stormwater Program

requirements to address post-construction runoff, and ensure long-term operation and maintenance of the controls.

Pollution Prevention/Good Housekeeping

Developing and implementing an operation and maintenance program with the goal of preventing or reducing pollutant runoff from municipal operations. The program must include municipal staff training on pollution prevention measures and techniques, and adoption of appropriate controls (e.g., regular street sweeping, reduction in the use of pesticides or street salt, frequent catch-basin cleaning).

What Are the Implementation Options?

The Phase II rule identifies several implementation options for regulated small MS4 operators. These include sharing responsibility for program development with a nearby regulated small MS4, taking advantage of existing local or state programs, or participating in the implementation of an existing Phase I MS4's stormwater program as a co-permittee. These options are intended to promote a regional approach to stormwater management coordinated on a watershed basis.

What Kind of Program Evaluation/Assessment Is Required?

NPDES permits require small MS4 permittees to evaluate their compliance with the terms and conditions of their NPDES permits, including the effectiveness of the components of its stormwater management program, and the status of achieving the measurable requirements in the permit. Permits also require permittees to submit reports that include the status of permit compliance as well as other information to the permitting authority. The reports are required at least annually for their first permit term, and at least in year 2 and 4 for subsequent permit terms. As of December 21, 2025, these reports are required to be submitted electronically to the permitting authority in accordance with the NPDES electronic reporting rule at 40 CFR Part 127. For more information on program evaluation/assessment, see [Fact Sheet 2.9](#).

What type of permits may be used for small MS4s?

Permitting authorities may use either individual or general permits to provide NPDES coverage for their designated small MS4s. Most permitting authorities have elected to use general permits. There are two types of general permits that permitting authorities may choose to utilize, either a “comprehensive general permit” or a “two-step general permit.” For more information about these permitting options, refer to [Fact Sheet 2.9](#).

An Overview of the Small MS4 Stormwater Program

What other requirements apply to small MS4 permits?

The Phase II regulations require that conditions included in small MS4 permits must be expressed in clear, specific, and measurable terms. Guidance for establishing clear, specific, and measurable conditions can be found at <https://www.epa.gov/npdes/permit-writing-tips-and-best-practices>. For more information, including clear, specific, and measurable requirements, refer to [Fact Sheet 2.9](#).

For Additional Information

Contacts

A list of contacts for the U.S. EPA's Office of Wastewater Management (Headquarters), each EPA regional office, and state office is located at: <https://www.epa.gov/npdes/contact-us-stormwater>

Your NPDES Permitting Authority

Most states and territories are authorized to administer the NPDES Program, except the following, for which EPA is the permitting authority:

- American Samoa
- District of Columbia
- Guam
- Johnston Atoll
- Massachusetts
- Midway and Wake Islands
- New Hampshire
- New Mexico
- Northern Mariana Islands
- Puerto Rico
- Most Indian country lands

Reference Documents

- [EPA's Stormwater website](#)
- [Stormwater Phase II Final Rule \(64 FR 68722\)](#)
- [Final MS4 General Permit Remand Rule \(81 FR 89320\)](#)
- [Final Small MS4 Urbanized Area Clarification \(88 FR 37994\)](#)
- [MS4 Permits – Compendium of Clear, Specific, and Measurable Permitting Examples](#)
- [Stormwater Phase II Rule Fact Sheet Series](#)
- [National Menu of Best Management Practices for Stormwater Phase II](#)

Disclaimer: This information is guidance only and does not establish or affect legal rights or obligations. Agency decisions in any particular case will be made by applying the law and regulations to the specific facts of the case.

ORDINANCE NO. 2026-08

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH, ADOPTING THE FINAL BUDGET FOR THE FISCAL YEAR BEGINNING JULY 1, 2026, AND ENDING JUNE 30, 2027.

WHEREAS, the Finance Director has prepared and submitted a proposed budget for the Fiscal Year 2026-2027 in accordance with applicable state law and city charter/ordinances; and

WHEREAS, the VINEYARD CITY COUNCIL has conducted public hearings and workshops on the proposed budget, providing notice as required by law and opportunity for public comment; and

WHEREAS, the VINEYARD CITY COUNCIL has reviewed the proposed budget, including estimated revenues, appropriations, fund balances, and departmental allocations, and has made such amendments as deemed necessary; and

WHEREAS, the final budget maintains a balanced budget as required by law, with total estimated revenues and other sources equaling total appropriations; and

WHEREAS, it is in the best interest of the citizens of Vineyard, Utah to adopt this final budget to provide for the orderly operation of Vineyard CITY.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF VINEYARD, UTAH,

Section 1. Budget Adoption.

The final budget for THE CITY OF VINEYARD, UTAH, for the fiscal year beginning July 1, 2026, and ending June 30, 2027, as presented (and as may be amended during this meeting), a copy of which is attached hereto as Exhibit A (or on file with the City Recorder), is hereby approved and adopted. This budget is incorporated herein by reference.

Section 2. Appropriations.

The sums of money set forth in the adopted budget are hereby appropriated from the respective funds for the purposes and objects specified therein. Appropriations by fund/department are summarized in Exhibit A.

Section 3. Revenues and Fund Balances.

Estimated revenues, other financing sources, and beginning fund balances are anticipated to support the appropriations as detailed in the adopted budget.

Section 4. Authorization for Transfers/Amendments.

The City Manager (or designee) is authorized to make transfers of appropriations within funds or departments as permitted by law and city policy, with any major amendments requiring further City Council approval.

Section 5. Filing and Certification.

The City Recorder is directed to file certified copies of this Ordinance and the adopted budget with appropriate state agencies (if required) and to make the budget available for public inspection.

Section 6. Effective Date.

This Ordinance shall take effect immediately upon adoption.

PASSED AND ADOPTED by the Vineyard City Council this ____ day of _____ 2026.

Zack Stratton
Mayor, Vineyard City

SEAL

ATTEST:

Robin Raines-Bond
City Recorder, Vineyard City

	<u>YES</u>	<u>NO</u>	<u>ABSENT</u>	<u>ABSTAIN</u>
Jacob Holdaway	_____	_____	_____	_____
David Lauret	_____	_____	_____	_____
Parker McCumber	_____	_____	_____	_____
Ezra Nair	_____	_____	_____	_____
Jacob Wood	_____	_____	_____	_____

Exhibit A

The Vineyard Budget for FY 2026-2027 can be found on the Vineyard City Website: <https://www.vineyardutah.gov/government/budget.php>



VINEYARD
STAY CONNECTED

**FY 2026-2027 Budget DRAFT
Updates through June 16, 2026**

GENERAL FUND SUMMARY 2027

	ACTUAL FY 22-23	ACTUAL FY 23-24	ACTUAL FY 24-25	AMEND #2 BUDGET FY 25-26	AMEND #3 BUDGET FY 25-26	DRAFT FY 26-27
REVENUES:						
PROPERTY TAXES	\$ 3,261,171	\$ 3,683,386	\$ 4,972,219	\$ 4,950,000	\$ 4,950,000	\$ 5,395,500
TRANSPORTATION TAXES	296,945	375,439	478,605	430,000	430,000	500,000
SALES TAX	3,150,801	3,204,125	3,604,684	3,588,000	3,588,000	3,800,000
RAP TAX	208,953	220,225	264,831	235,000	235,000	250,000
FRANCHISE TAX	892,696	824,467	942,630	951,600	951,600	950,000
BUSINESS LICENSES & PERMITS	15,460	17,261	19,795	17,500	17,500	19,000
BUILDING PERMITS	265,675	781,423	611,971	900,000	900,000	750,000
FIRE INSPECTION & PLAN REVIEW FEES	8,420	25,112	36,084	15,000	15,000	35,000
CLASS B&C ROAD FUNDS	515,957	541,193	628,053	529,650	672,017	592,000
GRANT REVENUE	9,995	10,686	50,164	-	-	709,500
DEVELOPMENT FEES	219,311	470,627	381,876	370,000	370,000	510,000
SANITATION FEES	559,156	583,085	738,023	797,610	797,610	790,000
INSPECTION FEES	120,323	206,911	428,651	375,000	375,000	340,000
RECREATION FEES	162,334	170,164	211,298	222,000	222,000	261,472
FINES & FORFEITURES	-	700	300	1,000	1,000	500
CREDIT CARD FEES	7,026	4,976	6,714	6,500	6,500	7,000
INTEREST EARNINGS	166,048	251,081	623,319	225,000	650,000	815,000
RENTS	20,838	21,558	27,930	20,000	20,000	21,200
SPONSORSHIPS	30,550	30,455	63,500	45,000	45,000	60,000
MISCELLANEOUS REVENUE	27,689	8,851	57,578	10,000	10,000	10,000
DONATIONS	1,000	1,345	6,041	1,449	1,449	20,000
USE OF PRIOR YEAR FUND BALANCE	-	-	-	380,258	929,452	-
TOTAL REVENUE	\$ 9,940,351	\$ 11,433,070	\$ 14,154,267	\$ 14,070,567	\$ 15,187,128	\$ 15,852,847
TRANSFERS IN:						
TRANSFER FROM RDA FUND	\$ 330,138	\$ 373,974	\$ 399,002	\$ 528,000	\$ 550,506	\$ 640,016
TRANSFER FROM CAPITAL PROJECTS	-	-	3,000	1,358,330	1,325,490	1,300,000
TOTAL TRANSFERS IN	\$ 330,138	\$ 373,974	\$ 402,002	\$ 1,886,330	\$ 1,875,996	\$ 1,940,016
TOTAL REVENUE & TRANSFERS IN	\$ 10,270,489	\$ 11,807,044	\$ 14,556,269	\$ 15,956,897	\$ 17,063,125	\$ 17,792,863
GENERAL FUND EXPENDITURES:						
MAYOR & COUNCIL	\$ 100,366	\$ 121,651	\$ 211,578	\$ 240,975	\$ 289,444	\$ 252,170
CITY MANAGER	137,192	168,776	208,314	218,139	306,678	215,811
RECORDER	192,536	191,418	184,372	240,560	249,427	223,033
FINANCE	247,385	284,192	315,042	368,511	410,473	385,391
COMMUNICATIONS	156,960	280,913	291,128	244,768	245,368	236,233
PLANNING	446,975	481,294	586,668	774,658	815,046	504,701
BUILDING	386,860	443,187	559,701	701,240	701,240	652,426
POLICE	2,328,474	2,815,769	3,252,168	4,103,125	4,103,125	4,705,075
FIRE	1,654,069	1,379,625	2,250,807	2,574,600	2,585,600	2,873,462
LIBRARY	29,979	54,609	74,637	121,518	121,518	155,077
PUBLIC WORKS	745,006	687,503	608,588	900,159	1,001,344	881,227
ENGINEERING	152,492	141,201	160,638	210,362	210,169	220,350
SANITATION	493,381	530,752	565,388	675,675	675,675	741,837
PARKS	618,442	825,148	894,090	1,117,111	1,117,111	956,309
RECREATION	359,798	402,811	477,548	559,475	559,475	590,877
SPECIAL EVENTS	152,440	175,417	241,029	275,148	275,148	241,111
NON-DEPARTMENTAL	57,076	79,053	71,793	222,180	222,180	222,180
TOTAL DEPT ALLOCATIONS	\$ 8,384,686	\$ 9,063,319	\$ 10,953,489	\$ 13,548,204	\$ 13,889,020	\$ 14,057,269
TRANSFERS OUT:						
TRANSFER TO WASTEWATER FUND	\$ -	\$ 11,055	\$ -	\$ -	\$ -	\$ -
TRANSFER TO STORMWATER FUND	-	26,661	570	240,133	240,133	308,167
TRANSFER TO TRANSPORTATION FUND	689,594	375,439	772,419	959,650	1,725,061	1,470,999
TRANSFER TO CAPITAL PROJECTS FUND	523,952	1,520,225	1,064,831	235,000	235,000	1,073,750
TRANSFER TO INTERNAL SERVICE FUND	433,001	769,904	730,734	973,910	973,910	605,534
TOTAL TRANSFERS OUT:	\$ 1,646,547	\$ 2,703,285	\$ 2,568,554	\$ 2,408,693	\$ 3,174,104	\$ 3,458,452
TOTAL EXP. & TRANS.OUT	\$ 10,031,233	\$ 11,766,604	\$ 13,522,043	\$ 15,956,897	\$ 17,063,124	\$ 17,515,721
OPERATING SURPLUS (DEFICIT)	\$ 239,256	\$ 40,441	\$ 1,034,226	\$ 0	\$ 0	\$ 277,142

ALL FUNDS SUMMARY						
Fund	Estimated Beginning Fund Balance	Budgeted Revenue (Including PY Fund Balance)	Budgeted Expenditure (Excluding Depreciation)	Net Revenue (Including PY Fund Balance & Excluding Depreciation)	Use of PY Fund Balance	Estimated Ending Fund Balance
General Fund	\$ 4,776,056	\$ 17,792,863	\$ 17,515,721	\$ 277,142	\$ -	\$ 5,053,198
Impact Fee Fund	\$ 3,153,891	\$ 2,218,000	\$ 2,218,000	\$ -	\$ 1,011,800	\$ 2,142,091
RDA Fund	\$ 20,322,085	\$ 29,838,656	\$ 29,838,656	\$ -	\$ 13,073,656	\$ 7,248,429
Capital Projects Fund	\$ 13,560,159	\$ 4,979,018	\$ 4,979,018	\$ -	\$ 3,905,268	\$ 9,654,891
Water Fund	\$ 3,433,348	\$ 7,520,837	\$ 7,520,837	\$ -	\$ 2,915,936	\$ 517,412
Wastewater Fund	\$ 2,566,227	\$ 4,220,909	\$ 4,220,909	\$ -	\$ 1,134,909	\$ 1,431,318
Stormwater Fund	\$ 147,900	\$ 722,712	\$ 722,713	\$ -	\$ 39,545	\$ 108,355
Transportation Fund	\$ 368,828	\$ 1,880,018	\$ 1,880,018	\$ -	\$ 154,957	\$ 213,871
Internal Service Fund	\$ 640,886	\$ 1,589,421	\$ 1,589,421	\$ -	\$ -	\$ 640,886
TOTAL - ALL FUNDS	\$ 48,969,380	\$ 70,762,434	\$ 70,485,292	\$ 277,142	\$ 22,236,071	\$ 27,010,451

GENERAL FUND REVENUES	FY23 ACTUAL	FY24 ACTUAL	FY25 ACTUAL	FINAL FY26 BUDGET	AMEND #1 FY26 BUDGET	AMEND #2 FY26 BUDGET	AMEND #3 FY26 BUDGET	DRAFT FY27 BUDGET
Property Tax	\$ 3,261,171	\$ 3,683,386	\$ 4,972,219	\$ 4,950,000	\$ 4,950,000	\$ 4,950,000	\$ 4,950,000	\$ 5,395,500
Sales Tax - Includes Transient	3,150,801	3,204,125	3,604,684	3,588,000	3,588,000	3,588,000	3,588,000	3,800,000
RAP Tax	208,953	220,225	264,831	235,000	235,000	235,000	235,000	250,000
Transportation Tax	296,945	375,439	478,605	430,000	430,000	430,000	430,000	500,000
Franchise Tax	892,696	824,467	942,630	951,600	951,600	951,600	951,600	950,000
Total Taxes	\$ 7,810,566	\$ 8,307,642	\$ 10,262,969	\$ 10,154,600	\$ 10,154,600	\$ 10,154,600	\$ 10,154,600	\$ 10,895,500
Business Licenses & Permits	\$ 15,460	\$ 17,261	\$ 19,795	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 19,000
Building Permits	265,675	781,423	611,971	900,000	900,000	900,000	900,000	750,000
Fire Inspection & Plan Review Fees	8,420	25,112	36,084	15,000	15,000	15,000	15,000	35,000
Total Licenses & Permits	\$ 289,554	\$ 823,796	\$ 667,850	\$ 932,500	\$ 932,500	\$ 932,500	\$ 932,500	\$ 804,000
Class B&C Road Funds	\$ 515,957	\$ 541,193	\$ 628,053	\$ 529,650	\$ 529,650	\$ 529,650	\$ 672,017	\$ 592,000
Grant Revenue	9,995	10,686	50,164	-	-	-	-	\$ 709,500
Total Intergovernmental Revenue	\$ 525,952	\$ 551,879	\$ 678,217	\$ 529,650	\$ 529,650	\$ 529,650	\$ 672,017	\$ 1,301,500
Development Fees	\$ 219,311	\$ 470,627	\$ 381,876	\$ 370,000	\$ 370,000	\$ 370,000	\$ 370,000	\$ 510,000
Library Fees	5	-	-	-	-	-	-	16,675
Inspection Fees	120,323	206,911	428,651	375,000	375,000	375,000	375,000	340,000
Sanitation Fees	559,156	583,085	738,023	797,610	797,610	797,610	797,610	790,000
Recreation Fees	162,334	170,164	211,298	222,000	222,000	222,000	222,000	261,472
Fines & Forfeitures	-	700	300	1,000	1,000	1,000	1,000	500
Interest Earnings	166,048	251,081	623,319	225,000	225,000	225,000	650,000	815,000
Rents	20,838	21,558	27,930	20,000	20,000	20,000	20,000	21,200
Sponsorships	30,550	30,455	63,500	45,000	45,000	45,000	45,000	60,000
Credit Card Fees	7,026	4,976	6,714	6,500	6,500	6,500	6,500	7,000
Miscellaneous Revenues	27,689	8,851	57,578	10,000	10,000	10,000	10,000	10,000
Donations	1,000	1,345	4,168	-	-	1,449	1,449	20,000
Skate Park Donations - RESTRICTED	-	-	1,873	-	-	-	-	-
Beg. Fund Appropriation	-	-	-	103,677	143,839	380,258	929,452	-
Total Misc Revenue	\$ 1,314,279	\$ 1,749,753	\$ 2,545,230	\$ 2,175,787	\$ 2,215,949	\$ 2,453,817	\$ 3,428,011	\$ 2,851,847
Transfer from RDA Fund - Tax Admin	\$ 330,138	\$ 373,974	\$ 399,002	\$ 528,000	\$ 528,000	\$ 528,000	\$ 550,506	\$ 640,016
Transfer from Capital Projects	\$ -	\$ -	\$ 3,000	\$ 1,578,330	\$ 1,578,330	\$ 1,358,330	\$ 1,325,490	\$ 1,300,000
TOTAL GENERAL FUND REV	\$ 10,270,489	\$ 11,807,044	\$ 14,556,269	\$ 15,898,867	\$ 15,939,029	\$ 15,956,897	\$ 17,063,125	\$ 17,792,863
TOTAL GENERAL FUND EXPEND	\$ 10,031,233	\$ 11,766,604	\$ 13,522,043	\$ 15,898,866	\$ 15,939,029	\$ 15,956,897	\$ 17,063,124	\$ 17,515,721
Surplus (Deficit)	\$ 239,256	\$ 40,441	\$ 1,034,226	\$ 0	\$ 0	\$ 0	\$ 0	\$ 277,142

MAYOR & MUNICIPAL COUNCIL

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Mayor & Council									
10	0101	4001	Full Time Regular	\$ -	\$ 1,338	\$ 73,067	\$ 97,350	\$ 124,421	\$ 98,562
10	0101	4002	Part Time Regular	86,430	95,947	97,234	72,302	72,302	83,683
10	0101	4008	Compensation Adjustments	-	-	-	6,170	7,225	4,856
10	0101	4051	Retirement & Taxes	3,473	4,186	22,205	23,528	29,440	24,701
10	0101	4053	Insurance	-	-	-	9,600	24,031	13,893
10	0101	4105	Membership Dues & Subscriptions	\$ -	\$ -	\$ -	\$ 600	\$ 600	\$ 600
10	0101	4108	Meetings	625	4,309	3,400	9,300	9,300	6,500
10	0101	4257	Programs	3,799	10,009	6,627	8,000	8,000	8,000
10	0101	4355	Miscellaneous	801	147	2,328	2,000	2,000	2,000
10	0101	4413	Training	4,194	3,468	5,682	6,500	6,500	6,500
10	0101	4414	Travel	1,044	2,247	1,035	5,625	5,625	2,875
Total Mayor & Council				\$ 100,366	\$ 121,651	\$ 211,578	\$ 240,975	\$ 289,444	\$ 252,170

CITY MANAGER

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
City Manager									
10	0201	4001	Full Time Regular	\$ 79,153	\$ 103,233	\$ 129,408	\$ 132,036	\$ 204,353	\$ 123,787
10	0201	4005	Overtime	-	-	171	-	-	-
10	0201	4006	Other Compensation	600	750	50	-	-	-
10	0201	4007	Car Allowance	3,600	4,000	4,200	4,200	4,200	4,200
10	0201	4008	Compensation Adjustments	-	-	-	4,546	4,818	3,312
10	0201	4051	Retirement & Taxes	18,701	23,248	29,579	25,481	27,159	27,035
10	0201	4053	Insurance	15,411	14,546	22,996	15,887	30,158	21,486
10	0201	4105	Membership Dues & Subscriptions	\$ 9,445	\$ 15,225	\$ 11,663	\$ 13,650	\$ 13,650	\$ 13,650
10	0201	4108	Meetings	3,313	2,526	3,081	4,500	4,500	4,500
10	0201	4109	Special Events	2,525	-	1,706	3,000	3,000	3,000
10	0201	4355	Miscellaneous	3,315	761	2,959	3,740	3,740	3,740
10	0201	4413	Training	660	2,469	2,328	7,300	7,300	7,300
10	0201	4414	Travel	469	2,018	174	3,800	3,800	3,800
Total City Manager				\$ 137,192	\$ 168,776	\$ 208,314	\$ 218,139	\$ 306,678	\$ 215,811

RECORDER

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Recorder									
10	0301	4001	Full Time Regular	\$ 77,493	\$ 113,192	\$ 116,779	\$ 119,124	\$ 124,286	\$ 116,361
10	0301	4002	Part Time Regular	32,308	793	-	-	-	-
10	0301	4005	Overtime	199	110	403	596	596	600
10	0301	4006	Other Compensation	520	600	600	600	650	350
10	0301	4008	Compensation Adjustments	-	-	-	4,689	4,773	2,790
10	0301	4051	Retirement & Taxes	26,649	28,513	28,328	27,499	22,249	25,413
10	0301	4053	Insurance	15,445	30,581	33,162	33,997	42,818	19,649
10	0301	4103	Public Notices	\$ 800	\$ 335	\$ 388	\$ 10,000	\$ 10,000	\$ 10,000
10	0301	4105	Membership Dues & Subscriptions	355	765	685	1,565	1,565	1,565
10	0301	4108	Meetings	-	271	101	240	240	240
10	0301	4110	Postage	-	-	-	50	50	50
10	0301	4151	Equipment	36,954	53	-	-	-	-
10	0301	4301	Contract Services	-	14,499	258	36,000	36,000	36,315
10	0301	4355	Miscellaneous	171	140	20	1,000	1,000	1,000
10	0301	4413	Training	593	688	1,355	1,200	1,200	2,200
10	0301	4414	Travel	1,049	878	2,294	4,000	4,000	6,500
Total Recorder				\$ 192,536	\$ 191,418	\$ 184,372	\$ 240,560	\$ 249,427	\$ 223,033

FINANCE

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Finance									
10	0401	4001	Full Time Regular	\$ 113,193	\$ 132,136	\$ 138,601	\$ 138,238	\$ 155,193	\$ 150,399
10	0401	4002	Part Time Regular	35,439	38,921	31,502	65,504	65,504	58,753
10	0401	4003	Seasonal Employees	6,518	6,731	2,137	14,321	14,321	-
10	0401	4005	Overtime	91	8	0	-	-	-
10	0401	4006	Other Compensation	1,947	1,243	650	1,200	1,200	600
10	0401	4007	Car Allowance	2,400	2,200	2,400	2,400	2,400	-
10	0401	4008	Compensation Adjustments	-	-	-	6,092	7,627	5,202
10	0401	4051	Retirement & Taxes	27,203	30,408	35,178	28,526	37,587	42,929
10	0401	4053	Insurance	12,590	11,524	23,399	10,080	24,490	27,957
10	0401	4105	Membership Dues & Subscriptions	\$ 425	\$ 849	\$ 508	\$ 1,610	\$ 1,610	\$ 1,610
10	0401	4108	Meetings	402	303	416	1,200	1,200	600
10	0401	4301	Contract Services	9,275	12,515	17,188	33,990	33,990	35,740
10	0401	4352	Bank Fees	30,354	38,706	55,399	50,000	50,000	50,000
10	0401	4355	Miscellaneous	285	1,242	687	2,375	2,375	2,375
10	0401	4413	Training	4,469	4,235	3,100	3,775	3,775	3,225
10	0401	4414	Travel	2,794	3,171	3,879	9,200	9,200	6,000
Total Finance				\$ 247,385	\$ 284,192	\$ 315,042	\$ 368,511	\$ 410,473	\$ 385,391

COMMUNICATIONS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Communications									
10	0601	4001	Full Time Regular	\$ 123,300	\$ 127,700	\$ 98,127	\$ 91,840	\$ 91,840	\$ 73,626
10	0601	4002	Part Time Regular	2,066	1,856	20,346	49,486	49,486	54,889
10	0601	4005	Overtime	180	12	182	-	-	-
10	0601	4006	Other Compensation	1,260	690	550	-	600	600
10	0601	4007	Car Allowance						6,000
10	0601	4008	Compensation Adjustments	-	-	-	4,663	4,663	3,510
10	0601	4051	Retirement & Taxes	25,500	24,330	22,636	24,487	24,487	20,992
10	0601	4053	Insurance	510	5,824	12,565	18,743	18,743	13,667
10	0601	4108	Meetings	\$ 366	\$ 786	\$ 394	\$ 1,400	\$ 1,400	\$ 1,400
10	0601	4151	Equipment	236	587	513	700	700	20,600
10	0601	4152	Supplies	-	391	420	2,250	2,250	2,250
10	0601	4257	Communities That Care	2,950	14,138	35,611	31,000	31,000	31,000
10	0601	4355	Miscellaneous	-	102,518	98,456	16,200	16,200	3,700
10	0601	4413	Training	290	383	906	1,900	1,900	1,900
10	0601	4414	Travel	305	1,698	422	2,100	2,100	2,100
Total Communications				\$ 156,960	\$ 280,913	\$ 291,128	\$ 244,768	\$ 245,368	\$ 236,233

PLANNING

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Planning									
10	0701	4001	Full Time Regular	\$ 234,314	\$ 272,166	\$ 338,217	\$ 361,501	\$ 396,111	\$ 204,808
10	0701	4002	Part Time Regular	40,712	62,229	75,663	\$ 71,392	\$ 71,392	\$ 90,293
10	0701	4005	Overtime	3,852	1,921	1,022	\$ -	\$ -	\$ -
10	0701	4006	Other Compensation	870	536	100	\$ -	\$ -	\$ -
10	0701	4007	Car Allowance	1,286	1,300	1,300	\$ 1,300	\$ 1,300	\$ -
10	0701	4008	Compensation Adjustments	-	-	-	\$ 17,095	\$ 17,095	\$ 8,450
10	0701	4051	Retirement & Taxes	56,204	74,272	89,743	\$ 92,365	\$ 92,365	\$ 64,450
10	0701	4053	Insurance	36,483	44,579	51,079	\$ 73,174	\$ 78,951	\$ 53,022
10	0701	4105	Membership Dues & Subscriptions	\$ 51,054	\$ 1,313	\$ 8,240	\$ 8,864	\$ 8,864	\$ 1,100
10	0701	4108	Meetings	2,039	2,282	1,516	\$ 10,500	\$ 10,500	\$ 10,500
10	0701	4301	Contract Services	2,658	184	-	\$ 99,000	\$ 99,000	\$ 47,000
10	0701	4355	Miscellaneous	7,364	4,264	8,005	\$ 18,510	\$ 18,510	\$ 16,570
10	0701	4413	Training	4,437	7,797	5,821	\$ 10,284	\$ 10,284	\$ 4,075
10	0701	4414	Travel	5,702	8,451	5,963	\$ 10,673	\$ 10,673	\$ 4,434
Total Planning				\$ 446,975	\$ 481,294	\$ 586,668	\$ 774,658	\$ 815,046	\$ 504,701

BUILDING

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Building									
10	0801	4001	Full Time Regular	\$ 287,583	\$ 339,407	\$ 423,608	\$ 453,153	\$ 453,153	\$ 455,349
10	0801	4002	Part Time Regular	14,880	-	-	-	-	-
10	0801	4003	Seasonal Employee	6,086	6,185	6,052	11,213	11,213	-
10	0801	4005	Overtime	109	1	4	-	-	-
10	0801	4006	Other Compensation	180	300	100	-	-	-
10	0801	4007	Car Allowance	400	-	-	-	-	-
10	0801	4008	Compensation Adjustments	-	-	-	17,961	17,961	11,287
10	0801	4051	Retirement & Taxes	60,448	75,017	93,033	101,865	101,865	100,973
10	0801	4053	Insurance	4,191	9,234	15,352	51,478	51,478	44,247
10	0801	4105	Membership Dues & Subscriptions	\$ 1,004	\$ 1,313	\$ 1,190	\$ 5,460	\$ 5,460	\$ 5,460
10	0801	4108	Meetings	492	399	1,269	2,160	2,160	2,160
10	0801	4151	Equipment	-	1,083	3,504	3,500	3,500	3,500
10	0801	4152	Supplies	4,832	2,845	3,626	4,000	4,000	4,000
10	0801	4154	Uniforms	424	622	739	900	900	900
10	0801	4301	Contract Services	900	-	-	25,000	25,000	-
10	0801	4355	Miscellaneous	1,099	254	150	4,000	4,000	4,000
10	0801	4413	Training	2,042	4,060	6,896	10,550	10,550	10,550
10	0801	4414	Travel	2,189	2,467	4,179	10,000	10,000	10,000
Total Building				\$ 386,860	\$ 443,187	\$ 559,701	\$ 701,240	\$ 701,240	\$ 652,426

POLICE

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Police									
10	0901	4001	Full Time Regular	\$ -	\$ 6,476	\$ -	\$ -	\$ -	\$ -
10	0901	4002	Part Time Regular	35,452	40,981	43,072	51,140	51,140	51,441
10	0901	4051	Retirement & Taxes	1,376	2,622	3,560	4,577	4,577	4,604
10	0901	4151	Equipment	\$ -	\$ -	\$ -	\$ 2,850	\$ 2,850	\$ 2,850
10	0901	4154	Uniforms	-	-	245	3,000	3,000	3,000
10	0901	4301	Contract Services	2,291,436	2,765,443	3,204,532	4,040,558	4,040,558	4,642,181
10	0901	4355	Miscellaneous	210	140	760	1,000	1,000	1,000
Total Police				\$ 2,328,474	\$ 2,815,769	\$ 3,252,168	\$ 4,103,125	\$ 4,103,125	\$ 4,705,075

FIRE SERVICES

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Fire Services									
10	1001	4201	Water Charges	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 3,500
10	1001	4202	Wastewater Charges	-	-	-	-	2,500	2,500
10	1001	4203	Stormwater Charges	-	-	-	-	100	100
10	1001	4204	Natural Gas Charges	-	-	-	-	1,400	1,400
10	1001	4205	Electric Charges	-	-	-	-	2,100	2,100
10	1001	4206	Telephone & Internet Charges	-	-	-	-	1,400	1,400
10	1001	4301	Contract Services	\$ 1,654,069	\$ 1,379,625	\$ 2,250,807	\$ 2,574,600	\$ 2,574,600	\$ 2,862,462
Total Fire Services				\$ 1,654,069	\$ 1,379,625	\$ 2,250,807	\$ 2,574,600	\$ 2,585,600	\$ 2,873,462

LIBRARY

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Library									
10	1101	4001	Full Time Regular	\$ -	\$ 455	\$ 40,962	\$ 46,463	\$ 46,463	\$ 49,297
10	1101	4002	Part Time Regular	6,829	27,741	623	18,935	18,935	40,014
10	1101	4005	Overtime	-	15	245	-	-	2,250
10	1101	4008	Compensation Adjustments	-	-	-	2,758	2,758	2,442
10	1101	4051	Retirement & Taxes	99	3,048	8,676	11,842	11,842	14,376
10	1101	4053	Insurance	-	-	-	9,600	9,600	9,600
10	1101	4105	Membership Dues & Subscriptions	\$ -	\$ 30	\$ 60	\$ 130	\$ 130	\$ 130
10	1101	4108	Meetings	-	120	-	220	220	240
10	1101	4151	Equipment	-	787	1,372	1,825	1,825	1,500
10	1101	4152	Supplies	4,855	2,792	1,831	1,850	1,850	5,280
10	1101	4257	Programs	18,197	1,624	940	1,300	1,300	5,873
10	1101	4301	Contract Services	-	-	1,200	5,700	5,700	3,800
10	1101	4355	Miscellaneous	-	17,350	17,721	20,000	20,000	20,000
10	1101	4413	Training	-	530	479	525	525	275
10	1101	4414	Travel	-	42	529	370	370	-
Total Library				\$ 29,979	\$ 54,609	\$ 74,637	\$ 121,518	\$ 121,518	\$ 155,077

PUBLIC WORKS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Public Works Administration									
10	1201	4001	Full Time Regular	\$ 165,890	\$ 59,418	\$ 50,925	\$ 57,483	\$ 122,932	\$ 71,108
10	1201	4005	Overtime	-	-	1	8,622	18,440	10,666
10	1201	4006	Other Compensation	1,950	1,244	80	-	-	-
10	1201	4008	Compensation Adjustments	-	-	-	2,240	3,520	3,639
10	1201	4051	Retirement & Taxes	32,495	13,518	11,440	12,554	26,848	15,530
10	1201	4053	Insurance	10,349	34,161	23,146	10,038	19,674	12,776
10	1201	4101	Maintenance	\$ 11,924	\$ 2,497	\$ 933	-	-	-
10	1201	4105	Membership Dues & Subscriptions	14,749	2,710	10,826	15,220	15,220	8,470
10	1201	4108	Meetings	3,365	1,805	2,556	2,329	2,329	2,329
10	1201	4151	Equipment	11,103	6,102	1,935	9,800	9,800	9,800
10	1201	4152	Supplies	4,391	6,300	6,725	2,800	2,800	2,800
10	1201	4154	Uniforms	2,426	3,590	4,390	8,550	8,550	8,550
10	1201	4205	Electric Charges	23,827	24,155	28,181	-	-	-
10	1201	4301	Contract Services	399,850	65,405	234	-	-	-
10	1201	4303	Software Maintenance	-	600	2,292	5,400	5,400	5,400
10	1201	4355	Miscellaneous	5,682	634	-	-	-	-
10	1201	4407	Certification & Testing	422	406	6,504	11,800	11,800	8,000
10	1201	4413	Training	1,535	3,022	1,305	6,700	6,700	4,000
10	1201	4414	Travel	860	4,728	420	-	-	-
Total Public Works Administration				\$ 745,006	\$ 230,295	\$ 151,894	\$ 153,536	\$ 254,012	\$ 163,068
Public Works Grounds Maintenance									
10	1202	4001	Full Time Regular	\$ -	\$ 80,916	\$ 55,028	\$ 66,429	\$ 66,820	\$ 68,786
10	1202	4002	Part Time Regular	-	1,062	989	7,390	7,433	7,433
10	1202	4003	Seasonal Employee	-	-	11,455	13,061	13,137	15,084
10	1202	4005	Overtime	-	3,859	328	9,964	10,023	10,318
10	1202	4006	Other Compensation	-	600	600	600	600	600
10	1202	4008	Compensation Adjustments	-	-	-	2,854	2,109	4,903
10	1202	4051	Retirement & Taxes	-	19,870	13,562	16,599	16,697	17,289
10	1202	4053	Insurance	-	752	5,417	25,979	26,764	28,785
10	1202	4101	Maintenance	\$ -	\$ 7,954	\$ 3,892	\$ 15,000	\$ 15,000	\$ 15,000
10	1202	4103	Public Notices	-	-	-	250	250	250
10	1202	4105	Membership Dues & Subscriptions	-	-	451	1,930	1,930	3,200
10	1202	4151	Equipment	-	2,749	4,771	8,855	8,855	3,700
10	1202	4152	Supplies	-	24,314	24,119	12,700	12,700	32,200
10	1202	4154	Uniforms	-	-	-	1,575	1,575	1,575
10	1202	4201	Water Charges	-	135,033	154,339	150,000	150,000	150,000
10	1202	4301	Contract Services	-	152,922	168,478	366,188	366,188	306,188
10	1202	4365	Trees	-	25,559	3,632	25,000	25,000	35,000
10	1202	4407	Certification & Testing	-	850	1,020	3,550	3,550	3,550
10	1202	4413	Training	-	768	3,307	7,100	7,100	6,100
10	1202	4414	Travel	-	-	5,307	11,600	11,600	8,200
Total Public Works Grounds Maintenance				\$ -	\$ 457,208	\$ 456,695	\$ 746,623	\$ 747,331	\$ 718,159
Public Works Administration				\$ 745,006	\$ 230,295	\$ 151,894	\$ 153,536	\$ 254,012	\$ 163,068
Public Works Grounds Maintenance				-	457,208	456,695	746,623	747,331	718,159
Total Public Works				\$ 745,006	\$ 687,503	\$ 608,588	\$ 900,159	\$ 1,001,344	\$ 881,227

ENGINEERING

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Engineering									
10	1301	4001	Full Time Regular	\$ 99,494	\$ 73,225	\$ 76,216	\$ 82,526	\$ 83,011	\$ 96,004
10	1301	4005	Overtime	-	-	4			
10	1301	4006	Other Compensation	990	600	600	600	600	600
10	1301	4007	Car Allowance	3,600	3,600	3,600	3,600	3,600	3,600
10	1301	4008	Compensation Adjustments	-	-	-	3,215	2,377	4,950
10	1301	4051	Retirement & Taxes	22,630	17,326	17,285	18,024	18,130	20,967
10	1301	4053	Insurance	12,422	13,352	14,503	15,537	15,591	18,684
10	1301	4105	Membership Dues & Subscriptions	\$ 2,062	\$ 3,129	\$ 10,289	\$ 9,570	\$ 9,570	\$ 9,220
10	1301	4108	Meetings	269	533	723	1,500	1,500	1,500
10	1301	4151	Equipment	761	347	227	3,900	3,900	3,100
10	1301	4301	Contract Services	5,232	24,749	32,952	61,490	61,490	54,000
10	1301	4407	Certification & Testing	378	-	294	4,100	4,100	2,300
10	1301	4413	Training	1,799	3,771	3,001	2,100	2,100	1,825
10	1301	4414	Travel	2,497	569	944	4,200	4,200	3,600
Total Engineering				\$ 152,492	\$ 141,201	\$ 160,638	\$ 210,362	\$ 210,169	\$ 220,350

SANITATION

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Sanitation									
10	1401	4301	Contract Services	\$ 492,166	\$ 530,752	\$ 565,216	\$ 675,675	\$ 675,675	\$ 741,837
10	1401	4808	Bad Debt Expense	1,215	-	172	-	-	-
Total Sanitation				\$ 493,381	\$ 530,752	\$ 565,388	\$ 675,675	\$ 675,675	\$ 741,837

PARKS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Parks									
10	1501	4001	Full Time Regular	\$ 237,558	\$ 267,604	\$ 285,770	\$ 274,768	\$ 274,768	\$ 288,720
10	1501	4002	Part Time Regular	4,738	1,748	688	6,285	6,285	13,989
10	1501	4003	Seasonal Employee	28,494	59,155	27,123	46,590	46,590	28,810
10	1501	4005	Overtime	2,574	2,606	1,937	8,000	8,000	5,130
10	1501	4006	Other Compensation	3,747	2,804	2,250	1,680	1,680	1,680
10	1501	4008	Compensation Adjustments	-	-	-	10,924	10,924	8,624
10	1501	4051	Retirement & Taxes	53,783	60,876	62,940	64,742	64,742	66,887
10	1501	4053	Insurance	42,740	39,684	43,098	62,914	62,914	68,407
10	1501	4101	Maintenance	\$ 56,171	\$ 86,380	\$ 108,797	\$ 179,819	\$ 179,819	\$ 100,000
10	1501	4105	Membership Dues & Subscriptions	725	-	2,699	2,000	2,000	1,155
10	1501	4108	Meetings	97	719	735	900	900	720
10	1501	4151	Equipment	1,174	53,920	32,238	57,000	57,000	18,000
10	1501	4152	Supplies	11,723	14,159	18,243	24,000	24,000	31,000
10	1501	4154	Uniforms	703	1,339	1,502	1,600	1,600	2,325
10	1501	4201	Water Charges	145,489	81,158	116,617	90,000	90,000	90,000
10	1501	4205	Electric Charges	8,312	10,436	13,302	15,000	15,000	15,000
10	1501	4208	Miscellaneous Facilities Charges	3,100	2,735	1,748	12,800	12,800	7,000
10	1501	4301	Contract Services	7,907	129,502	157,381	221,188	221,188	204,500
10	1501	4355	Miscellaneous	7,774	3,500	14,310	28,000	28,000	-
10	1501	4365	Trees	-	972	-	-	-	-
10	1501	4413	Training	1,255	4,900	1,720	5,400	5,400	3,113
10	1501	4414	Travel	377	951	991	3,500	3,500	1,250
Total Parks				\$ 618,442	\$ 825,148	\$ 894,090	\$ 1,117,111	\$ 1,117,111	\$ 956,309

RECREATION

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Recreation									
10	1601	4001	Full Time Regular	\$ 171,415	\$ 168,340	\$ 190,351	\$ 236,325	\$ 236,325	\$ 247,319
10	1601	4002	Part Time Regular	3,292	30,816	32,873	-	-	-
10	1601	4003	Seasonal Employee	18,200	31,367	49,209	47,736	47,736	51,218
10	1601	4005	Overtime	2,495	996	-	5,000	5,000	2,600
10	1601	4006	Other Compensation	733	1,250	1,630	1,440	1,440	1,440
10	1601	4008	Compensation Adjustments	-	-	-	9,207	9,207	7,082
10	1601	4051	Retirement & Taxes	38,830	38,092	46,338	55,886	55,886	58,598
10	1601	4053	Insurance	27,952	19,926	29,368	53,243	53,243	56,311
10	1601	4105	Membership Dues & Subscriptions	\$ 330	\$ 514	\$ 1,307	\$ 1,100	\$ 1,100	\$ 2,275
10	1601	4108	Meetings	151	440	304	600	600	1,200
10	1601	4151	Equipment	-	-	1,954	-	-	-
10	1601	4154	Uniforms	100	49	-	350	350	525
10	1601	4257	Programs	84,890	94,822	107,904	129,958	129,958	140,228
10	1601	4355	Miscellaneous	9,282	11,821	12,263	12,000	12,000	17,500
10	1601	4413	Training	1,924	3,291	2,840	3,605	3,605	2,733
10	1601	4414	Travel	203	1,087	1,208	3,025	3,025	1,850
Total Recreation				\$ 359,798	\$ 402,811	\$ 477,548	\$ 559,475	\$ 559,475	\$ 590,877

SPECIAL EVENTS

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Special Events									
10	1701	4001	Full Time Regular	\$ 62,451	\$ 72,256	\$ 83,884	\$ 67,700	\$ 67,700	\$ 32,545
10	1701	4002	Part Time Regular	-	-	3,442	31,028	31,028	-
10	1701	4005	Overtime	1,818	2,119	2,352	1,500	1,500	-
10	1701	4006	Other Compensation	592	478	360	360	360	-
10	1701	4008	Compensation Adjustments	-	-	-	3,717	3,717	932
10	1701	4051	Retirement & Taxes	13,054	15,591	16,951	17,563	17,563	7,108
10	1701	4053	Insurance	262	322	378	9,600	9,600	6,947
10	1701	4105	Membership Dues & Subscriptions	\$ 849	\$ 1,460	\$ 1,975	\$ 2,450	\$ 2,450	\$ 2,450
10	1701	4108	Meetings	-	119	159	180	180	180
10	1701	4109	Special Events	69,679	77,767	126,828	135,000	135,000	152,500
10	1701	4151	Equipment	1,837	4,464	2,506	3,000	3,000	3,000
10	1701	4152	Supplies	-	-	-	-	-	1,750
10	1701	4257	Programs	-	-	-	-	-	-
10	1701	4301	Contract Services	-	-	-	-	-	30,000
10	1701	4304	Marketing	1,669	273	1,356	1,750	1,750	1,750
10	1701	4355	Miscellaneous	-	-	-	-	-	650
10	1701	4413	Training	-	135	425	650	650	650
10	1701	4414	Travel	230	433	413	650	650	650
Total Special Events				\$ 152,440	\$ 175,417	\$ 241,029	\$ 275,148	\$ 275,148	\$ 241,111

NON-DEPARTMENTAL

FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
				FY 22-23	FY 23-24	FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Non-Departmental									
10	1801	4110	Postage	\$ -	\$ -	\$ 1,789	\$ 2,000	\$ 2,000	\$ 2,000
10	1801	4152	Supplies	12,216	16,303	11,365	19,700	19,700	19,700
10	1801	4154	Uniforms	1,137	1,587	2,698	6,900	6,900	6,900
10	1801	4301	Contract Services	3,686	57,040	52,537	162,380	162,380	162,380
10	1801	4355	Miscellaneous	21,586	3,398	3,287	-	-	-
10	1801	4356	Community Garden	6,793	581	118	1,200	1,200	1,200
10	1801	4410	Employee Appreciation	11,658	144	-	-	-	-
10	1801	4855	General Fee Waivers	-	-	-	30,000	30,000	30,000
10	1801	6049	Transfer to Capital Projects	\$ 523,953	\$ 1,520,225	\$ 1,064,831	\$ 235,000	\$ 235,000	\$ 1,073,750
10	1801	6052	Transfer to Wastewater Fund	-	11,055	-	-	-	-
10	1801	6053	Transfer to Stormwater Fund	-	26,661	570	240,133	240,133	308,167
10	1801	6054	Transfer to Transportation Fund	689,595	375,439	772,419	959,650	1,725,061	1,470,999
10	1801	6061	Transfer to Internal Service Fund	433,001	769,904	730,734	973,910	973,910	605,534
Total Non-Departmental				\$ 1,703,625	\$ 2,782,337	\$ 2,640,348	\$ 2,630,873	\$ 3,396,284	\$ 3,680,631

IMPACT FEES

FUND 23				ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	BUDGET	BUDGET	BUDGET
				FY 25-26	FY 25-26	FY 26-27			
Revenue									
23	2301	3754	Public Safety Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
23	2302	3501	Roadway Interest	27,654	50,832	27,057	13,800	13,800	-
23	2302	3754	Roadway Facilities Impact Fees	195,718	802,777	994,426	800,000	800,000	970,000
23	2303	3754	Park Facilities Impact Fees	-	-	-	400,000	100,000	175,000
23	2304	3754	Storm & Groundwater Facilities Impact Fees	10,784	34,894	11,524	34,500	34,500	61,200
			Use of Prior Year Fund Balance	-	-	-	1,219,700	1,219,700	1,011,800
Total Revenue				\$ 234,156	\$ 888,503	\$ 1,033,007	\$ 2,468,000	\$ 2,168,000	\$ 2,218,000
Public Safety Facilities									
23	2301	4301	Contract Services	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
23	2301	4651	Capital Expense	-	-	-	-	-	-
Total Public Safety Facilities				\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
Roadway Facilities									
23	2302	4301	Contract Services	\$ 53,938	\$ -	\$ 12,425	\$ 25,000	\$ 25,000	\$ 25,000
23	2302	4651	Capital Expense	31,373	69,470	84,524	1,821,750	1,821,750	1,913,000
Total Roadway Facilities				\$ 85,312	\$ 69,470	\$ 96,949	\$ 1,846,750	\$ 1,846,750	\$ 1,938,000
Park Facilities									
23	2303	4301	Contract Services	\$ -	\$ -	\$ -	\$ 25,000	\$ 25,000	\$ 25,000
23	2303	4651	Capital Expense	-	-	-	400,000	100,000	150,000
Total Park Facilities				\$ -	\$ -	\$ -	\$ 425,000	\$ 125,000	\$ 175,000
Storm & Groundwater Facilities									
23	2304	4301	Contract Services	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ 40,000	\$ 40,000
23	2304	4651	Capital Expense	10,784	34,037	9,436	131,250	131,250	40,000
Total Storm & Groundwater Facilities				\$ 10,784	\$ 74,037	\$ 9,436	\$ 171,250	\$ 171,250	\$ 80,000
Total Impact Fees Fund				\$ 96,096	\$ 143,507	\$ 106,385	\$ 2,468,000	\$ 2,168,000	\$ 2,218,000
Surplus (Deficit)				\$ 138,061	\$ 744,996	\$ 926,622	\$ -	\$ -	\$ -

REDEVELOPMENT AGENCY

FUND 25								AMEND #1	DRAFT
FUND	ORG	ACCT	DESCRIPTION	ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 26-27
Revenue									
25	2501	3110	Property Tax Increment	\$ 7,923,319	\$ 8,975,367	\$ 9,576,055	\$ 12,672,000	\$ 13,212,155	\$ 15,359,984
25	2501	3113	RDA Admin	330,138	373,974	399,002	528,000	550,506	640,016
25	2501	3501	Interest Income	1,805,905	2,053,524	1,647,366	1,750,000	1,750,000	765,000
25	2501	3205	Grant Revenue	-	-	216,402	3,372,441	3,372,441	-
			Beginning Fund Balance Appropriation			-	16,414,610	15,939,456	13,073,656
Total Revenue				\$ 10,059,362	\$ 11,829,870	\$ 11,838,825	\$ 34,737,051	\$ 34,824,558	\$ 29,838,656
RDA									
25	2501	4103	Public Notices	\$ -	\$ 410	\$ 757	\$ 2,000	\$ 2,000	\$ 2,000
25	2501	4301	Contract Services	369,201	294,072	416,467	738,400	803,400	803,650
25	2501	4457	TIFF Payments	2,167,758	3,799,641	4,152,324	2,511,258	2,511,258	2,609,362
25	2501	4651	Capital Expense	18,820,158	4,074,879	3,690,989	24,012,441	24,012,441	18,987,441
25	2501	4802	Principal on Debt	4,059,427	4,232,187	4,411,192	4,591,477	4,591,477	4,638,000
25	2501	4803	Interest on Debt	2,818,775	2,646,515	2,466,511	2,278,475	2,278,475	2,083,188
25	2501	4808	Bad Debt Expense	-	-	50,100			
25	2501	6010	Transfer to General Fund (Admin)	330,138	373,974	399,002	528,000	550,506	640,016
25	2501	6061	Transfer to Internal Service Fund	56,420	62,898	75,000	75,000	75,000	75,000
Total RDA				\$ 28,633,987	\$ 15,484,583	\$ 15,662,343	\$ 34,737,051	\$ 34,824,558	\$ 29,838,656
Surplus (Deficit)				\$ (18,574,625)	\$ (3,654,713)	\$ (3,823,518)	\$ -	\$ 0	\$ -

CAPITAL PROJECTS

FUND 49				ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	BUDGET	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 26-27
Revenue									
49	4901	5010	Transfer from General Fund	\$ 523,953	\$ 1,520,225	\$ 1,064,831	\$ 235,000	\$ 235,000	\$ 1,073,750
49	4901	3205	Grants	-	-	10,000,000	105,280	105,280	-
49	4901	3680	Lease Proceeds	-	-	42,680	-	-	-
49	4901	3890	Beginning Fund Balance Appropriation	-	-	-	14,065,550	14,065,550	3,905,268
Total Revenue				\$ 523,953	\$ 1,520,225	\$ 11,107,511	\$ 14,405,830	\$ 14,405,830	\$ 4,979,018
Capital Projects									
49	4901	4651	Capital Expense	281,063	637,358	938,730	13,047,500	13,080,340	3,579,018
49	4901	6010	Transfer to General Fund	-	-	3,000	1,358,330	1,325,490	1,400,000
Total Capital Projects				\$ 281,063	\$ 637,358	\$ 949,477	\$ 14,405,830	\$ 14,405,830	\$ 4,979,018
Surplus (Deficit)				\$ 242,889	\$ 882,867	\$ 10,158,034	\$ -	\$ -	\$ -

WASTEWATER

						AMEND #1	AMEND #2	AMEND #3	DRAFT	
FUND 52				ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 25-26	FY 26-27
Revenue										
52	5201	3501	Interest income							
52	5201	3602	Utility Service Sales	\$ 1,679,575	\$ 2,148,222	\$ 2,701,846	\$ 2,800,000	\$ 2,800,000	\$ 2,800,000	\$ 2,856,000
52	5201	3752	Industrial Pretreatment Fees			-	-	-	-	-
52	5201	3825	Late Fees			-	-	-	-	-
52	5201	3754	Impact Fees	110,004	480,370	118,303	245,000	245,000	245,000	230,000
52	5201	3835	Developer Contributions	1,568,850	1,201,000	499,780				
52	5201	3851	Miscellaneous Revenue	-	-	-	-	-	-	-
52	5201	5010	Transfer from General Fund	-	11,055	-	-	-	-	-
			Beginning Fund Balance Appropriation	-	-	-	2,697,665	2,703,089	2,707,785	1,134,909
Total Revenue				\$ 3,358,429	\$ 3,840,648	\$ 3,319,929	\$ 5,742,665	\$ 5,748,089	\$ 5,752,785	\$ 4,220,909
Wastewater Collection										
52	5201	4001	Full Time Regular	\$ 229,258	\$ 197,649	\$ 261,292	\$ 312,157	\$ 312,157	\$ 312,157	\$ 359,316
52	5201	4002	Part Time Regular	2,110	123	4,703	2,228	2,228	2,228	8,393
52	5201	4003	Seasonal Employee	455	-	142	955	955	955	-
52	5201	4005	Overtime	985	311	228	7,000	7,000	7,000	7,000
52	5201	4006	Other Compensation	550	-	-	-	-	-	-
52	5201	4008	Compensation Adjustments	-	-	-	12,286	12,286	12,272	23,897
52	5201	4051	Retirement & Taxes	50,334	25,337	67,197	69,907	69,907	69,471	78,960
52	5201	4053	Insurance	35,941	41,304	58,273	81,699	81,699	76,845	95,281
52	5201	4101	Maintenance	\$ 34,351	\$ 95,299	\$ 223,000	\$ 266,245	\$ 266,245	\$ 266,245	\$ 232,000
52	5201	4105	Membership Dues & Subscriptions	949	872	898	5,450	5,450	5,450	5,450
52	5201	4108	Meetings	-	295	122	480	480	480	500
52	5201	4151	Equipment	10,982	5,093	8,724	40,900	40,900	40,900	60,650
52	5201	4152	Supplies	2,860	4,689	33,196	108,500	108,500	108,500	98,150
52	5201	4154	Uniforms	456	506	953	2,700	2,700	2,700	2,700
52	5201	4201	Water Usage	-	1,216	1,240	1,500	1,500	1,500	1,500
52	5201	4205	Electric Charges	17,353	17,541	22,421	31,050	31,050	31,050	46,750
52	5201	4301	Contract Services	908,832	1,028,989	1,711,148	1,419,600	1,419,600	2,356,187	1,794,540
52	5201	4306	Public Engagement	-	-	30	1,400	1,400	1,400	1,400
52	5201	4407	Certification & Testing	631	525	1,112	7,500	7,500	7,500	7,500
52	5201	4413	Training	-	810	2,515	4,000	4,000	4,000	4,200
52	5201	4414	Travel	-	1,160	1,211	4,000	4,000	4,000	2,000
52	5201	4651	Capital Expense	-	-	581,603	3,100,337	3,100,337	2,173,750	1,140,000
52	5201	4803	Interest on Debt	-	56,831	64,578	100,000	100,000	100,000	100,000
52	5201	4804	Cost of Issuance	-	20,424	-	-	-	-	-
52	5201	4808	Bad Debt Expense	2,687	-	135	-	-	-	-
52	5201	4901	Depreciation - Do not budget for	453,558	501,256	539,460	-	-	-	-
52	5201	6061	Transfer to Internal Service Fund	125,050	141,930	141,734	162,771	168,195	168,195	150,720
Total Wastewater Collection				\$ 1,877,342	\$ 2,142,159	\$ 3,725,917	\$ 5,742,665	\$ 5,748,089	\$ 5,752,785	\$ 4,220,909
Surplus (Deficit)				\$ 1,481,087	\$ 1,698,488	\$ (405,989)	\$ (0)	\$ (0)	\$ 0	\$ 0

STORMWATER

FUND 53				ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	BUDGET	BUDGET	BUDGET
				FY 25-26	FY 25-26	FY 26-27			
Revenue									
53	5301	3602	Utility Service Sales	\$ 328,334	\$ 305,713	\$ 362,946	\$ 350,000	\$ 350,000	\$ 375,000
53	5301	3835	Developer Contributions	2,217,700	2,038,000	657,208	-	-	-
53	5301	5010	Transfer from General Fund	-	26,661	570	240,133	240,133	308,167
			Beginning Fund Balance Appropriation	-	-	-	36,005	36,687	39,545
Total Revenue				\$ 2,546,034	\$ 2,370,374	\$ 1,020,724	\$ 626,138	\$ 626,820	\$ 722,712
Stormwater Administration & Permitting									
53	5301	4001	Full Time Regular	\$ 79,106	\$ 176,151	\$ 253,588	\$ 263,799	\$ 261,032	\$ 332,945
53	5301	4002	Part Time Regular	-	-	4,818	2,228	5,569	37,737
53	5301	4003	Seasonal Employee	226	-	-	955	955	-
53	5301	4005	Overtime	198	954	1,964	6,000	6,000	6,000
53	5301	4006	Other Compensation	-	-	-	240	240	-
53	5301	4008	Compensation Adjustments	-	-	-	10,345	10,327	22,253
53	5301	4051	Retirement & Taxes	17,280	22,401	63,778	59,756	59,882	80,005
53	5301	4053	Insurance	6,458	14,407	36,020	53,071	53,071	76,483
53	5301	4101	Maintenance	\$ 1,013	\$ 7,439	\$ 4,830	\$ 35,000	\$ 35,000	\$ 49,135
53	5301	4103	Public Notices	-	-	-	200	200	200
53	5301	4105	Membership Dues & Subscriptions	963	1,470	1,787	3,000	3,000	3,000
53	5301	4108	Meetings	-	-	-	1,240	1,240	1,240
53	5301	4151	Equipment	-	-	-	1,400	1,400	1,400
53	5301	4152	Supplies	1,141	-	1,513	9,500	9,500	4,515
53	5301	4154	Uniforms	-	312	-	1,850	1,850	3,500
53	5301	4205	Electric Charges	-	-	-	-	-	-
53	5301	4301	Contract Services	6,490	-	6,129	53,000	53,000	53,000
53	5301	4303	Software Maintenance	1,200	1,200	1,320	1,400	1,400	1,400
53	5301	4306	Public Engagement	462	103	373	3,500	3,500	3,500
53	5301	4407	Certification & Testing	1,750	1,750	2,200	3,400	3,400	3,400
53	5301	4413	Training	85	-	160	1,000	1,000	3,000
53	5301	4414	Travel	1,339	-	121	-	-	-
53	5301	4651	Capital Expense	-	-	-	-	-	-
53	5301	4808	Bad Debt Expense	370	-	36	-	-	-
53	5301	4901	Depreciation	125,350	198,273	269,594	-	-	-
53	5301	6061	Transfer to Internal Service Fund	59,605	89,942	111,607	115,255	115,255	40,000
Total Stormwater Admin & Permitting				\$ 303,035	\$ 514,402	\$ 759,838	\$ 626,138	\$ 626,820	\$ 722,713
Stormwater Admin & Permitting				\$ 303,035	\$ 514,402	\$ 759,838	\$ 626,138	\$ 626,820	\$ 722,713
Stormwater Maintenance				-	-	-	-	-	-
Total Stormwater				\$ 303,035	\$ 514,402	\$ 759,838	\$ 626,138	\$ 626,820	\$ 722,713
Surplus (Deficit)				\$ 2,242,999	\$ 1,855,972	\$ 260,886	\$ (0)	\$ 0	\$ (0)

WATER

FUND 51

							AMEND #2	AMEND #3	DRAFT
				ACTUAL	ACTUAL	ACTUAL	BUDGET	BUDGET	BUDGET
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 26-27
Revenue									
51	5101	3205	Grant Revenue	\$ 1,702,174	\$ 2,000,000	\$ -	\$ -	\$ -	\$ -
51	5101	3501	Interest Income	-	426,802	219,541	175,000	175,000	-
51	5101	3602	Utility Service Sales	2,288,371	3,320,268	3,676,609	3,700,000	3,700,000	4,369,901
51	5101	3754	Impact Fees	50,191	117,350	64,845	130,000	130,000	150,000
51	5101	3803	Connection Fees	23,300	59,072	46,895	55,000	55,000	70,000
51	5101	3825	Late Fees	19,038	32,404	24,954	15,000	15,000	15,000
			Beginning Fund Balance Appropriation	-	-	-	3,257,099	3,269,781	2,915,936
Total Revenue				\$ 5,542,342	\$ 7,141,896	\$ 4,426,849	\$ 7,332,099	\$ 7,344,781	\$ 7,520,837
Water Distribution									
51	5101	4001	Full Time Regular	\$ 366,892	\$ 366,744	\$ 441,692	\$ 534,688	\$ 531,921	\$ 569,609
51	5101	4002	Part Time Regular	6,329	1,079	5,363	7,154	10,496	13,349
51	5101	4003	Seasonal Employee	3,568	-	5,753	11,571	11,571	10,056
51	5101	4005	Overtime	2,364	570	621	15,000	15,000	15,000
51	5101	4006	Other Compensation	1,890	1,200	1,030	840	840	600
51	5101	4007	Car Allowance	4,100	1,400	-	-	-	-
51	5101	4008	Compensation Adjustments	-	-	-	21,138	21,119	-
51	5101	4051	Retirement & Taxes	84,132	47,136	115,501	120,203	120,328	-
51	5101	4053	Insurance	57,154	80,082	107,632	142,356	142,356	167,478
51	5101	4101	Maintenance	\$ 45,010	\$ 59,021	\$ 46,653	\$ 174,122	\$ 174,122	\$ 147,500
51	5101	4105	Membership Dues & Subscriptions	1,181	1,036	1,078	5,040	5,040	5,270
51	5101	4108	Meetings	260	283	-	1,400	1,400	1,550
51	5101	4151	Equipment	1,368	732	5,909	37,000	37,000	29,750
51	5101	4152	Supplies	13,102	8,290	(1,202)	42,500	42,500	28,000
51	5101	4154	Uniforms	365	898	1,110	3,350	3,350	4,500
51	5101	4157	Meters	149,095	91,075	84,381	150,000	150,000	125,000
51	5101	4205	Electric Charges	9,290	8,294	9,613	210,000	210,000	211,800
51	5101	4301	Contract Services	1,344,098	1,352,683	1,443,565	1,933,850	1,945,850	2,112,800
51	5101	4303	Software Maintenance	-	-	-	3,125	3,125	3,125
51	5101	4306	Public Engagement	-	-	47	22,150	22,150	22,150
51	5101	4355	Miscellaneous	85	934	139	-	-	-
51	5101	4407	Certification & Testing	3,455	1,688	3,431	9,800	9,800	14,300
51	5101	4413	Training	695	2,279	1,692	8,300	8,300	7,500
51	5101	4414	Travel	676	1,216	319	7,100	7,100	6,000
51	5101	4651	Capital Expense	-	-	140,784	3,030,454	3,030,454	3,175,500
51	5101	4803	Interest on Debt	-	511,476	581,204	600,000	600,000	600,000
51	5101	4804	Cost of Issuance	-	183,813	-	-	-	-
51	5101	4808	Bad Debt Expense	14,449	-	442	-	-	-
51	5101	6061	Transfer to Internal Service Fund	237,841	256,688	179,300	240,959	240,959	250,000
Total Water Distribution				\$ 2,545,292	\$ 3,224,142	\$ 3,633,776	\$ 7,332,099	\$ 7,344,781	\$ 7,520,837
Surplus (Deficit)				\$ 2,997,050	\$ 3,917,754	\$ 793,073	\$ 0	\$ (0)	\$ (0)

TRANSPORTATION

FUND 54				ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	AMEND #4	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	BUDGET	BUDGET	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 25-26	FY 26-27
Revenue										
54	5401	3401	Road Cut Fee	\$ 16	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
54	5401	3757	Utility Transportation Fee	-	-	-	1,101,587	895,740	-	-
54	5401	3205	Grant Revenue	-	25,000	-	-	-	-	-
54	5401	5010	Transfer from General Fund	689,595	375,439	772,419	959,650	1,064,321	1,725,061	1,470,999
			Beginning Fund Balance Appropriation	-	-	-	169,957	154,957	154,957	150,000
Total Revenue				\$ 689,611	\$ 400,439	\$ 772,419	\$ 2,231,194	\$ 2,115,018	\$ 1,880,018	\$ 1,620,999
Transportation										
54	5401	4001	Full Time Regular	\$ 179,291	\$ 157,908	\$ 234,751	\$ 257,673	\$ 257,673	\$ 257,673	\$ 318,289
54	5401	4002	Part Time Regular	-	708	659	8,707	8,707	8,707	39,399
54	5401	4003	Seasonal Employee	-	-	5,325	-	-	-	-
54	5401	4005	Overtime	574	986	2,083	27,000	27,000	27,000	27,000
54	5401	4006	Other Compensation	1,600	900	600	1,320	1,320	1,320	1,321
54	5401	4008	Compensation Adjustments	-	-	-	10,105	10,105	10,105	23,257
54	5401	4051	Retirement & Taxes	37,611	20,122	59,039	59,082	59,082	59,082	76,065
54	5401	4053	Insurance	9,412	19,109	30,939	60,810	60,810	60,810	82,037
54	5401	4101	Maintenance	\$ 4,376	\$ 16,759	\$ 28,612	\$ 58,000	\$ 73,000	\$ 73,000	\$ 51,000
54	5401	4105	Membership Dues & Subscriptions	-	2,420	3,019	5,890	5,890	5,890	8,890
54	5401	4108	Meetings	-	-	110	600	600	600	600
54	5401	4151	Equipment	86,736	11,162	31,744	12,900	12,900	12,900	16,650
54	5401	4152	Supplies	1,466	25,336	24,391	48,000	33,000	33,000	43,000
54	5401	4154	Uniforms	406	269	392	3,750	3,750	3,750	3,300
54	5401	4205	Electrical Charges	-	-	-	38,400	38,400	38,400	42,240
54	5401	4301	Contract Services	272,118	48,196	394,581	801,357	809,257	824,257	662,500
54	5401	4355	Miscellaneous	-	-	(2)	5,000	5,000	5,000	5,000
54	5401	4413	Training	-	370	1,590	6,250	6,250	6,250	5,550
54	5401	4414	Travel	-	941	371	4,900	4,900	4,900	4,900
54	5401	4651	Capital Expense	-	-	-	410,000	410,000	160,000	10,000
54	5401	4808	Bad Debt Expense	1,888	-	1	-	-	-	-
54	5401	6061	Transfer to Internal Service Fund	123,253	213,216	255,810	287,375	287,375	287,375	200,000
54	5401	9580	Budgeted Increase in Fund Balance	-	-	-	124,076	-	-	-
Total Transportation				\$ 718,732	\$ 518,401	\$ 1,074,014	\$ 2,231,194	\$ 2,115,018	\$ 1,880,018	\$ 1,620,999
Surplus (Deficit)				\$ (29,121)	\$ (117,962)	\$ (301,595)	\$ (0)	\$ (0)	\$ (0)	\$ (0)

INTERNAL SERVICE

FUND 61				AMEND #2	AMEND #3	DRAFT			
FUND	ORG	ACCT	DESCRIPTION	ACTUAL FY 22-23	ACTUAL FY 23-24	ACTUAL FY 24-25	BUDGET FY 25-26	BUDGET FY 25-26	BUDGET FY 26-27
Revenue									
61	6101	3691	Insurance Reimbursements	\$ -	\$ -	\$ 120,667	\$ -	\$ -	\$ -
61	6101	3807	Sale of Vehicles	-	45,945	-	-	-	-
61	6101	3820	Sale of Fixed Assets	-	-	4,000	-	-	-
61	6101	5010	Transfer from General Fund	433,001	769,904	730,734	973,910	973,910	605,534
61	6101	5025	Transfer from RDA Fund	56,420	62,898	75,000	75,000	75,000	75,000
61	6101	5051	Transfer from Water Fund	237,841	256,688	179,300	240,959	240,959	250,000
61	6101	5052	Transfer from Wastewater Fund	125,050	141,930	141,734	168,195	168,195	150,720
61	6101	5053	Transfer from Stormwater Fund	59,605	89,942	111,607	115,255	115,255	308,167
61	6101	5054	Transfer from Transportation Fund	123,253	213,216	255,810	287,375	287,375	200,000
			Beginning Fund Balance Appropriation	-	-	-	44,609	45,969	-
Total Revenue				\$ 1,035,170	\$ 1,580,523	\$ 1,618,852	\$ 1,905,303	\$ 1,906,663	\$ 1,589,421
Internal Service Administration									
61	6101	4001	Full Time Regular	\$ 19,008	\$ 14,720	\$ -	\$ -	\$ -	\$ -
61	6101	4051	Retirement & Taxes	3,857	3,620	-	-	-	-
61	6101	4053	Insurance	89	2,179	-	-	-	-
61	6101	4301	Contract Services	120,889	133,428	217,100	240,328	240,328	103,006
61	6101	4901	Depreciation - Do not budget for	159,245	229,105	286,023	-	-	-
Total Internal Service Administration				\$ 303,088	\$ 383,053	\$ 503,123	\$ 240,328	\$ 240,328	\$ 103,006
Facilities									
61	6102	4001	Full Time Regular	\$ 20,596	\$ 32,817	\$ 55,939	\$ 66,429	\$ 66,429	\$ 68,786
61	6102	4002	Part Time Regular	8,074	1,062	989	7,390	7,390	7,433
61	6102	4003	Seasonal Employee	-	-	7,989	13,061	13,061	15,084
61	6102	4005	Overtime	-	10	300	-	-	-
61	6102	4008	Compensation Adjustments	-	-	-	2,854	2,854	4,903
61	6102	4051	Retirement & Taxes	4,030	(10,618)	19,977	16,599	16,599	17,289
61	6102	4053	Insurance	2,891	10,942	20,090	25,979	25,979	28,785
61	6102	4101	Maintenance	\$ 7,244	\$ 6,564	\$ 8,834	\$ 49,500	\$ 49,500	\$ 14,500
61	6102	4105	Memberships Dues & Subscriptions	1,447	-	-	-	-	-
61	6102	4107	Lease Payments	67,943	74,130	76,344	79,500	79,500	79,500
61	6102	4152	Supplies	11,604	11,309	7,735	16,000	16,000	17,000
61	6102	4201	Water Charges	-	3,060	3,275	3,850	3,850	3,850
61	6102	4204	Natural Gas Charges	9,877	6,933	7,406	14,850	14,850	14,850
61	6102	4205	Electric Charges	11,939	13,225	18,870	19,360	19,360	19,360
61	6102	4206	Telephone & Internet	18,638	22,451	36,133	45,800	45,800	48,200
61	6102	4208	Miscellaneous Facilities Charges	5,020	948	3,676	4,000	4,000	4,000
61	6102	4210	Cellular Phone Bills	17,195	23,180	27,053	28,750	28,750	28,750
61	6102	4301	Contract Services	54,514	80,879	83,208	100,527	100,527	102,027
61	6102	4355	Miscellaneous	-	11,321	-	-	-	-
Total Facilities				\$ 241,010	\$ 288,213	\$ 377,817	\$ 494,449	\$ 494,449	\$ 474,316
Fleet Management									
61	6103	4101	Maintenance	\$ 14,006	\$ 17,442	\$ 19,388	\$ 27,000	\$ 27,000	\$ 28,500
61	6103	4107	Lease Payments	15,593	12,539	55,259	288,539	288,539	288,539
61	6103	4151	Equipment	2,516	432	2,530	10,000	10,000	10,000
61	6103	4301	Contract Services	121	14,316	14,993	36,040	36,040	36,039
61	6103	4751	Vehicle Replacement	209	24,290	-	-	-	-
61	6103	4759	Vehicle Repairs	7,906	7,636	101,303	15,000	15,000	15,000
61	6103	4760	Vehicle Fuel	50,597	54,467	52,306	99,126	99,126	99,126
Total Fleet Management				\$ 90,948	\$ 131,122	\$ 245,779	\$ 475,706	\$ 475,706	\$ 477,205

INTERNAL SERVICE

FUND 61				ACTUAL	ACTUAL	ACTUAL	AMEND #2	AMEND #3	DRAFT
FUND	ORG	ACCT	DESCRIPTION	FY 22-23	FY 23-24	FY 24-25	BUDGET	BUDGET	BUDGET
				FY 22-23	FY 23-24	FY 24-25	FY 25-26	FY 25-26	FY 26-27
Information Systems									
61	6104	4151	Equipment	\$ 3,210	\$ 8,165	\$ 4,017	\$ 10,050	\$ 10,050	\$ 16,250
61	6105	4301	Contract Services	-	-	-	-	-	86,900
61	6104	4303	Software Maintenance	67,961	119,238	111,121	246,122	246,122	170,122
61	6104	4551	Computer Replacement	27,981	33,816	22,049	26,000	26,000	21,000
Total Information Systems				\$ 99,152	\$ 161,219	\$ 137,188	\$ 282,172	\$ 282,172	\$ 294,272
Human Resources									
61	6105	4001	Full Time Regular	\$ -	\$ 130,828	\$ 139,578	\$ 147,515	\$ 147,515	\$ 70,425
61	6105	4006	Other Compensation	-	2,552	590	720	720	-
61	6105	4008	Compensation Adjustments	-	-	-	5,747	5,747	7,016
61	6105	4051	Retirement & Taxes	-	30,393	31,963	32,217	32,217	15,381
61	6105	4053	Insurance	-	27,171	44,674	46,727	46,727	24,740
61	6105	4054	Wellness	-	-	12,870	18,450	19,740	19,530
				-	-	-	-	-	-
61	6105	4105	Membership Dues & Subscriptions	\$ -	\$ 961	\$ 1,266	\$ 1,480	\$ 2,150	\$ 1,310
61	6105	4108	Meetings	-	69	72	240	240	240
61	6105	4152	Supplies	-	21	160	200	200	400
61	6105	4301	Contract Services	-	-	-	-	-	40,000
61	6105	4355	Miscellaneous	-	35,072	104,941	45,152	45,152	37,280
61	6105	4410	Employee Appreciation	-	15,162	10,629	13,000	13,000	15,000
61	6105	4413	Training	-	2,490	638	17,300	17,300	7,300
61	6105	4414	Travel	-	1,649	-	2,000	1,400	2,000
Total Human Resources				\$ -	\$ 246,368	\$ 347,381	\$ 330,748	\$ 332,108	\$ 240,622
Internal Service Administration				\$ 303,088	\$ 383,053	\$ 503,123	\$ 240,328	\$ 240,328	\$ 103,006
Facilities				241,010	288,213	377,817	494,449	494,449	474,316
Fleet Management				90,948	131,122	245,779	475,706	475,706	477,205
Information Systems				99,152	161,219	137,188	282,172	282,172	294,272
Human Resources				-	246,368	347,381	330,748	332,108	240,622
Total Internal Service				\$ 734,198	\$ 1,209,975	\$ 1,611,288	\$ 1,823,403	\$ 1,824,763	\$ 1,589,421
Surplus (Deficit)				\$ 300,972	\$ 370,548	\$ 7,564	\$ 81,900	\$ 81,900	\$ 0