



**NOTICE OF PUBLIC MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday, October 27, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. City Council Minutes for the October 7, 2015 meeting.
 - b. To consider approval of paid vouchers for (October 23, 2015)

PLEASE NOTE: THE ORDER OF THE FOLLOWING ITEMS MAY BE SUBJECT TO CHANGE.

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
- 8. PRESENTATIONS:**
 - A. Update on the status of the 3 year road plan. *Presenter: Director Beaumont*
- 9. ACTION ITEMS WITH PUBLIC DISCUSSION:**
- 10. ACTION ITEMS READY FOR VOTE:**
 - A. To consider for approval a site plan for the Valley Grove business park and retail development on approx. 22.8 acres located at approx. 2000 West Grove Parkway in The Grove Zone, Interchange Subdistrict. **(SAM WHITE'S NEIGHBORHOOD)**
Presenter: Director Young
 - B. To consider for adoption a Resolution **(2015-036)** authorizing the Mayor to execute an Easement Agreement in favor of T-Mobile West, LLC for access to telecommunications

equipment at Manila Park Baseball Fields and providing for an effective date. *Presenter:*
Attorney Petersen

11. **ITEMS FOR DISCUSSION–POSSIBLE ACTION: (Public Comment allowed if needed)**
12. **DISCUSSION ITEMS FOR THE NOVEMBER 10, 2015 CITY COUNCIL MEETING.**
13. **NEIGHBORHOOD AND STAFF BUSINESS.**
14. **MAYOR AND COUNCIL BUSINESS.**
15. **SIGNING OF PLATS.**
16. **REVIEW CALENDAR.**
17. **ADJOURN.**

CERTIFICATE OF POSTING:

I certify that the above notice and agenda was posted in three public places within Pleasant Grove City limits and on the State (<http://pmn.utah.gov>) and City (www.plgrove.org) websites.

Posted by: /s/ Kathy T. Kresser, City Recorder

Date: October 23, 2015

Time: 5:30 p.m.

Place: City Hall, Library and Community Development Building.

Supporting documents can be found online at: <http://www.plgrove.org/pleasant-grove-information-25006/staff-reports-78235>

*Note: If you are planning to attend this public meeting and due to a disability, need assistance in understanding or participating in the meeting, please notify the City Recorder, 801-785-5045, forty-eight hours in advance of the meeting and we will try to provide whatever assistance may be required.

Site Plan

REQUEST Site plan approval comprising approximately 22.8 acres

APPLICANT Daniel Thomas

ADDRESS 2000 West Grove Parkway

ZONE The Grove Zone Interchange Subdistrict

GENERAL PLAN The Grove

STAFF RECOMMENDATION Approve the Site Plan

ATTACHMENTS Relevant Pleasant Grove City Codes

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Background

The applicant is requesting approval of a site plan on approximately 22.8 acres on property at approximately 2000 West Grove Parkway in The Grove Zone Interchange Subdistrict with a General Plan designation of The Grove. An application for the site plan was received on August 21, 2015. The Design Review Board and Planning Commission have reviewed this proposal and have provided recommendations which are included in this report.

As part of this request, the applicant is seeking a waiver from the Urban Design Standards for the Interchange subdistrict, as listed in City Code section 10-14-20E.

The potential granting of a waiver is provided for in as provided in section 10-14-20B of the City Code, which states:

“The standards outlined in the following subsections shall apply to all new developments within the Grove zoning district. A waiver to these standards may be granted by the City Council, *in keeping with the intent and purpose of this chapter.*” (emphasis added)

The Purpose of The Grove Zone is broken into four parts as follows:

1. The following regulations are hereby established to promote the health, safety and general welfare and the orderly growth of the grove zoning district; to achieve the goals and objectives of the Pleasant Grove general plan; to establish basic standards for structures, landscaping and other improvements on the properties within the grove zoning district which promote high quality innovative site design, and at the same time encourage efficient land usage; to establish development standards which will encourage capital investment; and will promote the safe flow of traffic.
2. This chapter further seeks to foster development that will provide the grove zoning district with a special district identification that will increase property values, protect real estate investment, spur commercial activity and attract new businesses and residential opportunities. More specifically, the creation of this special district shall be encouraged by means of a coordinated set of design principles for buildings, site planning, landscaping and signage. These principles are intended to guide individual development activities so that they will work together visually.
3. The regulations contained herein shall apply to the area known as the grove zoning district, the boundaries of which are shown on the Pleasant Grove City zoning map.
4. No land use or development within the boundaries of the grove zoning district shall be commenced or approved except in conformance with the provisions of this chapter. This chapter shall govern all land use and development within the grove zoning district shall take precedence over the provisions of the zoning ordinance unless expressly provided for the otherwise by this chapter.

The Purpose of Interchange Subdistrict is as follows:

“The purpose of the grove interchange subdistrict is to promote the development of a regional center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and to create an attractive gateway from I-15 into the city, creating a unique “signature image” for the city.

The applicant has proposed an office park with 6 office buildings and 4 retail buildings. There are also 2 retail pads for future development. *The plan is to develop initially only 2 office buildings, with the additional office buildings and retail to be developed in future phases.*

The applicant has left two building pads open for “potential retail” on the property which does not include a phasing plan time period that guarantees construction of the retail on those pads. The permitted uses list in the Interchange Subdistrict states that in this block area, the development of commercial office is “limited to less than 50 percent of each individual project area which is bound by existing or planned public streets, or less than 50 percent of a combination of such project areas, as approved by the city council.”

According to the map associated with this requirement, the block in question is the only block included in this 50 percent requirement so the City Council may not approve any combination of project areas. Because there is no guarantee as to the development of retail, and this is a requirement

of the City Code, Staff recommends that the City Council include a condition of approval that the vacant lots on the corner of Pleasant Grove Boulevard and North County Boulevard shall be developed solely for retail commercial purposes and not for any other use.

The Design Review Board met and reviewed this project on Wednesday, September 23, 2015. Their recommendations, *should the waiver to the design requirements be granted by the City Council*, were:

1. The view of air conditioning units and other rooftop facilities should be screened from the road.
2. Lighting types and poles should be shown.
3. Snow removal plans should be established.
4. Streetscape elements such as benches should be included in the project.

The Planning Commission reviewed this project on Wednesday, September 24, 2015, and recommended, *should the waiver to the design requirements be granted by the City Council*, that the project be approved (in a 6 to 1 vote) with the following recommendations:

1. All final Planning, Engineering and Fire Department requirements are met.
2. The City Council should review the code, specifically section 10-14-20, Urban Design Standards.
3. More specific requirements, criteria and definitions should be provided for the standards.
4. The City Council should review the purposes of the Grove Zone and the Interchange subdistrict.
5. The applicant should consider modifications to the office buildings design to more closely meet the established standards.

Staff Opinion: While the City Council has the ability to waive requirements according to the City Code, it is staff's opinion that *waiving any requirements would not be in the interest of the City* and would not meet the intent of the City Code. Based on this, it is strongly recommended that the project only be approved with conditions that will require compliance with all aspects of the City Code.

Recommendation

See the Design Review Board and Planning Commission recommendations as listed above.

Because there are some discrepancies between what has been proposed by the applicant, and what is required by the City Code, Staff only recommends conditional approval of this site plan to include:

1. The vacant lots on the corner of Pleasant Grove Boulevard and North County Boulevard shall be developed solely for retail commercial purposes and not for any other use.
2. No waiver to the design standards are granted.
3. The site plan shall be modified to meet current City Code design requirements.
4. All final Planning, Engineering, and Fire Department requirements are met.

Model Motions

APPROVAL

"I move the Planning Commission approve the request of Daniel Thomas for Valley Grove Business Park Site Plan in The Grove Zone Interchange Subdistrict; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. List any conditions...

CONTINUE

"I move the Planning Commission continue the review of the request of Daniel Thomas for Valley Grove Business Park Site Plan in The Grove Zone Interchange Subdistrict, until (give date), based on the following findings:"

1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

DENIAL

"I move the Planning Commission the request of Daniel Thomas for Valley Grove Business Park Site Plan in The Grove Zone Interchange Subdistrict, based on the following findings:"

1. List findings for denial...

RELEVANT PLEASANT GROVE CITY CODES

10-14-24-3: THE GROVE INTERCHANGE SUBDISTRICT:

A. Purpose: The purpose of the grove interchange subdistrict is to promote the development of a regional center for retail, hotel/convention, and professional office uses with high quality architecture and site design, and to create an attractive gateway from I-15 into the city, creating a unique "signature image" for the city.

B. Prohibited Uses: The following land uses are prohibited in this zone:

- Heavy industrial uses.
- Residential (except as referred to in subsection 10-14-1A4 of this chapter).
- Sexually oriented businesses. (Ord. 2013-5, 4-16-2013)

C. Permitted And Conditional Uses:

1. Land Use Code: Those uses or categories of uses as listed herein and no other are permitted in this zone. All other uses contained herein are listed by number as designated in the standard land use code published and maintained by the community development department. Specific uses are identified by a four (4) digit number in which all digits are whole numbers.

2. Permitted Principal Uses: The following principal uses and structures are permitted in this zone:

Use Number	Use Classification
1511	Hotels
1512	Motels and motor hotels (off street parking provided)
5230	Paint, glass and wallpaper (includes brushes, rollers, sprayers, etc.)
5240	Electrical supplies, except appliances
5250	Hardware and supplies
5310	Shopping centers
5311	Department stores (includes major and junior chains)
5511	Motor vehicles, automobiles (new, restricted to properties with I-15 freeway frontage, north of the Pleasant Grove Boulevard interchange - see map 1 of this section)
5610	Men's and boy's clothing and furnishings
5620	Women's ready to wear

5630	Women's accessories and specialties
5640	Children's and infant's wear
5650	Family clothing
5660	Shoes
5670	Custom tailoring
5680	Furriers and fur apparel
5690	Retail trade; apparel and accessories
5710	Furniture, home furnishings and equipment
5720	Household appliances
5730	Radios, televisions and music sound systems and supplies
5740	Office equipment, furniture, machines and supplies
5810	Eating places, including quick service restaurants (excluding fast food, drive-up, and short order establishments)
5820	Drinking places (taverns within restaurants, bars within restaurants, nightclubs within restaurants, hotels, and convention centers only)
5910	Drug and proprietary
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5970	Jewelry
6110	Banking and bank related functions (except check cashing agencies and similar deferred deposit loan businesses)
6230	Beauty and barber services
6500	Professional services (limited to less than 50 percent of each individual project area which is bound by existing or planned public streets, or less than 50 percent of a combination of such project areas, as approved by the city council - see map 2 of this section)
6823	Professional schools (any school which is of college degree level including nurses, preparatory, seminaries, etc.)
7233	Convention halls

(Ord. 2014-20, 5-27-2014)

MAP 1
INTERCHANGE SUBDISTRICT NEW AUTOMOBILE SALES



(Ord. 2013-5, 4-16-2013)

MAP 2
PROJECT AREAS



(Ord. 2014-20, 5-27-2014)

3. Conditional Uses: The following uses and structures are permitted in this zone after a conditional use permit has been approved, and subject to the terms and conditions thereof:

Use Number	Use Classification
5820	Stand alone taverns, bars, and nightclubs
7210	Entertainment assembly
7310	Fairgrounds and amusement parks

D. Design Standards: Buildings within the grove interchange subdistrict shall be designed as an integrated whole with a common theme and design treatments. (Ord. 2013-5, 4-16-2013)

E. Site Design:

1. Retail Complexes: Large retail complexes shall create internal circulation systems that are similar to streets and separate parking areas into smaller, discrete units.
2. Public Right Of Way: Internal accessways must connect to the public right of way at least every six hundred feet (600').
3. Travel Lanes: Each internal accessway shall have at least one auto travel lane of twelve feet (12') in each direction and shall include curb and gutter on both sides.
4. Parallel Parking: Parallel parking on internal accessways is allowed and shall be a minimum of eight feet (8') where provided. Curb extensions that are at least the full depth of the parking must be provided at the intersections of internal accessways with other accessways or public streets.

5. Dimensional Standards:

a. Minimum lot area: None.

b. Minimum setbacks:

(1) Front: Twenty five feet (25').

(2) Rear: No requirement.

(3) Side: No requirement.

c. Maximum building height: Two hundred feet (200'). (Ord. 2015-24, 6-30-2015)

F. Parking:

1. Parking ratios and parking space dimensional requirements shall be in accordance with chapter 18 of this title, except as modified herein.
2. Parking areas shall be designed to facilitate pedestrian access from the street or parking area to the building.
3. Continuous internal pedestrian walkways at least six feet (6') in width shall be provided from the public sidewalk to the principal customer entrance. Said walkways shall feature adjoining landscaped areas that act as a buffer between the walkways and automobile parking and drive aisles.
4. Internal pedestrian walkways shall be distinguished from driving surfaces through the use of durable surface materials such as pavers, bricks or colored or textured concrete to enhance pedestrian safety and comfort and attractiveness of the walkways.

G. Lighting:

1. Site lighting should be the minimum possible intensity to safely light the site and should be built to a pedestrian scale.
2. See section 10-15-44 of this title.

H. Signage: All signage shall be in accordance with the provisions of chapter 19 of this title, except as herein modified.

I. Landscaping: Special standards for I-15 frontage: All lots or parcels abutting I-15 shall provide a forty foot (40') landscaped strip between the lot or parcel and the I-15 right of way. Said strip shall be provided with a berm at least four feet (4') in height and shall be planted with a mix of landscape elements, including deciduous trees, evergreen trees and ground cover sufficient to screen the site from the interstate and to soften the view from the lot or parcel to the interstate. (Ord. 2013-5, 4-16-2013)

10-14-15: LANDSCAPE REQUIREMENTS:

A. Landscape Plan Required: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. See subsection 10-14-5-D-4 of this chapter.

B. Landscaping Required: The front, side, and rear yards of lots, as well as all areas in a development not approved for parking, buildings, or other hard surfacing, in all subdistricts of the grove zone, shall be landscaped and properly maintained with grass, trees, shrubs, and other plant materials. Landscaping may include theme designed hardscape with landscaping features. The required area shall not be reduced in size where landscaping extends into or is located within any portion of an adjoining, dedicated or reserved public or private street or right of way.

C. Landscape Design: The landscape design shall include a mix of landscape elements, including evergreens.

D. Materials Prohibited: Landscape plants shall not include plastic or other artificial materials.

- E. Interior Area Trees: A minimum of one tree per one thousand (1,000) square feet of required landscaped areas, within the interior area of a project, shall be required in all subdistricts of the grove zone, in addition to other trees required in this title. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.
- F. Perimeter Street Trees: Large, mature trees shall be planted along the perimeter of the public access street frontages. These trees should have a minimum three inch (3") caliper, planted ten (10) to thirty feet (30') behind the sidewalk.
- G. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1
MINIMUM PLANT SIZE

Landscape Element (Plants)	Minimum Size At Planting
Shade tree	2 inch caliper, balled and burlapped
Ornamental tree	2 inch caliper, balled and burlapped
Evergreen tree	7 feet in height, balled and burlapped
Shrub	5 gallon container
Perennial or ornamental grass or ground cover	10 square foot area

Notes:

- 1. All calipers are measured 6 inches above the finish planting grade.
- 2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

H. Included Plants: Appropriate plants include, but are not limited to:

- 1. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.
- 2. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).
- 3. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.
- 4. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.

I. Retention Of Existing Trees And Plants: Existing trees, native vegetation and rare plants shall be retained wherever possible and may be accepted in lieu of new plantings, unless they are an undesirable species.

J. Energy Efficiency: All landscaping shall be designed to consider the site and surrounding properties by addressing sun, shade and wind for increased energy efficiency.

- 1. Landscaping shall provide a mix of deciduous trees, evergreens, ornamental plants and ground cover to provide year round screening.

2. Deciduous trees shall be included for providing shade in parking lots and around structures.

3. Evergreen trees shall be included for windbreaks, screening and accent purposes.

K. Spacing: For design flexibility, trees may be grouped together or spaced evenly as desired. However, trees shall be spaced no closer than eighty percent (80%) of the average mature width of the trees.

L. Xeriscape: Xeriscape is encouraged and the design review board may recommend appropriate design changes.

M. Street Landscaping Buffers:

1. Purpose: Landscape buffers are required in order to lend continuity among different architectural styles, establish a pleasing view for motorists and create safe and pleasant corridors for pedestrians.

2. Applicability: Street buffers shall be required at all subdivision boundaries (i.e., commercial, industrial, office and residential, and all commercial, industrial and office developments). All subdivision street buffers must be on a common lot, maintained by a business owners' or homeowners' association, as applicable.

3. Buffer Widths: The required widths of the street landscape buffer shown in table 2 of this section are as follows:

a. Entryway corridors: Pleasant Grove Boulevard and North County Boulevard;

b. Arterials: State Street, 700 South;

c. Collectors: 220 South, Proctor Lane (1300 West);

d. Local roads: All other public and private streets.

TABLE 2
MINIMUM STREET LANDSCAPE BUFFER AREA REQUIREMENTS

Type Of Roadway	Minimum Building Setback (Feet)	Minimum Street Landscaped Buffer Width (Feet)
Local roads (except in residential areas) ¹	25	25
Collectors ¹	25	25
Arterials	25	25
Entryway corridors	25	25
Interstate	50	40

Note:

1. Buildings with live-work commercial units in a mixed use development that abut local or collector roads have unique landscape buffer setback requirements (see subsection M6 of this section).

4. **Setback Measurements:** Building setbacks are measured from the foundation to the back of curb. Open structures such as porches, canopies, outdoor seating areas, covered patios and similar architectural projections shall be considered part of the building to which it is attached. All street landscape buffers shall be measured from the back of curb. A minimum five foot (5') wide landscaped park strip is required between the top back of curb and the sidewalk.

5. **Other Buffer Area Requirements:**

- a. Water features, utilizing the creative use of existing groundwater, are encouraged.
- b. Consistent width of landscape buffers is highly recommended, but the developer may achieve this by averaging the minimum required width.
- c. No fences over three feet (3') are permitted within the street buffer areas.
- d. The landscape buffer may not include any paved surfaces with the exception of a pedestrian sidewalk.
- e. Xeriscape is encouraged, to achieve more water wise landscape designs. This type of design is to be submitted to the city by a licensed landscape architect, and must obtain approval from the design review board.
- f. The required landscaped buffer width may be reduced no more than five feet (5'), by the city council, if the developer has provided enhancements and exceeded the city's standard requirements for architecture, amenities, and landscaping for the overall project area.
- g. Landscape buffering area may be interrupted with a gate/pedestrian accessway to an adjacent site.
- h. A landscaped buffer area may be used for some forms of passive recreation; it may contain pedestrian, bike or equestrian trails; provided, that:
 - (1) No plant material is eliminated.
 - (2) The total width of the buffer is maintained.
 - (3) All other regulations of this code are met.
 - (4) In no event, however shall the following uses be allowed in buffers: play fields, stables, swimming pools, tennis courts or similar active recreation uses.

6. **Landscape Buffer Exceptions:**

- a. A landscape buffer may be reduced to ten feet (10') only if the following requirements are met:
 - (1) The buffer must be directly in front of buildings that are live-work commercial units which are part of a mixed use development.
 - (2) The buildings must abut local or collector streets.
 - (3) Vehicle parking designed to service the commercial aspect of the live-work units shall be the only use permitted between the reduced landscape buffer and the live-work units.

- b. Single-family residential lots are exempt from required buffers, but must still comply with building setback requirements. (Ord. 2015-12, 3-31-2015)

N. Side And Rear Yard Landscaping Buffers:

1. Purpose: Without creating barriers, the purpose of landscaping is to physically separate and visually screen adjacent land uses that are not fully compatible. The grove district encourages a mix of land uses and does not rely on a traditional land use map with strict separation of land uses. The standards established below strive to allow maximum flexibility of screening and landscaping techniques while providing an appropriate buffer between dissimilar land uses.
2. Applicability: Side and rear yard landscaping buffers shall be required at all subdivision boundaries (i.e., commercial, industrial, office and residential, and all commercial, industrial and office developments). All subdivision buffers must be on a common lot, maintained by a business owners' or homeowners' association, as applicable. The design review board, planning commission or city council may waive the requirement for a rear yard landscape buffer on nonresidential projects, if appropriate.
3. Standards: To determine the size of the buffer or transitional yard, two (2) variables are considered: a) the nature of the adjacent land uses; and b) the type of buffering. The hierarchy of landscaping buffers is created to correspond to the degree of incompatibility. An "incompatible land use" is defined as one that is more intensely developed than its neighbors.
4. Land Use Intensity Classifications: There shall be no setback requirement between properties with the same land use. The recommended landscape buffer between residential and commercial uses will generally be twenty feet (20') or more, but if an appropriate fence is approved, the minimum landscape buffer is five feet (5') on each side of the property line. The landscape buffer must be located on the property and may not include any paved surfaces with the exception of pedestrian sidewalks or pathways that cover less than twenty percent (20%) of the required landscape buffer width. The design review board, planning commission or city council may approve more or less buffer.

O. Circulation Roads: Internal circulation roads providing access to more than one property shall be landscaped with street trees and streetside planters. A minimum ten foot (10') width shall be landscaped adjoining the right of way of any such street or road. The streetscape planting shall be consistent throughout the development to provide a unifying landscaping theme. Details for these areas shall be submitted with the overall landscape plan at the time of preliminary plan approval.

P. Clear Sight Triangle: Clear sight triangle shall be observed in regard to all vegetation near streets and drives. No evergreen trees shall be planted within any sight triangle. The maximum height of any berms, fences, signs or vegetative ground cover at maturity within the sight triangle is three feet (3').

Q. Berms: Berms are required within the landscape areas where the width is sufficient for development.

R. Stormwater Retention: With written permission of the city engineer and full compliance with standards of the grove zoning district, a required buffer may include a stormwater retention/detention area.

S. Trash Enclosures: Five foot (5') landscaping strips are required around all trash enclosures except the gate side.

T. Monument Signs: Five foot (5') landscaping strips shall be provided at the base of all monument signs.

U. Buffer Walls:

1. Where existing or proposed adjacent land uses cannot be adequately buffered with plant materials, the city may require inclusion of a wall, fence or other type of screen that mitigates noise and/or unsightly uses.
2. Expanses of walls or solid fences that are greater than one hundred feet (100') shall be interrupted with offsets, landscaping and/or provided with material accents to prevent monotony.

V. Installation And Maintenance: Installation of required landscaping shall be the responsibility of the property owner.

1. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled permanent irrigation systems.
2. All proposed plant material shall be in accord with the American Association Of Nurserymen standards in terms of size, character and quality.
3. All plant materials required within a landscaped area shall be planted to completion prior to the city's issuance of a certificate of occupancy.
4. The community development director may authorize a delay in the completion of planting during the months of October, November, December, January, February and March due to weather conditions, if a cash bond for one hundred twenty five percent (125%) of the cost of installation is provided to the city.
5. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.
6. All plant materials shall be pruned, trimmed, watered and otherwise maintained to create an attractive appearance and a healthy growing condition. No trees shall be severely pruned or topped.
7. Dead, diseased, stolen or vandalized plant materials shall be replaced by the next planting season.
8. Property owners shall keep landscaped areas free of weeds and trash.

W. Alternative Methods Of Compliance: It is not the intent of these landscape requirements to inhibit creative solutions to land use challenges. Under certain site conditions, a strict implementation of requirements may be either physically impossible or impractical. Alternative compliance is a procedure that allows certain modifications to existing regulations within this section, which may be approved by the planning commission with the recommendation of the design review board. (Ord. 2013-5, 4-16-2013)

X. Parking Lot Landscaping: Interior parking lot landscaping shall be required for any parking lot with ten (10) or more spaces, including the following standards:

1. Landscaped parking islands are to be as evenly spaced as feasible throughout the lot with a maximum spacing of one parking island per every ten (10) parking spaces with a shade tree, and other landscape materials as defined in this chapter.
2. Landscape planters are to be fully landscaped, and shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') wide in any dimension, measured inside the curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.
3. No parking space shall be more than sixty feet (60') from an interior landscaped area.

4. Deciduous shade trees, evergreen trees, ground cover and low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous trees are to be clear branched to a height of six feet (6').
5. Landscaping for large commercial parking lots with over three hundred (300) parking spaces may be planned according to the following standards:
 - a. Curbed planters with two inch (2") or larger caliper shade trees, and grass, shrubs, or ground cover shall be installed at the ends of parking rows. The landscaped planters are to be a minimum five feet (5') wide.
 - b. Minimum two inch (2") caliper shade trees shall be planted in four foot (4') wide curbed diamonds between double parking rows at minimum intervals of six (6) stalls, and along single parking rows at minimum intervals of three (3) stalls, at a distance of no more than six feet (6') from the parking area. Shade trees are not required along the front of single parking rows which are adjacent to buildings. (Ord. 2014-26, 7-1-2014)

10-14-19: OFF STREET PARKING:

- A. Purpose: The purpose of this section is to provide standards for off street parking and loading areas that minimize traffic hazards and congestion, mitigate impacts on surrounding properties, and enhance the overall visual appearance of the grove zoning district. Parking lots should be designed not only to accommodate parking needs and facilitate efficient vehicle circulation, but to also permit smooth pedestrian and bicycle circulation in and around the lot. Designs should reflect the fact that once people step out of their cars, they become pedestrians. Clearly defined and well buffered walkways are integral to good parking lot design.
- B. Applicability: These standards shall apply to all new development within the grove zoning district unless expressly modified by the specific subdistrict standards of this chapter.
- C. Standards:
 1. Parking ratios and parking space dimensional requirements shall be in accordance with chapter 18 of this title, except as herein modified.
 2. The planning commission may authorize the joint use of a parking facility in a mixed use development when the applicant can demonstrate that:
 - a. No more than forty percent (40%) of the required parking for the proposed land use is provided in a joint, off site parking facility;
 - b. There is not a conflict between the principal operating hours of the land uses which share the joint parking facility;
 - c. The joint parking spaces are no farther than five hundred feet (500') from the facility or buildings directly served, and there is at least one clear and easy pedestrian route; and
 - d. The parties concerned in the joint use of the parking facility shall submit a written agreement specifying the terms of the agreement for the sharing of the parking facility. Said agreement shall be recorded in the office of the county recorder and shall become a permanent part of the public record.

D. Walkways: Marked walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the public rights of way and to building entrances. Walkways may cross traffic lanes, provided the crossing is marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area. Any such walkway shall:

1. Be a minimum of six feet (6') in width;
2. Be raised to standard sidewalk height except where crossing traffic lanes.

E. Number Of Spaces Required: The required number of parking spaces for any building within the district, including mixed use buildings, is the sum total of the requirements for each use in the building, calculated separately.

F. Single-Family Structures: All single-family structures shall have two (2) enclosed parking spaces. The parking shall be attached to the residential structure and made of similar material and design. The parking shall be dedicated for the sole use of the residents for their individual needs and discretion.

G. Multi-Family Structures: All multi-family residential structures shall have as a minimum 2.5 parking spaces per unit, including at least one parking space per unit as an enclosed garage. In addition, the following requirements shall apply:

1. The parking shall be dedicated for the sole use of the residents for their individual needs and discretion.
2. Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.
3. Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.
4. Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.
5. Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.
6. The ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.
7. Driveways and uncovered parking areas shall be paved and striped with dimensions following the requirements of chapter 18 of this title.
8. No tandem parking (1 parking space behind another parking space) shall be permitted unless both spaces are reserved for the same dwelling unit.
9. No recreational vehicle parking is permitted anywhere on site whether inside or outside of a garage.
10. No vehicles or trailers of any type without current license plates shall be parked or stored other than in a completely enclosed building.

H. Use Of Setback Or Buffer Areas Prohibited: No surface parking or maneuvering space is permitted within any required setback or landscape buffer, except that driveways providing access to the parking area

may cross these areas. Driveways should be as nearly perpendicular to the street right of way as possible.

I. Parking Lot Landscaping: Interior parking lot landscaping shall be required for any parking lot with ten (10) or more spaces, according to the requirements in subsection 10-14-15X of this chapter.

J. Bicycle Parking:

1. Automobile parking facilities shall be supplemented by bicycle parking in the amount of five percent (5%) of the total automobile spaces; provided, that all parking facilities shall provide at least two (2) bicycle parking spaces.

2. A bicycle parking space allows for the secure storage of a bicycle. At a minimum, any such facility shall include a rack allowing for the locking of both wheels and the frame. (Ord. 2013-5, 4-16-2013)

10-14-20: URBAN DESIGN STANDARDS:

The standards for buildings and overall site aesthetics for areas within the grove zoning district are intended to follow the guidelines of each design theme district. A description of each design theme district, including the chosen theme, materials required and emphasis, are to be reviewed by the city and design review board (DRB), and are listed herein.

A. Purpose: The purpose of this section is to maintain a high quality of buildings and structures that reinforces the grove planning district as the entrance into the city, and to establish architectural character and design themes that meet the aesthetic goals of the city for the grove zoning district.

B. Applicability: The standards outlined in the following subsections shall apply to all new developments within the grove zoning district. A waiver to these standards may be granted by the city council, in keeping with the intent and purpose of this chapter.

E. Interchange District: Comprising the land within the interchange zone subdistrict west of North County Boulevard, and south of 700 South.

1. Theme: Contemporary/"green" (environmentally conscious).

2. Exterior Materials:

a. Recycled steel and durable metals;

b. Nonreflective glass;

c. Prefinished steel;

d. TerraNeo;

e. Split faced block (large box buildings only);

f. Treated concrete;

g. Castle stone accents.

3. Components Of The District:

Community Development 86 East 100 South Pleasant Grove, UT 84062 Phone: (801) 785-6057 Fax: (801) 785-5667 www.pgcity.org
Authors: Ken Young-Community Development Director and Royce Davies-City Planner

- a. Builders/developers are to exercise sustainable or "green" building options;
- b. A large pedestrian bridge crossing over P.G. Boulevard near Embassy Grove Parkway for greater connectivity of the two (2) major retail quadrants, adjacent to I-15, including a city welcome sign;
- c. Large waterway feature through the district.

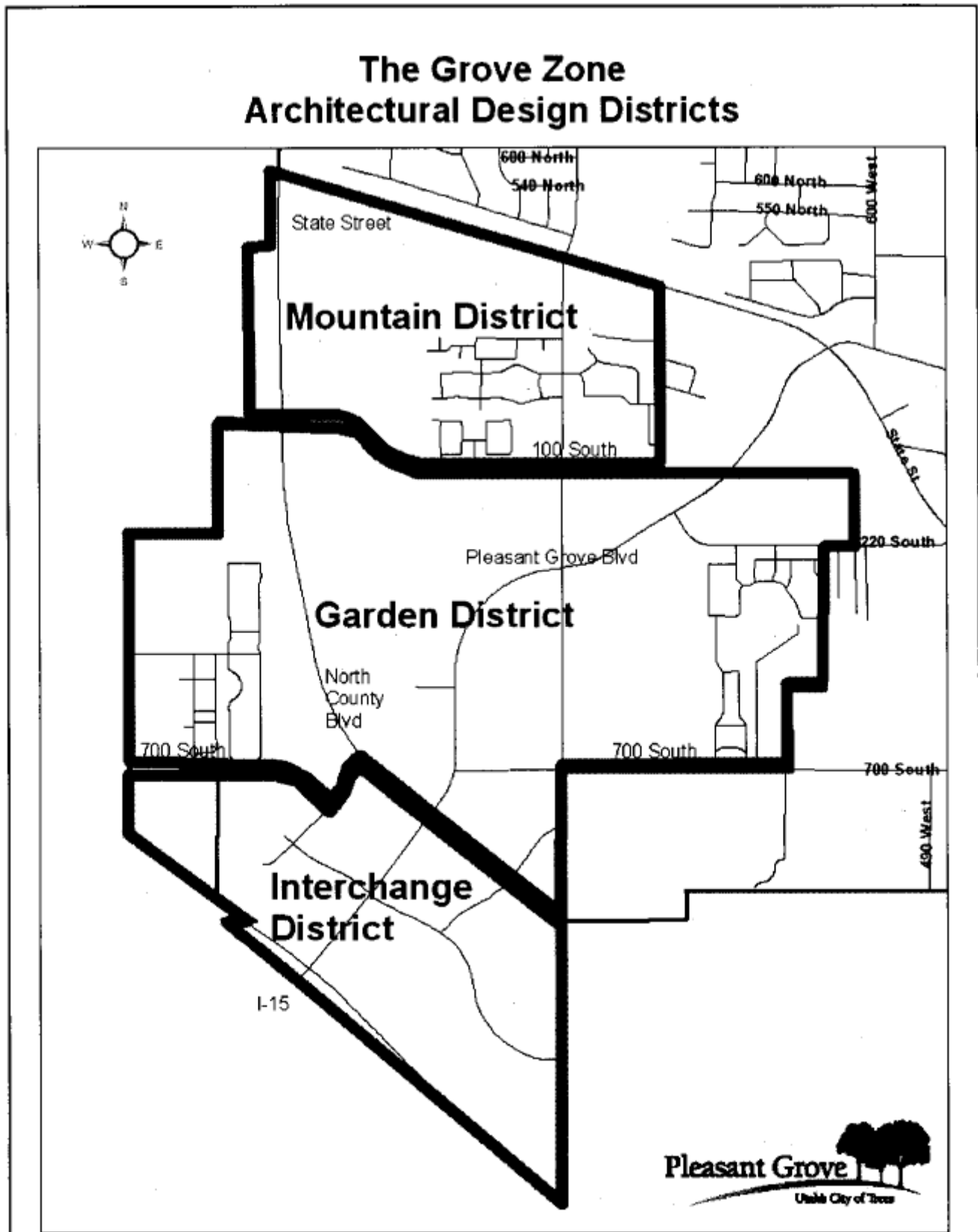
4. Building Design Components:

- a. All exterior materials shall be durable and low maintenance;
- b. Glass, steel/metal, concrete, and TerraNeo products are to be the dominant exterior materials used;
- c. Building curvatures, and extended decorative metal eaves are to be noticeable features.

5. District Emphasis: The objective for this district is to apply contemporary architecture using "green" building design techniques, for a vibrant, tasteful, entertaining and visually pleasing environment. The intent is to create a unique flare to the main entrance of the city from the I-15 corridor. Developers are to adhere to the following:

- a. Uplighting is encouraged to accent the structures, provide additional safety, and create a warm and inviting feel to the area;
- b. "Green" materials, recycled metals, use of darker earth tone colors to help buildings be more energy efficient;
- c. Open space materials, used for amenities, are to be consistent with district theme;
- d. Decorative walk pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be consistent with the area theme (acid stained walks preferred);
- e. Bollards are to be lighted, and if used, are to match the design theme;
- f. Signage (monument or freestanding) shall follow the design and composition of the same exterior materials as the buildings for which they identify.

F. Design Theme Map Of Districts:



G. Design Review: The design review board and city staff are to give recommendations for the approval of the architectural design and exterior materials of a building and project. It is the city's goal to maintain high standards for new development and consistent design themes for project areas, as defined in this section.

H. Other Requirements:

1. Eaves: Deep eaves, overhangs, canopies and other architectural features that provide shelter from the elements in winter and shade in summer will be incorporated in the building wherever feasible.

2. Mechanical Equipment: Rooftop heating and air conditioning equipment, large vent stacks and similar features, if essential, are to be architecturally screened from view or painted, so as to be nonreflective to neighboring properties. (Ord. 2013-5, 4-16-2013)

PROPERTY AERIAL PHOTO



PROPERTY ZONING MAP



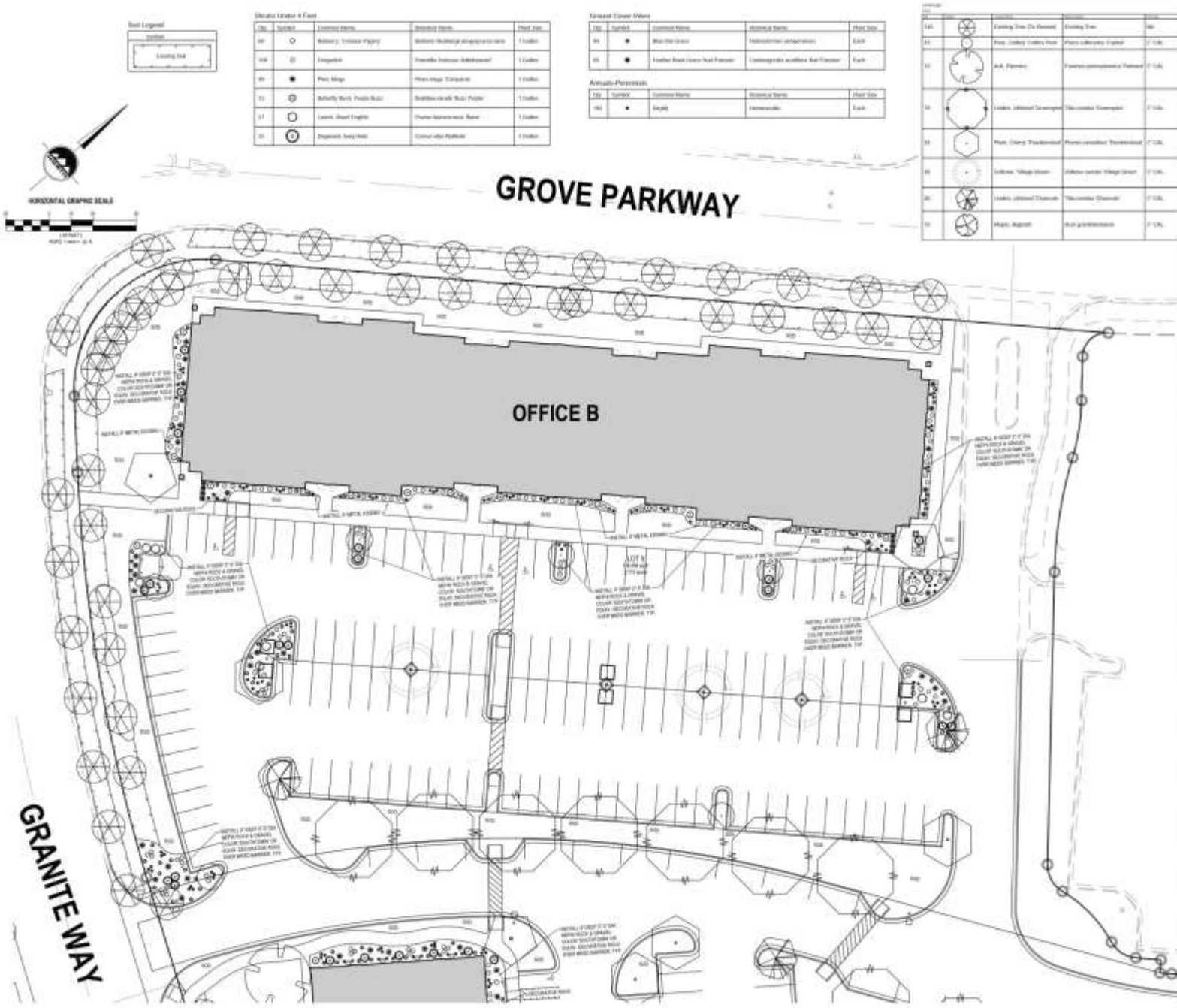
LANDSCAPE PLAN

ALL PLANTINGS
SHOWN AT LEAST 48 HOURS
BEFORE THE
COMPLETION OF THE
CONSTRUCTION

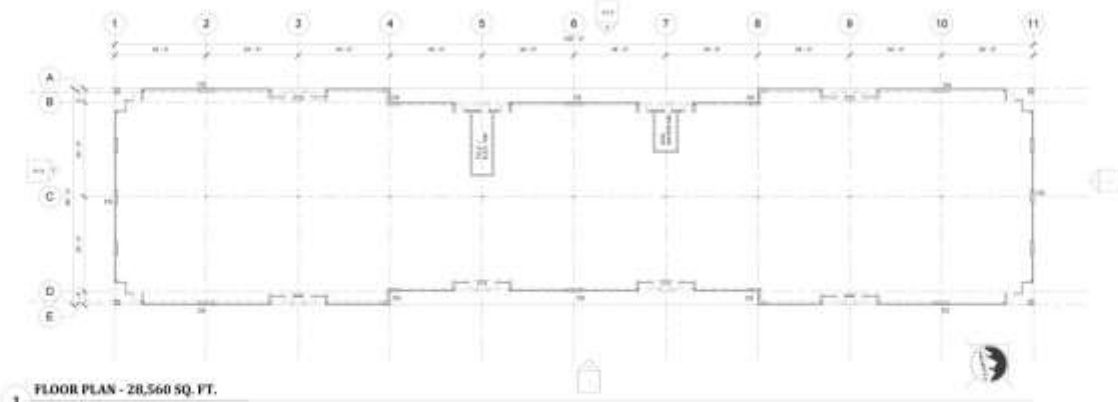
NO.	SYMBOL	PLANTING	PLANTING	QTY.
01		Pruning Tree (2x Round)	Pruning Tree	50
02		Small Shrub (2x Round)	Small Shrub (2x Round)	2,000
03		6x6 Flower	Flower (perennial) Flower	2,000
04		Large Shrub (2x Round)	Large Shrub (2x Round)	2,000
05		Small Shrub (2x Round)	Small Shrub (2x Round)	2,000
06		6x6 Flower	6x6 Flower	2,000
07		Large Shrub (2x Round)	Large Shrub (2x Round)	2,000
08		Small Shrub (2x Round)	Small Shrub (2x Round)	2,000



LANDSCAPE PLAN DETAIL



BUILDING ELEVATIONS



1 FLOOR PLAN - 28,560 SQ. FT.
1/16" = 1'-0"

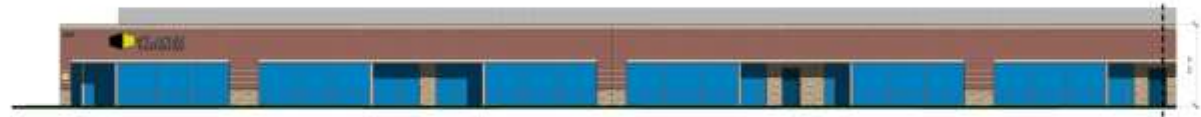
Materials

Dark Red	WALLS WITH THE FOLLOWING COLOR
Light Tan	WALLS WITH THE FOLLOWING COLOR
Medium Tan	WALLS WITH THE FOLLOWING COLOR
Blue	GLASS CURTAIN WALLS

1. THIS PLAN IS PRELIMINARY AND SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.



2 PERSPECTIVE



3 Grove Parkway - Left
1/8" = 1'-0"

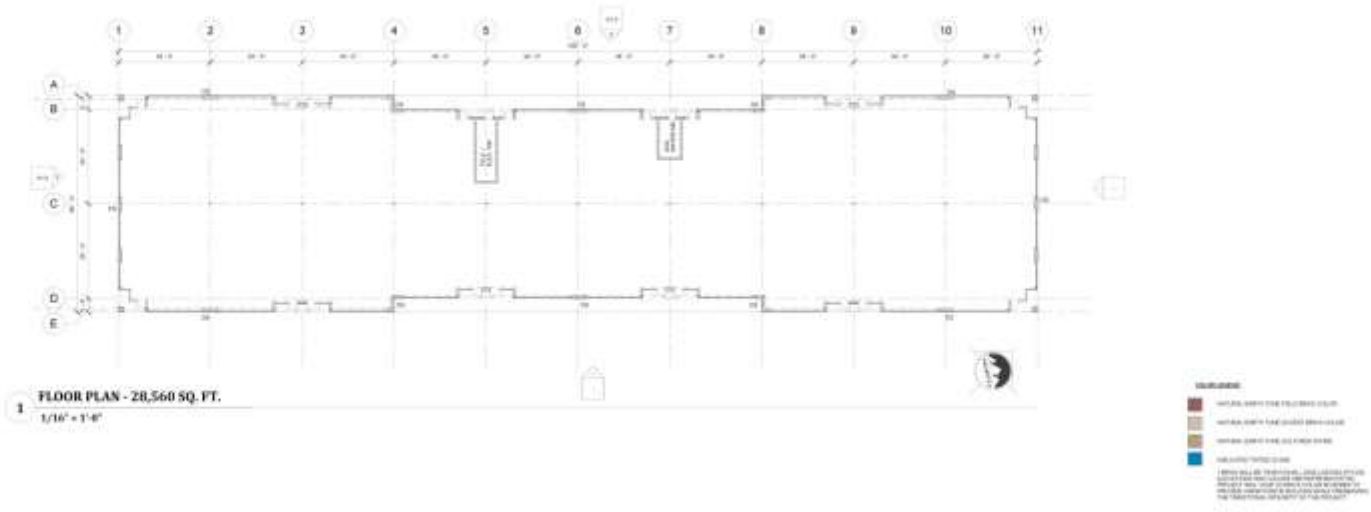


4 Grove Parkway - Right
1/8" = 1'-0"

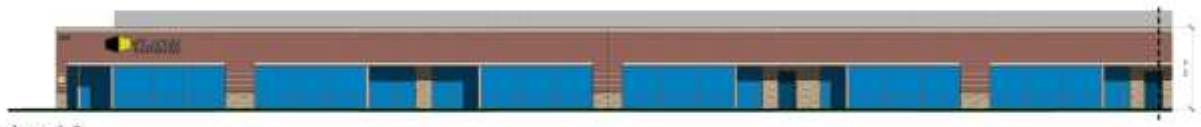


5 West or Granite Way
1/8" = 1'-0"

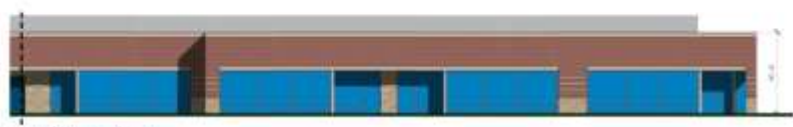
BUILDING ELEVATIONS



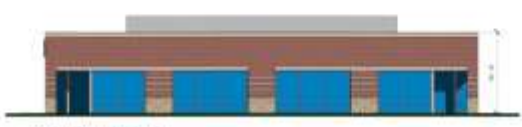
2 PERSPECTIVE



3 Grove Parkway - Left
1/8" = 1'-0"

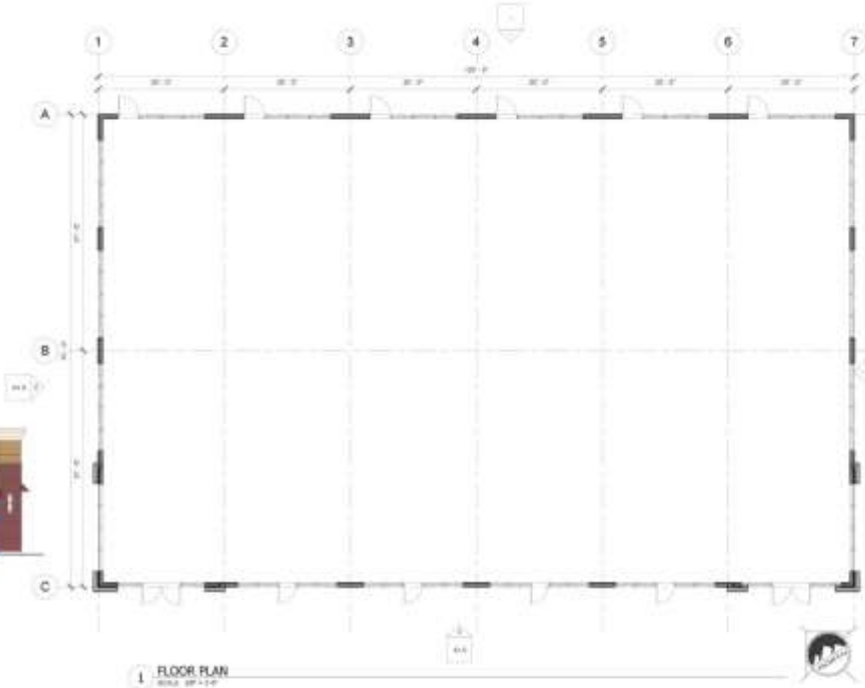
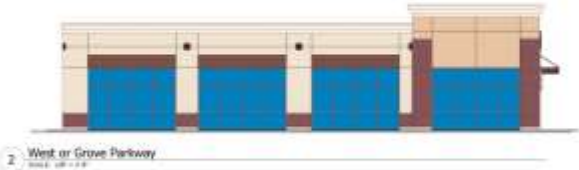


4 Grove Parkway - Right
1/8" = 1'-0"



5 West or Granite Way
1/8" = 1'-0"

BUILDING ELEVATIONS



OFFICE BUILDINGS RENDERINGS





RETAIL BUILDINGS RENDERING



10-14-20: URBAN DESIGN STANDARDS:

The standards for buildings and overall site aesthetics for areas within the grove zoning district are intended to follow the guidelines of each design theme district. A description of each design theme district, including the chosen theme, materials required and emphasis, are to be reviewed by the city and design review board (DRB), and are listed herein.

A. Purpose: The purpose of this section is to maintain a high quality of buildings and structures that reinforces the grove planning district as the entrance into the city, and to establish architectural character and design themes that meet the aesthetic goals of the city for the grove zoning district.

B. Applicability: The standards outlined in the following subsections shall apply to all new developments within the grove zoning district. A waiver to these standards may be granted by the city council, in keeping with the intent and purpose of this chapter.

E. Interchange District: Comprising the land within the interchange zone sub-district west of North County Boulevard, and south of 700 South.

1) Theme: Contemporary/"green" (environmentally conscious).

Green:

All office buildings are LEED Gold Designed.

Contemporary:

All proposed retail buildings are based on a contemporary design recently built in Draper.

All proposed office buildings are contemporarily designed to meet the demands of the most contemporary companies in the county. Many contemporary Fortune 500 companies occupy this very building type including:

- Boeing
- Lockheed Martin
- General Dynamics
- Computer Sciences Corporation (CSC)

- Northrup Grumman
- Kaiser Permanente
- Cisco
- Volkswagen
- The federal government leases from us over 1,000,000 square feet of this exact building type for program management, software development and national defense. I should leave this out...but for giggles I will share. The Obamacare website was developed in one of these buildings.

Our development brings nationally accepted contemporary designs to Pleasant Grove. Understandably, contemporary can be subjective. Contemporary is different than fad. Fads fade. I think all parties want to avoid fad.

Mullets, hammer pants, VCRs, 8-tracks, waterbeds, lower-back tattoos and skinny jeans while all were highly desirable at one time they live a short lifecycle and then negatively define the those who affiliate with them outside that era. The same exists with buildings and we want to help Pleasant Grove be a desirable location into perpetuity.

2) Exterior Materials:

a) Recycled steel and durable metals;

All retail buildings incorporate metal details and trim.

On all office buildings over 20% of the façade is steel from local sources. If recycled is available, we use it for our LEED certification.

b) Nonreflective glass;

Over 85% of the usable perimeter space is transparent glass. This is one of the most gracious glass lines in the market today. Under today's codes there is not another inch of horizontal glass that can be added to this building and still stand. Any additional vertical glass does not benefit the user.

I estimate the existing buildings in this district to have less than 40% transparent glass (compare to our 85%). We have no spandrel glass.

c) Prefinished steel;

Decorative prefinished steel is used for mullions, trim flashing and coping.

d) TerraNeo;

TerraNeo is an outdated acrylic polymer matrix "chemical" faux "fake" finish that requires a Dryvit insulation system. It is a cheap imitation of real materials. It had a very short life-cycle in the late 1990s to the early 2000s and is fading from the design lexicon. We prefer not to use. It is also a brand not a material.

To provide a variety of materials and help address this "stucco" requirement the main material on all proposed retail buildings is stucco.

e) Split faced block (large box buildings only);

N/A

f) Treated concrete;

Treated concrete is used thoughtfully throughout the development.

g) Castle stone accents.

All buildings are accented with stone.

Components Of The District:

h) Builders/developers are to exercise sustainable or "green" building options;

All office buildings are LEED Gold Designed.

i) A large pedestrian bridge crossing over P.G. Boulevard near Embassy Grove Parkway for greater connectivity of the two (2) major retail quadrants, adjacent to I-15, including a city welcome sign;

No comment.

j) Large waterway feature through the district.

We will be installing many central green spaces and amenity spaces. We do not propose a waterway as it conflicts with the district theme of

"green" due to the unsustainable demand they require for the limited resource of water.

3) Building Design Components:

- a) All exterior materials shall be durable and low maintenance;
We agree and have incorporated.

There is not a more durable, low-maintenance exterior material than brick and stone. Stucco is the least durable material available and after a few years becomes an aesthetic and maintenance challenge to repair, replace and paint (compared to washed).

- b) Glass, steel/metal, concrete, and TerraNeo products are to be the dominant exterior materials used;
Agreed. Glass & steel are the dominant exterior materials at over 60% of the exterior.

- c) Building curvatures, and extended decorative metal eaves are to be noticeable features.
All proposed retail buildings have decorative metal eaves and contemporary retail building parapet shapes.

We used architecturally approved methods, designs and distances to provide an architecturally appealing and usable shape. This is done not through faux features and gingerbread shapes rather through usable and practical changes in shape with recessed entrances, building recesses and accented entrances where practical.

4) District Emphasis: The objective for this district is to apply contemporary architecture using "green" building design techniques, for a vibrant, tasteful, entertaining and visually pleasing environment. The intent is to create a unique flare to the main entrance of the city from the I-15 corridor. Developers are to adhere to the following:

- a) Uplighting is encouraged to accent the structures, provide additional safety, and create a warm and inviting feel to the area;
Uplighting will be incorporated where reasonable and where it does not cause light pollution, traffic distraction or neighbor annoyance.

- b) "Green" materials, recycled metals, use of darker earth tone colors to help buildings be more energy efficient;
Our proposed materials are recycled and locally sourced when available to assist with our LEED certification. The proposed materials were thoughtfully selected because they are naturally occurring in the local environment, have natural earth tones and reduce the use of chemically produced materials (stucco).
- c) Open space materials, used for amenities, are to be consistent with district theme;
Agreed
- d) Decorative walk pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be consistent with the area theme (acid stained walks preferred);
Agreed
- e) Bollards are to be lighted, and if used, are to match the design theme;
Agreed with the exception that protective bollards such as those used around dumpsters or utility infrastructure will not be lighted.
- f) Signage (monument or freestanding) shall follow the design and composition of the same exterior materials as the buildings for which they identify.
Agreed

RESOLUTION NO. 2015-036

A RESOLUTION OF THE GOVERNING BODY OF PLEASANT GROVE CITY AUTHORIZING THE MAYOR TO SIGN AN ACCESS AND UTILITY EASEMENT AGREEMENT BETWEEN PLEASANT GROVE CITY AND T-MOBILE WEST, LLC FOR PROPERTY LOCATED AT 1550 NORTH 100 EAST; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Pleasant Grove City owns property on 1550 North 100 East; and

WHEREAS, T-Mobile West LLC, would like a perpetual easement for a right of way to construct, install, operate, maintain, repair and replace needed electrical power and telecommunication utilities (including but not limited to necessary fiber, wires and conduits) in support of its operation of its Antenna Facilities together with all necessary or convenient appurtenances (collectively, "Utilities") over, across and through property located at 1550 100 East; and

WHEREAS, the City desires to grant said easement to T-Mobile West LLC.

NOW THEREFORE, BE IT RESOLVED by the City Council of Pleasant Grove, Utah as follows:

SECTION 1.

The Mayor is hereby authorized to sign the "Utility Easement Agreement between Pleasant Grove City and T- Mobile West, LLC. which is attached hereto as Exhibit "A".

SECTION 2.

The provisions of this Resolution shall take effect immediately.

PASSED AND ADOPTED BY THE CITY COUNCIL OF PLEASANT GROVE, UTAH, this 27th day of October, 2015.

Michael W. Daniels, Mayor

ATTEST:

(SEAL)

Kathy T. Kresser, CMC
City Recorder

ACCESS AND UTILITY EASEMENT

FOR CONSIDERATION OF Ten Dollars (\$10.00) and other valuable consideration, the receipt of which is hereby acknowledged, Pleasant Grove City Corporation, a municipal corporation (“**Grantor**”) grants, conveys and warrants to T-Mobile West LLC, a Delaware limited liability company, its successors and assigns (“**Grantee**”), for the purposes set forth herein, Non-Exclusive Access and Utility Easement (“**Easement**”) under, across and over real property situated at 1550 North 100 East, in the City of Pleasant Grove, County of Utah, State of Utah (“**Property**”) owned by Grantor. Except as may be otherwise set forth herein, Grantee’s rights shall be exercised upon that portion of the Property identified as the “Easement” as described on the attached Exhibit A incorporated herein by this reference.

The parties hereto acknowledge that Grantee has entered into a separate sublease agreement (“**Facilities Lease**”) with Clear Wireless LLC (“**Tower Owner**”), for use of a portion of the ground space previously leased to Tower Owner and a portion of Tower Owner’s communications tower, both of which are located on the subject Property, for Grantee’s operation of a wireless communications facility (“**Antenna Facilities**”). The Easement granted herein will be in support of such operations.

1. Purpose. Grantee shall have the right to construct, install, operate, maintain, repair and replace needed electrical power and telecommunication utilities (including but not limited to necessary fiber, wires and conduits) in support of its operation of its Antenna Facilities together with all necessary or convenient appurtenances (collectively, “**Utilities**”) over, across and through the area more particularly described in the Exhibit A hereto. Said utilities shall be installed underground. Access boxes mounted flush with the existing surface are permitted at locations typical for the types of facilities installed. Said Grantee shall, at Grantee’s expense, keep and maintain the Utilities on the Easement. Grantee shall at all times exercise its rights herein in accordance with the requirements (as from time to time amended) of all applicable statutes, orders, rules and regulations of any public authority having applicable jurisdiction.
2. Use. Grantee, its designated agents and contractors, shall, at Grantee’s expense, keep and maintain the Utilities in a good and commercially reasonable condition. Grantee shall have the right of access to the Easement over and across the Property to enable Grantee to exercise its right hereunder and shall have a 24-hours-a-day, 7-days-a-week access on or through the Property to the Antenna Facilities. Grantee shall be responsible for the repair of any damage to the Property caused by Grantee’s exercises of such rights. Grantee shall pay for the utilities it consumes in its operations at the rate charged by the servicing utility provider. Grantor agrees to sign such commercially reasonable documents or easement as may be reasonably required by the servicing utility companies to provide service as contemplated herein.
3. Construction: Grantee shall not disrupt service for the electric lights for the ball fields for construction or maintenance during the baseball season and without permission from Grantor. Which permission shall not be unreasonably delayed or denied.
4. Obstructions. Grantee may from time to time remove trees, bushes or other obstructions within the Easement to the extent reasonably necessary to carry out the

purposes set forth herein provided that the consent for any material landscaping changes or removal will be obtained from Grantor, which consent shall not be unreasonably withheld, delayed or conditioned. In the event that existing landscaping material is removed or damaged Grantee agrees to coordinate with Grantor to replace said landscaping.

5. Grantor's Use of Easement. Grantor reserves the right to use the Easement for any purpose not inconsistent with the rights herein granted to Grantee, provided that Grantor shall not construct or maintain any building or other structure on the Easement which would interfere with the exercise of the rights herein granted. Grantor shall not dig, tunnel or use any other form of construction activity on the Property which would disturb Grantee's rights.
6. Relocation: Grantor reserves the right to require Grantee to relocate the Easement if the Easement use materially conflicts with a future City need. Grantor shall provide at a minimum a ninety (90) day written notice of request to relocate. Grantor agrees to cooperate with Grantee to provide a mutually acceptable alternate location for the Easement prior to requiring such relocation. In such event, the parties agree to reasonably amend this Easement to replace the Exhibit A with a description of the new Easement location.
7. Indemnity. By accepting and recording this Easement, Grantee agrees to indemnify and hold harmless Grantor from any and all claims for injuries and/or damages suffered by any person which may be caused by the Grantee's negligent exercise of the rights granted herein provided that Grantee shall not be responsible for any claims arising from the negligence or intentional conduct of Grantor, its employees, its agents or independent contractors.
8. Assignment. Grantee may assign this agreement and the Easement rights granted herein to any party to which Grantee assigns its sublease with Tower Owner upon written notice of such assignment to Grantor. Upon assignment, Grantee shall be relieved of all liabilities and obligations hereunder accruing after the effective date of assignment and Grantor shall look solely to the assignee for performance under this Agreement of all such obligations hereunder
9. Environmental Laws. Each party agrees to indemnify and hold the other harmless from and against any and all claims and liability that the indemnitee may suffer due to the spill, contamination or release of any Hazardous Substance or Hazardous Material (as such terms may be defined in any applicable federal, state or local law, rule or regulation), which occur on or from the Property into the environment, to the extent caused by the indemnitor's activities.
10. Notice. All notices, requests, demands and other communications shall be in writing and are effective three (3) days after deposit in the U.S. mail, certified and postage paid, or upon receipt if personally delivered or sent by next-business-day delivery via a nationally recognized overnight courier to the addresses set forth below. Grantor or Grantee may from time to time designate any other address for this purpose by providing written notice to the other party at least fifteen (15) days in advance.

If to Grantee, to:

T-Mobile USA, Inc.
12920 SE 38th Street
Bellevue, WA 98006
Attn: Lease Compliance / SL01562A

If to Grantor, to:

Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062

11. Termination. The Easement and the covenants herein contained shall be covenants running with the land and shall be binding on the parties hereto and their heirs, successors and assigns; provided that Grantee shall not have the right to assign this Easement without the prior consent of Grantor other than as expressly set forth herein. The rights granted herein shall continue until such time as Grantee's agreement with Tower Owner for the location of Grantee's Antenna Facilities on the Property expires or is terminated, in which event this Easement shall terminate thirty (30) days after the expiration or termination of such Facilities Lease and all rights hereunder shall revert to Grantor. Grantee shall also have the right to terminate this Easement at any time, upon thirty (30) day's prior written notice to Grantor.
12. Title, Successors and Assigns. Grantor covenants and warrants to Grantee that Grantor has full right, power and authority to execute this Easement. This Easement shall run with the Property and shall be binding upon and inure to the benefit of the parties, their respective successors, personal representatives and assigns.
13. Signature Authority. The persons who have executed this agreement represent and warrant that they are duly authorized to execute this agreement in their individual or representative capacity as indicated.
14. Entire Agreement. This agreement, including the Exhibits attached hereto, and any written Amendments hereto that may be executed from time to time by the parties, constitutes the entire agreement between the parties pertaining to the subject matter hereof and contains all the agreements, promises and understandings between the Grantor and Grantee, and no verbal or oral agreements, promises, statements, assertions or representations by Grantor or Grantee or any employees, agents, contractors or other representations of either, shall be binding upon Grantor or Grantee. This agreement cannot be changed, modified or amended, in whole or in part, except by a written amendment executed by Grantor and Grantee in the same manner as this agreement is executed.

***** REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK *****

Site ID: SL01562A
Site Name: PG Manila Park

15. Memorandum of Agreement. Grantor acknowledges and agrees that Grantee may record a Memorandum of Agreement of this Easement and Utilities Agreement at Grantee's sole cost and expense in the official records of the County where the Property is located.

IN WITNESS WHEREOF, the parties have executed this Access and Utility Easement as of the following day and year.

Dated this ____ day of October, 2015.

Grantor: Pleasant Grove City Corporation	Grantee: T-Mobile West LLC
By:	By:
Name:	Name: Danny Bazerman
	Title: Area Director Engineering & Operations
	Date:

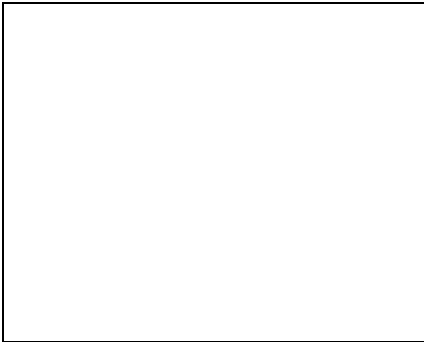
Site ID: SL01562A
Site Name: PG Manila Park

STATE OF UTAH

COUNTY OF UTAH

I certify that I know or have satisfactory evidence that _____ is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

Dated: _____



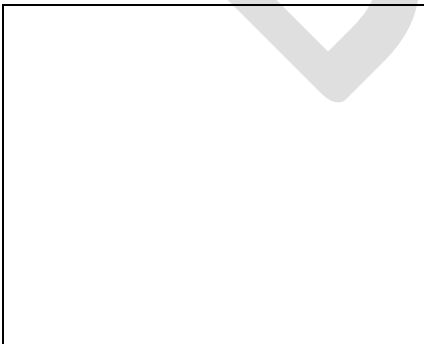
Notary Public
Print Name _____
My commission expires _____

STATE OF _____

COUNTY OF _____

I certify that I know or have satisfactory evidence that Danny Bazerman is the person who appeared before me, and said person acknowledged that he signed this instrument, on oath stated that he was authorized to execute the instrument and acknowledged it as the Area Director Engineering & Operations of T-Mobile West LLC, a Delaware limited liability company, to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: _____



Notary Public
Print Name _____
My commission expires _____

Site ID: SL01562A
Site Name: PG Manila Park

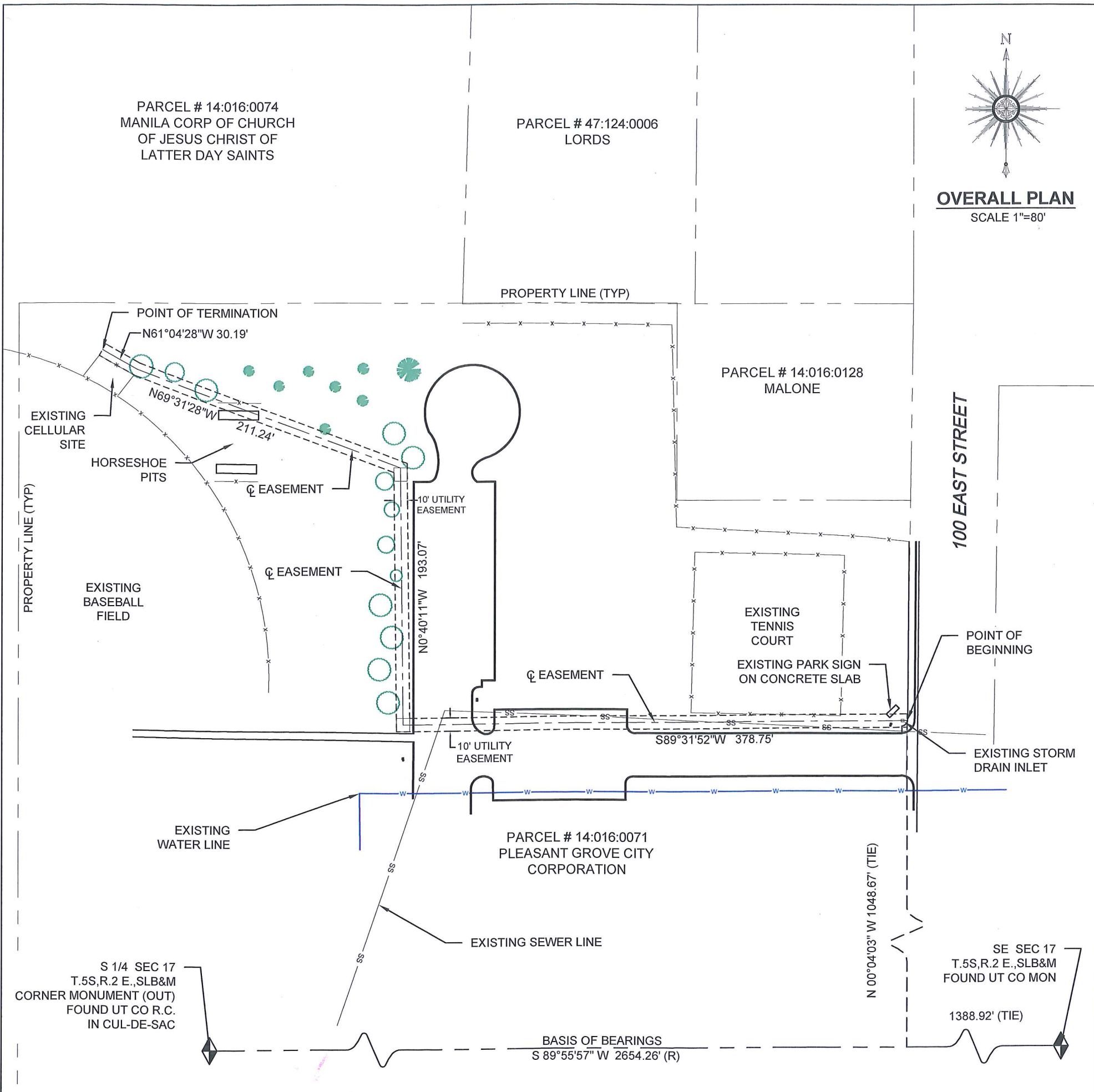
EXHIBIT A

EASEMENT LEGAL DESCRIPTION

A utility easement being a strip of land 10 feet in width located in the Southeast Quarter of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah. Said strip lying 5 feet on each side of the following described centerline:

Commencing at the Southeast Corner of said Section 17; thence South $89^{\circ}55'57''$ West 1,388.92 feet along the section line; thence North $0^{\circ}04'03''$ West 1,048.67 feet to a point on the westerly right-of-way line of 100 East Street and the Point of Beginning; thence South $89^{\circ}31'52''$ West 378.75 feet; thence North $0^{\circ}40'11''$ West 193.07 feet; thence North $69^{\circ}31'28''$ West 211.24 feet; thence North $61^{\circ}04'28''$ West 30.19 feet to the point of termination. The sidelines of said strip shall be prolonged or shortened so as to intersect the westerly right-of-way at the point of beginning.

The above-described parcel contains 8,132 square feet or 0.187 acre.



UTILITY EASEMENT

A utility easement being a strip of land 10 feet in width located in the Southeast Quarter of Section 17, Township 5 South, Range 2 East, Salt Lake Base and Meridian, Utah County, Utah. said strip lying 5 feet on each side of the following described centerline:

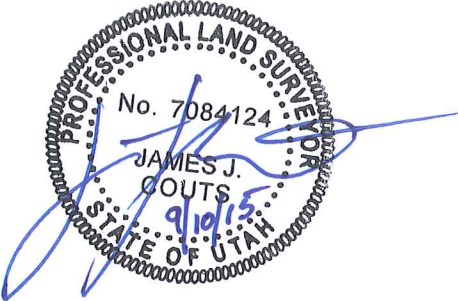
Commencing at the Southeast Corner of said Section 17; thence South 89°55'57" West 1,388.92 feet along the section line; thence North 0°04'03" West 1,048.67 feet to a point on the westerly right-of-way line of 100 East Street and the Point of Beginning: thence South 89°31'52" West 378.75 feet; thence North 0°40'11" West 193.07 feet; thence North 69°31'28" West 211.24 feet; thence North 61°04'28" West 30.19 feet to the point of termination. The sidelines of said strip shall be prolonged or shortened so as to intersect the westerly right-of-way at the point of beginning.

The above-described parcel contains 8,132 square feet or 0.187 acre.

SURVEYORS CERTIFICATION

I, James J. Coutts, of Roy, Utah, do hereby certify that I am a Registered Land Surveyor and that I hold License No. 7084124 as prescribed by the State of Utah, and that I did supervise a survey of the above described easement.

Note:
All bearings and distances shown are Grid and based on NAD 83, Utah State Plane, Central Zone, U.S. Survey Feet.



DATE:	9/10/15	
DRAWN BY:	KsT	
CHECKED BY:	JJC	
FILE:	PG MANILA PARK	
REVISIONS		
DATE	DESCRIPTION	INITIAL



SITE NUMBER:
SL01562A
P.G. MANILA PARK
1550 N. 100 E.
PLEASANT GROVE, UT 84062

S-1

2015

NOVEMBER

SUN	MON	TUE	WED	THU	FRI	SAT
1 Daylight Savings Time Ends. Turn clocks back.	2	3 General Election Polls open at 7:00 a.m. to 8:00 p.m. 	4 Curbside Recycling Pickup South Route	5	6	7
8	9	10 City Council Meeting 6:00 p.m.	11  City offices are closed	12 Planning Commission Meeting 7:00 p.m.	13	14
15	16	17 City Council Meeting 6:00 p.m.	18 Curbside Recycling Pickup South Route	19	20	21
22	23	24 City Council Meeting 6:00 p.m.	25 Curbside Recycling Pickup North Route	26 Thanksgiving Day City Offices are closed 	27 Thanksgiving Holiday City Offices are closed 	28
29	30	1	2	3	4	5
6	7	NOTES:				

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-13100	GENERAL FUND - ACCTS REC.- CITY EMPLOYEES						
	2039	CREATIVE CULTURE INSIGNIA, LLC	PD/PERSONAL SUPPLIES	4479		10/08/2015	680.00
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2555069		10/02/2015	268.58
							948.58
10-15820	GENERAL FUND - SDA EXPENSE ACCOUNT						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	133.94
10-15850	GENERAL FUND - POLICE WARRANT CLEARING						
	5842	OREM JUSTICE COURT	WARRANT CLEARING	10192015		10/19/2015	595.00
	6555	PROVO CITY JUSTICE COURT	WARRANT CLEARING	10152015		10/15/2015	351.00
	8884	UTAH COUNTY JUSTICE COURT	WARRANT CLEARING	10202015		10/20/2015	420.00
							1,366.00
10-21230	GENERAL FUND - STATE INSURANCE PAYABLE						
	8954	UTAH LOCAL GOVT. INS. TRUST	WORKERS COMP	1514549		10/13/2015	10,270.41
10-21355	GENERAL FUND - CASH BONDS (NEW)						
	4273	IRONWOOD CUSTOM BUILDERS, INC.	CASH BOND RELEASE	10092015		10/09/2015	3,680.00
	8123	TAYLOR, ROBB M.	CASH BOND RELEASE	10222015		10/23/2015	31,250.00
	8123	TAYLOR, ROBB M.	CASH BOND RELEASE INTEREST	10232015		10/23/2015	119.66
							35,049.66
10-22390	GENERAL FUND - LEGAL SHIELD						
	4729	PRE-PAID LEGAL SERVICES, INC.	LEGAL SERVICE FOR PD OFFICERS	10232015		10/23/2015	88.75
10-34-280	GENERAL FUND - CHARGES FOR SERVICES - AMBULANCE FEES						
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	977		09/30/2015	1,661.32
10-42-240	GENERAL FUND - JUDICIAL - OFFICE EXPENSE						
	2122	CULLIGAN BOTTLED WATER	JUDICIAL/DRINKING WATER	65X03470806		09/30/2015	29.95
10-42-280	GENERAL FUND - JUDICIAL - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	51.02
10-42-310	GENERAL FUND - JUDICIAL - LEGAL SERVICES						
	3657	HANSEN WRIGHT EDDY & HAWS, PC	LEGAL SERVICES	32110		09/25/2015	40.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	931-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	661-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	772-09302015		07/20/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	371-09302015		09/30/2015	127.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	372-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	271-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	251-09302015		09/30/2015	120.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	902-09302015		09/30/2015	135.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	401-09302015		09/30/2015	135.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	891-09302015		09/30/2015	172.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	931-09302015		09/30/2015	75.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	521-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	591-09302015		09/30/2015	232.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	691-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	951-09302015		09/30/2015	465.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	011-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	101-09302015		09/30/2015	2,788.58
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	111-09302015		09/30/2015	52.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	211-09302015		09/30/2015	75.00
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	221-09302015		09/30/2015	7.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	461-09302015		09/30/2015	142.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	801-09302015		09/30/2015	187.50
	3996	HOWARD, LEWIS & PETERSEN, PC	JUDICIAL/LEGAL SERVICES	641-09302015		09/30/2015	127.50

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							4,943.58
Total JUDICIAL							5,024.55
10-43-210	GENERAL FUND - NON-DEPARTMENTAL - MEMBERSHIPS						
	5478 MOUNTAINLAND ASSOCIATION	LOCAL CONTRIBUTIONS		2243		10/01/2015	14,852.00
10-43-385	GENERAL FUND - NON-DEPARTMENTAL - SPECIAL EVENTS						
	15 1 PROMOTIONAL PRODUCTS, INC.	LEADERSHIP ACADEMY/FAUX FEATHE		2062		10/21/2015	699.50
10-43-510	GENERAL FUND - NON-DEPARTMENTAL - INSURANCE & BONDS						
	8954 UTAH LOCAL GOVT. INS. TRUST	AUTO PD ENDORSEMENT		1514548		10/13/2015	1,550.77
Total NON-DEPARTMENTAL							14,000.73
10-44-220	GENERAL FUND - LEGAL SERVICES - PUBLICATION EXPENSE						
	5091 MATTHEW BENDER & CO., INC.	LEGAL/UT CODE AMMO 2015		75303985		09/24/2015	582.28
Total LEGAL SERVICES							582.28
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE						
	1371 CANON SOLUTIONS AMERICAN, INC.	ADM/COPIER MAINTENANCE		4017181210		10/01/2015	49.39
	5609 NEOPOST USA INC.	ADM/POSTAGE		10072015		10/07/2015	56.09
	5730 OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES		99875216001		10/14/2015	685.80
	7450 SHRED-IT USA LLC	ADM/SHREDDING OF DOCUMENTS		9407619004		09/25/2015	60.73
							852.01
10-46-250	GENERAL FUND - ADMINISTRATIVE SERVICES - VEHICLE EXPENSE						
	5091 MATTHEW BENDER & CO., INC.	ADM/UT CODE UNANNOTATED		75348012		09/25/2015	419.61
10-46-280	GENERAL FUND - ADMINISTRATIVE SERVICES - TELEPHONE EXPENSE						
	5950 PAETEC	MULTI DEPT/PHONE EXPENSE		58826848		10/08/2015	84.65
10-46-610	GENERAL FUND - ADMINISTRATIVE SERVICES - MISCELLANEOUS EXPENSE						
	6203 PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE		10232015		10/23/2015	145.09
Total ADMINISTRATIVE SERVICES							1,501.36
10-47-250	GENERAL FUND - FACILITIES - VEHICLE						
	7925 STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE		10232015		10/23/2015	175.15
10-47-480	GENERAL FUND - FACILITIES - DEPARTMENTAL SUPPLIES						
	970 BJ PLUMBING SUPPLY	BUILDING MAINTENANCE		629138		10/01/2015	47.15
10-47-490	GENERAL FUND - FACILITIES - SAFETY EQUIPMENT & SUPPLIES						
	1368 C-A-L RANCH STORES	BUILDING MAINTENANCE		6563/8		10/02/2015	109.97
10-47-510	GENERAL FUND - FACILITIES - CITY HALL - HEATING EXPENSE						
	6672 QUESTAR GAS	MULTI DEPT/HEATING EXPENSE		10232015		10/23/2015	34.61
10-47-520	GENERAL FUND - FACILITIES - CITY HALL - POWER EXPENSE						
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE		10062015		10/06/2015	2,750.57

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-47-550	GENERAL FUND - FACILITIES - PARKS - LIGHTS 7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	548.88
10-47-570	GENERAL FUND - FACILITIES - COMM DEV - BLDG MAINTENANCE 6525	PROFESSIONAL HEATING AND AIR	SERVICE CALL	65425		08/29/2015	219.00
10-47-580	GENERAL FUND - FACILITIES - OLD BELL SCHOOL - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	7.16
10-47-600	GENERAL FUND - FACILITIES - COMMUNITY CNTR - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	18.29
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	23.88
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	87.35
							129.52
10-47-620	GENERAL FUND - FACILITIES - COMMUNITY CENTER - BLDG MAINT 6850	REPUBLIC SERVICES	MULTI DEPT/GARBAGE COLLECTION	10232015		10/23/2015	123.75
	6850	REPUBLIC SERVICES	MULTI DEPT/GARBAGE COLLECTION	10232015		10/23/2015	407.46
							531.21
10-47-640	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	49.37
10-47-650	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - POWER 7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	1,302.92
10-47-660	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - BLDG MAINT 2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	910106681		10/05/2015	60.00
10-47-680	GENERAL FUND - FACILITIES - CEMETERY BLDG - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	13.65
10-47-690	GENERAL FUND - FACILITIES - CEMETERY BLDG - POWER 7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	992.37
10-47-710	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	54.87
10-47-720	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - POWER 7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	1,214.78
10-47-730	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - BLDG MAINT 970	BJ PLUMBING SUPPLY	BUILDING MAINTENANCE SUPPLIES	630326		10/13/2015	46.03
	5715	NORTH POINTE SOLID WASTE	GARBAGE DISPOSAL FEE	09302015		09/30/2015	16.42
	6450	PREVENTIVE PEST CONTROL	PARK/PEST CONTROL	08302015		08/30/2015	184.02
							246.47
10-47-750	GENERAL FUND - FACILITIES - PUMP HOUSE - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	39.51
10-47-760	GENERAL FUND - FACILITIES - PUBLIC WORKS - HEATING 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	11.02
10-47-770	GENERAL FUND - FACILITIES - PUBLIC WORKS - POWER 7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	1,111.98
10-47-790	GENERAL FUND - FACILITIES - RENTAL PROPERTY EXPENSES 6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	7.16
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	12.61
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	7.43

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	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	601.78
							628.98
10-47-810	GENERAL FUND - FACILITIES - SR CENTER - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	27.38
10-47-820	GENERAL FUND - FACILITIES - SR CENTER - POWER						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	400.26
Total FACILITIES							10,706.78
10-51-250	GENERAL FUND - ENGINEERING - VEHICLE EXPENSE						
	6203	PETTY CASH-TREASURER	ADM/PETTY CASH EXPENSE	10232015		10/23/2015	6.39
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	185.01
							191.40
10-51-275	GENERAL FUND - ENGINEERING - STREET LIGHT EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	18,147.57
10-51-285	GENERAL FUND - ENGINEERING - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701		10/01/2015	155.51
10-51-332	GENERAL FUND - ENGINEERING - PROFESSIONAL SERVICES						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	3,066.28
10-51-745	GENERAL FUND - ENGINEERING - SIGNALS & FLASHERS						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	100.93
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	46.86
							147.79
Total ENGINEERING							21,708.55
10-52-250	GENERAL FUND - COMMUNITY DEVELOPMENT - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	291.97
10-52-280	GENERAL FUND - COMMUNITY DEVELOPMENT - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	35.64
10-52-285	GENERAL FUND - COMMUNITY DEVELOPMENT - CELLULAR SERVICES						
	7780	SPRINT	MULTI DEPT/CELL PHONE EXPENSE	10232015		10/23/2015	247.32
10-52-610	GENERAL FUND - COMMUNITY DEVELOPMENT - MISCELLANEOUS						
	5457	MOUNT OLYMPUS	COM DEV/BOTTLED WATER	10012015		10/01/2015	34.82
Total COMMUNITY DEVELOPMENT							609.75
10-54-210	GENERAL FUND - POLICE DEPARTMENT - MEETINGS & MEMBERSHIPS						
	5033	MACEYS	PD/MEETING EXPENSE	24770		10/14/2015	13.65
	5033	MACEYS	PD/MEETING EXPENSE	27898		10/07/2015	28.15
							41.80
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE						
	407	AMERICAN PRODUCTS	PD/OFFICE SUPPLIES	7430		10/02/2015	63.22
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	13041200		10/05/2015	108.88
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	13041260		10/05/2015	16.99
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	13041261		10/06/2015	17.99

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	2039	CREATIVE CULTURE INSIGNIA, LLC	PD/DEPARTMENTAL SUPPLIES	4479		10/08/2015	25.25
	2122	CULLIGAN BOTTLED WATER	PD/BOTTLED WATER	65X03418706		09/30/2015	145.50
	2122	CULLIGAN BOTTLED WATER	PD/BOTTLED WATER	65X03429109		09/30/2015	54.00
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623448629		08/01/2015	16.47
							448.30
10-54-250		GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE					
	3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	161072		09/01/2015	87.28
	3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	162816		10/07/2015	70.19
	4523	KEN GARFF FORD	PD/VEHICLE MAINTENANCE	4FCS151439		10/12/2015	97.23
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623453556		08/27/2015	10.78
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623454909		09/03/2015	16.98
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	6,035.73
	8157	TECHNA GLASS	PD/NEW WINDSHIELD	868290		05/27/2015	189.28
							6,507.47
10-54-280		GENERAL FUND - POLICE DEPARTMENT - TELEPHONE EXPENSE					
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	10232015		10/23/2015	338.51
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	156.63
	9057	VALCOM SALT LAKE CITY, LC	PD/MAINTENANCE AGREEMENT	475037		10/07/2015	3,918.50
							4,413.64
10-54-285		GENERAL FUND - POLICE DEPARTMENT - CELLULAR SERVICES					
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701		10/01/2015	708.02
10-54-420		GENERAL FUND - POLICE DEPARTMENT - SPECIAL SERVICES					
	3011	FORENSIC NURSING SERVICES, INC	PD/SPECIMEN COLLECTION	15.259		10/05/2015	90.00
10-54-440		GENERAL FUND - POLICE DEPARTMENT - K9 SUPPLIES					
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/CANINE EXAM	113183		09/16/2015	157.09
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/CANINE EXAM	113693		09/28/2015	55.81
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/DOG FOOD	114021		10/06/2015	129.00
	8394	TIMPANOGOS ANIMAL HOSPITAL	PD/CANINE EXAM	114079		10/08/2015	30.91
							372.81
10-54-450		GENERAL FUND - POLICE DEPARTMENT - RADIO SERVICE					
	8825	UTAH COMMUNICATIONS AUTHORITY	PD/MONTHLY RADIO SERVICES	56612		08/31/2015	1,348.50
Total POLICE DEPARTMENT							13,930.54
10-55-250		GENERAL FUND - FIRE DEPARTMENT - VEHICLE EXPENSE					
	5833	O'REILLY AUTOMOTIVE INC.	FIRE/VEHICLE MAINTENANCE	3623461648		10/08/2015	25.76
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	1,373.02
							1,398.78
10-55-280		GENERAL FUND - FIRE DEPARTMENT - TELEPHONE EXPENSE					
	7780	SPRINT	MULTI DEPT/CELL PHONE EXPENSE	10232015		10/23/2015	108.01
	9131	VERIZON WIRELESS	FIRE/CELL PHONE EXPENSE	9753226517		10/01/2015	1,068.77
							1,176.78
10-55-480		GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES					
	1060	BOUNDTREE MEDICAL, LLC	FIRE/DEPARTMENTAL SUPPLIES	81939315		10/13/2015	71.98
	2122	CULLIGAN BOTTLED WATER	FIRE/BOTTLED WATER	65X03478908		09/30/2015	178.20
	2123	CULLIGAN WATER CONDITIONING	FIRE/WATER CONDITIONING	65X03510700		10/12/2015	135.00
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	24012109		10/06/2015	285.41
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	24207525		10/12/2015	505.50
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	24211083		10/12/2015	20.97
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	24211275		10/12/2015	157.50
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	24211997		10/12/2015	586.50
	4019	HUMPHRIES, INC.	FIRE/DEPARTMENTAL SUPPLIES	1127094		10/05/2015	193.55
	7890	STAT MEDICAL SUPPLY CO.	FIRE/DEPARTMENTAL SUPPLIES	87957		10/12/2015	415.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							2,549.61
10-55-760	GENERAL FUND - FIRE DEPARTMENT - TECHNOLOGY						
	8825	UTAH COMMUNICATIONS AUTHORITY	FIRE/MONTHLY RADIO SERVICES	56613		08/31/2015	837.00
Total FIRE DEPARTMENT							5,962.17
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	361.40
Total ANIMAL CONTROL							361.40
10-60-250	GENERAL FUND - STREETS - VEHICLE EXPENSE						
	672	AUTO FARM BUICK GMC	STR/VEHICLE REPAIR	6015860		08/28/2015	33.53
	4748	LES SCHWAB TIRES	STR/VEHICLE EXPENSE	50800154733		10/15/2015	2,342.70
	5833	O'REILLY AUTOMOTIVE INC.	STR/VEHICLE MAINTENANCE	3623452893		08/24/2015	27.39
	5833	O'REILLY AUTOMOTIVE INC.	STR/VEHICLE MAINTENANCE	3623452925		08/24/2015	17.75
	7498	SIX STATES DISTRIBUTORS, INC.	STR/VEHICLE EXPENSE	14329044		10/07/2015	15.62
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	968.24
	8007	STOTZ EQUIPMENT CO., LLC	STR/VEHICLE MAINTENANCE	38470		10/14/2015	36.97
							3,406.70
10-60-280	GENERAL FUND - STREETS - TELEPHONE EXPENSE						
	5950	PAETEC	PUB WORKS/DSL LINE	58825459		10/08/2015	58.11
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	64.72
							122.83
10-60-285	GENERAL FUND - STREETS - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015		09/28/2015	285.26
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015		09/28/2015	70.00
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701		10/01/2015	263.69
							478.95
10-60-480	GENERAL FUND - STREETS - DEPARTMENTAL SUPPLIES						
	3312	GENEVA ROCK PRODUCTS	STR/ASPHALT EXPENSE	1678830		10/06/2015	2,970.14
	4019	HUMPHRIES, INC.	STR/DEPARTMENTAL SUPPLIES	1126782		09/21/2015	87.06
	4550	KIMBALL MIDWEST	STR/DEPARTMENTAL SUPPLIES	4406104		08/26/2015	625.78
	5033	MACEYS	STR/DEPARTMENTAL SUPPLIES	27880		09/30/2015	9.87
	5188	METRO READY MIX	STR/DEPARTMENTAL SUPPLIES	119063		09/24/2015	1,283.50
	5188	METRO READY MIX	STR/DEPARTMENTAL SUPPLIES	119322		09/29/2015	1,105.00
	5730	OFFICE DEPOT, INC.	STR/DEPARTMENTAL SUPPLIES	'98268873001		10/06/2015	38.28
	5730	OFFICE DEPOT, INC.	STR/DEPARTMENTAL SUPPLIES	'98503451001		10/07/2015	6.01
	7398	SHERWIN-WILLIAMS CO.	STR/DEPARTMENTAL SUPPLIES	9974-8		10/01/2015	145.53
	7978	STEVE REGAN CO.	STR/DEPARTMENTAL SUPPLIES	668264		09/23/2015	226.50
	8709	UNITED STATES WELDING INC.	STR/ACETYLENE	5208487		09/30/2015	22.50
	9423	WESTROC INC.	STR/POND SAND	232855		10/06/2015	32.75
	9423	WESTROC INC.	STR/UNWASHED ROCK CRUSHED	233336		10/08/2015	290.70
							6,843.62
10-60-610	GENERAL FUND - STREETS - MISCELLANEOUS EXPENSE						
	2752	EVCO HOUSE OF HOSE	STR/DEPARTMENTAL SUPPLIES	77942		10/15/2015	784.48
	4019	HUMPHRIES, INC.	STR/TIP CLEANER SET	272700		10/01/2015	5.50
	4264	INTERWEST SAFETY SUPPLY, INC.	STR/TUBE POST	5947		09/09/2015	992.50
	4264	INTERWEST SAFETY SUPPLY, INC.	STR/ASSORTED SIGNS	5948		09/18/2015	482.70
	4264	INTERWEST SAFETY SUPPLY, INC.	STR/SIGNS	5949		08/31/2015	129.80
	8401	TIMP RENTAL CENTER, INC.	MULTI DEPT/SHARK	2301571		09/22/2015	981.00

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							3,375.98
Total STREETS							14,228.08
10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE						
307	AMAZON		LIB/BOOKS	09242015		09/24/2015	91.51
5609	NEOPOST USA INC.		LIB/MAILING MACHINE RENTAL	53317812		10/04/2015	59.25
5730	OFFICE DEPOT, INC.		LIB/OFFICE SUPPLIES	1849369045		10/02/2015	71.90
5730	OFFICE DEPOT, INC.		LIB/BOOKS	'98468447001		10/07/2015	86.28
6343	PLEASANT GROVE PRINTERS		LIB/APPLICATION CARDS	7153		09/29/2015	68.00
6343	PLEASANT GROVE PRINTERS		MULTI DEPT/PRINTING EXPENSE	7169		10/12/2015	11.90
							388.84
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE						
1905	COMCAST CABLE		LIB/INTERNET SERVICES	10132015		10/13/2015	70.24
5950	PAETEC		MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	71.79
							142.03
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING						
5033	MACEYS		LIB/ASSORTED EXPENSES	24305		10/06/2015	9.00
5033	MACEYS		LIB/ASSORTED EXPENSES	24305CR		10/06/2015	6.00
5033	MACEYS		LIB/ASSORTED SUPPLIES	24766		10/13/2015	5.87
							8.87
10-65-480	GENERAL FUND - LIBRARY - BOOKS						
307	AMAZON		LIB/BOOKS	09242015		09/24/2015	109.97
3191	GALE		LIB/BOOKS	56434706		10/07/2015	138.54
4159	INGRAM LIBRARY SERVICES		LIB/BOOKS	89643459		10/02/2015	331.93
4159	INGRAM LIBRARY SERVICES		LIB/BOOKS	89648049		10/04/2015	14.30
4159	INGRAM LIBRARY SERVICES		LIB/BOOKS	89706102		10/07/2015	214.93
4159	INGRAM LIBRARY SERVICES		LIB/BOOKS	89724337		10/08/2015	81.91
4159	INGRAM LIBRARY SERVICES		LIB/BOOKS	89781843		10/13/2015	117.72
4572	KNOW BUDDY RESOURCES		LIB/BOOKS	180829		09/25/2015	565.74
6094	THE PENWORTHY COMPANY		LIB/BOOKS	16045		10/07/2015	203.31
							1,778.35
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS						
307	AMAZON		LIB/BOOKS	09242015		09/24/2015	443.83
307	AMAZON		LIB/BOOKS	09242015		09/24/2015	91.29
2870	FINDAWAY WORLD, LLC		LIB/BOOKS	167201		10/15/2015	455.96
6791	RECORDED BOOKS, INC.		LIB/RECORDED BOOKS	75220401		10/06/2015	306.82
6791	RECORDED BOOKS, INC.		LIB/ BOOKS ON CD	75226466		10/15/2015	113.80
6791	RECORDED BOOKS, INC.		LIB/ BOOKS ON CD	75226467		10/15/2015	56.90
6791	RECORDED BOOKS, INC.		LIB/ BOOKS ON CD	75226468		10/15/2015	29.24
							1,315.26
10-65-760	GENERAL FUND - LIBRARY - TECHNOLOGY						
8158	TECH LOGIC CORPORATION		LIB/RFID CHECKOUT SYSTEM	15006494-1		10/15/2015	17,665.71
8158	TECH LOGIC CORPORATION		LIB/SCO EQUIPMENT	15006494PP		10/15/2015	19,706.50
							37,372.21
Total LIBRARY							41,005.56
10-67-240	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - OFFICE EXPENSE						
1905	COMCAST CABLE		SC/INTERNET SERVICE	10152015		10/15/2015	63.77
Total SR. CITIZEN CTR & AUDITORIUM							63.77
10-70-200	GENERAL FUND - PARKS - MOWER EXPENSE						

6650	QUALITY TIRE COMPANY	PARK/MOWER EXPENSE	9835	10/08/2015	71.37
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015	10/23/2015	236.48
8576	TURF EQUIPMENT	PARK/MOWER EXPENSE	38980800	09/25/2015	965.07
					1,272.92
10-70-250	GENERAL FUND - PARKS - VEHICLE EXPENSE				
675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231270493	10/09/2015	38.18
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015	10/23/2015	980.22
					1,018.40
10-70-285	GENERAL FUND - PARKS - CELLULAR SERVICES				
9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701	10/01/2015	542.84
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE				
2752	EVCO HOUSE OF HOSE	PARK/DEPARTMENTAL SUPPLIES	7351	10/08/2015	400.56
2752	EVCO HOUSE OF HOSE	PARK/DEPARTMENTAL SUPPLIES	77665	10/08/2015	7.09
2766	EWING IRRIGATION PRODUCTS, INC	PARK/CEM-SPRINKLER SUPPLIES	410615	09/24/2015	13.69
4208	INTERMOUNTAIN FARMERS ASSOC.	PARK/HERBICIDE	1006034561	10/08/2015	754.36
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/TREES	09292015	09/29/2015	187.00
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/BARK	4850	09/29/2015	99.00
					1,461.70
10-70-482	GENERAL FUND - PARKS - TREE MAINTENANCE				
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/TREES	10052015	10/05/2015	337.54
9465	WHOLESALE LANDSCAPE SUPPLY	PARK/TREES	4811	10/09/2015	731.00
					1,068.54
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES				
1757	CINTAS CORPORATION	PARK/FIRST AID SUPPLIES	5003775407	10/05/2015	51.72
Total PARKS					5,416.12
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE				
5730	OFFICE DEPOT, INC.	REC/OFFICE CLOCKS	97272435001	09/30/2015	89.95
10-71-250	GENERAL FUND - RECREATION - VEHICLE EXPENSE				
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015	10/23/2015	211.70
10-71-270	GENERAL FUND - RECREATION - POWER EXPENSE				
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015	10/06/2015	25.80
10-71-280	GENERAL FUND - RECREATION - TELEPHONE EXPENSE				
1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	10232015	10/23/2015	203.92
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848	10/08/2015	241.56
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848	10/08/2015	20.17
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848	10/08/2015	31.81
					497.46
10-71-285	GENERAL FUND - RECREATION - CELLULAR SERVICES				
9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701	10/01/2015	379.25
Total RECREATION					1,204.16
10-72-220	GENERAL FUND - LEISURE SERVICES - PUBLICATION EXPENSE				
3571	GURR'S COPYTEC	LEISURE/OCE ENGINEERING BOND	4040	10/13/2015	75.60
3571	GURR'S COPYTEC	LEISURE/PRINTING LEDGER	4373	10/09/2015	67.04
3571	GURR'S COPYTEC	LEISURE/OCE ENGINEERING BOND	4442	10/13/2015	40.52
					183.16
10-72-250	GENERAL FUND - LEISURE SERVICES - VEHICLE				
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015	10/23/2015	67.11

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10-72-285	GENERAL FUND - LEISURE SERVICES - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701		10/01/2015	52.75
Total LEISURE SERVICES							303.02
10-74-250	GENERAL FUND - CUSTODIAL SERVICES - VEHICLE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	111.36
10-74-285	GENERAL FUND - CUSTODIAL SERVICES - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	9753195701		10/01/2015	52.75
10-74-480	GENERAL FUND - CUSTODIAL SERVICES - DEPARTMENTAL SUPPLIES						
	1132	BRADY INDUSTRIES OF UTAH, LLC	BUILDING MAINTENANCE SUPPLIES	4903886		10/07/2015	1,025.39
10-74-481	GENERAL FUND - CUSTODIAL SERVICES - CHEMICALS						
	1132	BRADY INDUSTRIES OF UTAH, LLC	BUILDING MAINTENANCE SUPPLIES	4902677		10/06/2015	51.93
	1132	BRADY INDUSTRIES OF UTAH, LLC	BUILDING MAINTENANCE SUPPLIES	4903886		10/07/2015	91.50
							143.43
10-74-740	GENERAL FUND - CUSTODIAL SERVICES - EQUIPMENT						
	9342	WAXIE'S SANITARY SUPPLY	BUILDING MAINTENANCE SUPPLIES	75542676		10/01/2015	420.54
Total CUSTODIAL SERVICES							1,753.47
Total GENERAL FUND							187,880.95
20-40-480	CLASS C ROAD FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES						
	3312	GENEVA ROCK PRODUCTS	CLASS C ROADS/ASPHALT	1674932		09/25/2015	25.52
Total EXPENDITURES							25.52
Total CLASS C ROAD FUND							25.52
22-70-200	CEMETERY - 22-70 - MOWER EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	245.14
22-70-480	CEMETERY - 22-70 - DEPARTMENTAL SUPPLIES						
	1905	COMCAST CABLE	CEM/INTERNET SERVICES	10122015		10/13/2015	91.59
Total 22-70							336.73
Total CEMETERY							336.73
48-41-250	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	430.70

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48-41-285	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015		09/28/2015	285.26
	9131	VERIZON WIRELESS	STRM DRN/AIR CARDS	2203306013		09/25/2015	60.04
							345.30
48-41-330	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - ENGINEERING SERVICES						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	707.95
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	499.99
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	141.59
							1,349.53
48-41-480	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - DEPARTMENTAL SUPPLIES						
	3260	GEMINI CONCRETE CUTTING	STRM DRN/BOX CUT	3153		09/23/2015	500.00
	7464	SILVER LEAF SWPPP	STRM DRN/INSTALL INLET PROTECTI	9362		09/08/2015	510.00
							1,010.00
48-41-610	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - MISCELLANEOUS EXPENSE						
	1368	C-A-L RANCH STORES	STRM DRN/SHIRTS	6551/8		09/29/2015	89.98
	2330	DCD TRANSFER -LINDON	STRM DRN/CONCRETE	9998		09/27/2015	20.00
	5022	M & N DEVELOPMENT LLC	STRM DRN/ASPHALT	6297		09/18/2015	165.00
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	38.43
	8401	TIMP RENTAL CENTER, INC.	MULTI DEPT/SHARK	2301571		09/22/2015	981.00
							1,294.41
48-41-650	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - SPECIAL PROJECTS						
	3305	GENEVA PIPE COMPANY INC.	STRM DRN/CURB INLETS	153334		09/15/2015	2,684.00
Total GENERAL GOVERNMENT							7,113.94
48-70-843	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - DETENTION POND 1100 W 2600 N						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38549		10/08/2015	353.98
Total STORM DRAIN PROJECTS							353.98
Total STORM DRAIN UTILITY FUND							7,467.92
51-40-240	WATER FUND - EXPENDITURES - OFFICE EXPENSE						
	320	AMFAX CORPORATION	WATER/VOICE BROADCASTS	21509709		09/30/2015	24.30
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE						
	5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE	3623443283		07/06/2015	18.98
	5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE	3623451130		08/14/2015	96.22
	5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE	3623451133		08/14/2015	92.24
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	860.07
							883.03
51-40-270	WATER FUND - EXPENDITURES - POWER EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	29,603.97
51-40-280	WATER FUND - EXPENDITURES - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	64.72
51-40-285	WATER FUND - EXPENDITURES - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015		09/28/2015	285.26
	7780	SPRINT	MULTI DEPT/CELL PHONE EXPENSE	10232015		10/23/2015	116.16

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							401.42
51-40-330	WATER FUND - EXPENDITURES - ENGINEERING						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	1,274.31
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550		10/08/2015	638.41
							1,912.72
51-40-420	WATER FUND - EXPENDITURES - STREET REPAIRS						
	3312	GENEVA ROCK PRODUCTS	WATER/DEPARTMENTAL SUPPLIES	1675628		09/28/2015	191.84
	3312	GENEVA ROCK PRODUCTS	WATER/DEPARTMENTAL SUPPLIES	1676806		09/30/2015	709.70
	3312	GENEVA ROCK PRODUCTS	WATER/ASPHALT	1677414		10/01/2015	280.83
	3312	GENEVA ROCK PRODUCTS	WATER/DEPARTMENTAL SUPPLIES	1679341		10/07/2015	146.95
							1,329.32
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
	2192	D AND L SUPPLY CO., INC.	WATER/METERS	44940		10/09/2015	660.00
	6938	RICHARDS LABORATORIES OF UTAH	WATER/COLIFORM	20394		09/30/2015	293.75
	6938	RICHARDS LABORATORIES OF UTAH	WATER/COLIFORM	20402		10/12/2015	110.00
	8233	THATCHER COMPANY	WATER/CHLORINE	1373444		10/01/2015	3,472.45
	8401	TIMP RENTAL CENTER, INC.	MULTI DEPT/SHARK	2301571		09/22/2015	981.00
	9423	WESTROC INC.	WATER/ROAD BASE	232367		10/02/2015	692.23
							6,209.43
51-40-603	WATER FUND - EXPENDITURES - SECONDARY WATER PHASE 2						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	2,679.05
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE						
	1368	C-A-L RANCH STORES	WATER/ASSORTED SUPPLIES	6610/8		10/16/2015	102.96
Total EXPENDITURES							43,210.92
51-70-710	WATER FUND - WATER CAPITAL PROJECTS - BATTLE CREEK SURVEY						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38549		10/08/2015	1,231.00
51-70-909	WATER FUND - WATER CAPITAL PROJECTS - WATERLINE UPSIZE/REPLACEMENT						
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38549		10/08/2015	141.59
51-70-915	WATER FUND - WATER CAPITAL PROJECTS - BLUE ENERGY						
	3323	GERBER CONSTRUCTION INC.	MICROHYDRO POWER GENERATION I	6062		09/30/2015	49,667.90
Total WATER CAPITAL PROJECTS							51,040.49
Total WATER FUND							94,251.41
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE						
	1142	BRATT MECHANIC SHOP	SEWER/VEHICLE REPAIR LAROR	10142015		10/14/2015	20.00
	1142	BRATT MECHANIC SHOP	SEWER/VEHICLE REPAIR PARTS	10142015		10/14/2015	67.50
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015		10/23/2015	860.07
							947.57
52-40-270	SEWER FUND - EXPENDITURES - POWER EXPENSE						
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	60.14
52-40-285	SEWER FUND - EXPENDITURES - CELLULAR SERVICES						
	625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015		09/28/2015	285.26
52-40-330	SEWER FUND - EXPENDITURES - ENGINEERING SERVICES						

PD = Fully Paid Invoice PR = Partially Paid Invoice

3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550	10/08/2015	495.57
52-40-350	SEWER FUND - EXPENDITURES - CHARGES FOR TREATMENT				
8422	TIMP. SPECIAL SERVICE DISTRICT	WASTEWATER TREATMENT	09292015	09/30/2015	208,366.11
52-40-600	SEWER FUND - EXPENDITURES - REPAIR & MAINTENANCE				
7068	ROCKY MOUNTAIN TAPPING INC.	SEWER/SERVICE FEE	10132015	10/13/2015	325.00
8058	SUNRISE ENVIRONMENTAL	REC/CLEANING SUPPLIES	55648	10/15/2015	257.54
8401	TIMP RENTAL CENTER, INC.	MULTI DEPT/SHARK	2301571	09/22/2015	981.00
8436	TOLD PLUMBING LLC	SEWER/UNCLOG TUB DRAIN 689 E 11'	7320100215	10/02/2015	75.00
9423	WESTROC INC.	SEWER/ROAD BASE	232635	10/05/2015	1,089.81
					2,728.35
52-40-610	SEWER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE				
6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015	10/23/2015	8.88
52-40-775	SEWER FUND - EXPENDITURES - CCAP				
6456	PRINCE, YEATES & GELDZAHLER	CCAP/LEGAL FEES	09302015	09/30/2015	4,416.50
7754	SPAULDING GOMM, PC	LEGAL SERVICES	09302015	09/30/2015	20,522.30
					24,938.80
Total EXPENDITURES					237,830.48
52-90-910	SEWER FUND - 52-90 - 100 WEST IMPROVEMENTS				
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38549	10/08/2015	111.70
52-90-914	SEWER FUND - 52-90 - 4000 NORTH SEWER				
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550	10/08/2015	796.65
Total 52-90					908.35
Total SEWER FUND					238,738.83
53-40-540	METROPOLITAN WATER DIST. - 53-40 - IRRIGATION WATER ASSESMENTS				
5720	NORTH UNION, IRRIGATION CO.	ASSESSMENT FOR CRAIG FRYER SHA	10142015	10/14/2015	78.95
Total 53-40					78.95
Total METROPOLITAN WATER DIST.					78.95
54-40-250	SECONDARY WATER - EXPENDITURES - VEHICLE				
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	10232015	10/23/2015	420.05
54-40-270	SECONDARY WATER - EXPENDITURES - POWER EXPENSE				
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015	10/06/2015	29.09
54-40-285	SECONDARY WATER - EXPENDITURES - CELLULAR SERVICES				
625	AT&T MOBILITY	MULTI DEPT/CELL PHONE EXPENSE	09302015	09/28/2015	285.28
54-40-330	SECONDARY WATER - EXPENDITURES - ENGINEERING				
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550	10/08/2015	638.42
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38550	10/08/2015	2,199.69

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							2,838.11
54-40-540	SECONDARY WATER - EXPENDITURES - WATER SHARE ASSESSMENTS						
	5720	NORTH UNION, IRRIGATION CO.	ASSESSMENT	10232015		10/23/2015	1,561.50
54-40-600	SECONDARY WATER - EXPENDITURES - REPAIR & MAINTENANCE						
	730	BAKERCORP	SEC WATER/DEPARTMENTAL SUPPLII	15019090006		10/05/2015	150.00
	1366	CALIFORNIA CONTRACTORS SUPPLY	SEC WATER/DEPARTMENTAL SUPPLII	4848		10/12/2015	399.80
	8401	TIMP RENTAL CENTER, INC.	MULTI DEPT/SHARK	2301571		09/22/2015	981.00
							1,530.80
Total EXPENDITURES							6,664.83
Total SECONDARY WATER							6,664.83
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS						
	455	ANDERSON, JOHN A D.D.S.	DENTAL SERVICES	10072015		10/07/2015	102.80
	555	ARNOLD, DR. STEVEN N, DMD, PC	DENTAL SERVICES	09252015		09/25/2015	100.50
	792	BARRY, DAVID J	DENTAL SERVICES	10132015		10/13/2015	376.00
	1610	CHILDREN'S CORNER PEDIATRIC	DENTAL SERVICES	10052015		10/05/2015	159.50
	1610	CHILDREN'S CORNER PEDIATRIC	DENTAL SERVICES	10062015		10/05/2015	159.50
	1610	CHILDREN'S CORNER PEDIATRIC	DENTAL SERVICES	10072015		10/05/2015	132.90
	1610	CHILDREN'S CORNER PEDIATRIC	DENTAL SERVICES	10112015		10/12/2015	37.10
	1610	CHILDREN'S CORNER PEDIATRIC	DENTAL SERVICES	10122015		10/12/2015	161.00
	1739	CHRISTIANSEN, DAVID M. DDS MS	DENTAL SERVICES	10012015		10/01/2015	125.00
	2320	DAYNES, DAVID R. DDS, LLC	DENTAL SERVICES	10052015		10/05/2015	156.50
	2460	DODGE, KEITH A. D.D.S,	DENTAL SERVICES	10102015		10/13/2015	106.40
	2460	DODGE, KEITH A. D.D.S,	DENTAL SERVICES	10112015		10/13/2015	127.30
	2460	DODGE, KEITH A. D.D.S,	DENTAL SERVICES	10122015		10/13/2015	127.30
	2460	DODGE, KEITH A. D.D.S,	DENTAL SERVICES	10132015		10/13/2015	100.00
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	10052015		10/05/2015	233.50
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	10132015		10/13/2015	100.00
	4065	HYDE, JEFFREY D. DDS, MSD, PC	DENTAL SERVICES	10012015		10/01/2015	405.00
	4406	JONES, AMMON G DDS	DENTAL SERVICES	10072015		10/07/2015	107.00
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	09222015		09/22/2015	349.20
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	09282015		09/28/2015	270.10
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	10132015		10/13/2015	148.30
	5514	MURDOCK & SEARLE	DENTAL SERVICES	06152015		06/15/2015	48.00
	5514	MURDOCK & SEARLE	DENTAL SERVICES	07142015		07/14/2015	258.60
	6075	PEDIATRIC SMILES PLLC	DENTAL SERVICES	10052015		10/05/2015	391.00
	6112	PERRY, EVAN L. ,D.D.S., P.C.	DENTAL SERVICES	10152015		10/15/2015	185.00
	6260	PITTS, GREG G., DDS., P.C.	DENTAL SERVICES	09162015		09/16/2015	604.50
	7032	ROCK CANYON DENTISTRY	DENTAL SERVICES	09292015		09/29/2015	98.00
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	09272015		09/28/2015	100.00
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	09282015		09/28/2015	100.00
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	09292015		09/28/2015	103.51
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	10082015		10/08/2015	62.30
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	10092015		10/08/2015	26.70
	8020	STUCKI, GRANT T, D.D.S.	DENTAL SERVICES	10142015		10/14/2015	112.60
	8363	THOMPSON, WADE D, DDS MS PC	DENTAL SERVICES	10012015		10/01/2015	94.58
	8363	THOMPSON, WADE D, DDS MS PC	DENTAL SERVICES	10022015		10/01/2015	95.66
	8397	TIMPANOGOS PEDIATRIC DENTISTRY	DENTAL SERVICES	10012015		10/01/2015	53.00
	8397	TIMPANOGOS PEDIATRIC DENTISTRY	DENTAL SERVICES	10132015		10/13/2015	425.00
	8480	TOTAL CARE DENTAL	DENTAL SERVICES	09022015		09/01/2015	218.00
	8480	TOTAL CARE DENTAL	DENTAL SERVICES	09212015		09/21/2015	100.00
	8580	TUTTLE, GREGORY K DDS	DENTAL SERVICE	09242015		09/24/2015	509.80

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	9777	YOUNG FAMILY DENTAL	DENTAL SERVICES	10082015		10/08/2015	540.50
							7,711.65
Total EXPENDITURES							7,711.65
Total SELF FUNDED DENTAL							7,711.65
62-40-432		SANITATION FUND - EXPENDITURES - TIPPING FEES					
	5715	NORTH POINTE SOLID WASTE	GARBAGE DISPOSAL FEE	09302015		09/30/2015	35,481.65
62-40-435		SANITATION FUND - EXPENDITURES - RECYCLING COLLECTION					
	6850	REPUBLIC SERVICES	GLASS RECYCLING EXPENSE	10222015		10/23/2015	128.25
Total EXPENDITURES							35,609.90
Total SANITATION FUND							35,609.90
71-73-280		SWIMMING POOL - SWIMMING POOL - TELEPHONE EXPENSE					
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	58826848		10/08/2015	74.61
71-73-380		SWIMMING POOL - SWIMMING POOL - HEATING					
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	5,038.30
71-73-382		SWIMMING POOL - SWIMMING POOL - POWER					
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	4,389.23
71-73-420		SWIMMING POOL - SWIMMING POOL - CONTRACTED SERVICES					
	8156	TCI SECURITY OF UTAH	POOL/ALARM MONITORING	30940		09/25/2015	28.00
71-73-481		SWIMMING POOL - SWIMMING POOL - CHEMICALS					
	1338	C.E.M.	POOL/SWIM POOL MAINTENANCE	111597		07/21/2015	200.80
	1338	C.E.M.	POOL/SWIM POOL MAINTENANCE	113185		10/07/2015	1,364.36
							1,565.16
Total SWIMMING POOL							11,095.30
Total SWIMMING POOL							11,095.30
72-71-060		COMMUNITY CENTER - RECREATION - COMMUNITY CTR - HEATING					
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	10232015		10/23/2015	423.94
72-71-061		COMMUNITY CENTER - RECREATION - COMMUNITY CTR - POWER					
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	8,515.16
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	28.12
							8,543.28
72-71-062		COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT					
	970	BJ PLUMBING SUPPLY	BUILDING MAINTENANCE	629138		10/01/2015	132.48
	1980	CONTRACTORS HEATING/COOLING	REC/BUILDING MAINTENANCE	101574519001		09/30/2015	127.87

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	1980	CONTRACTORS HEATING/COOLING	REC/BUILDING MAINTENANCE	101574519002		10/13/2015	281.82
							542.17
72-71-270		COMMUNITY CENTER - RECREATION - POWER EXPENSE					
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPENSE	10062015		10/06/2015	343.41
72-71-410		COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT					
	505	ANYTIME SERVICES	REC/CHEMICAL TOILET	58366		10/05/2015	164.00
	2889	FIRST ADVANTAGE BACKGROUND	REC/BACKGROUND SERVICES	5553671509		09/30/2015	426.00
	3571	GURR'S COPYTEC	REC/ POSTERS	4372		10/23/2015	10.10
	7233	SAM'S CLUB	REC/PROGRAM EXPENSES	10232015		10/23/2015	683.77
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	33268		09/23/2015	773.62
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	33269		09/23/2015	745.76
							2,803.25
72-71-420		COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES					
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	10062015		10/05/2015	64.00
	1801	CLAWSON, MARK	REC/CONTRACTED SERVICES	10062015		10/06/2015	64.00
	1905	COMCAST CABLE	REC/INTERNET SERVICE	10142015		10/15/2015	133.72
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	10072015		10/07/2015	64.00
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	10122015		10/12/2015	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	10052015		10/05/2015	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	10062015		10/06/2015	64.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	10122015		10/12/2015	64.00
	5430	MOTION PICTURE LICENSING CORP	LICENSING FEE	503984454		10/07/2015	881.13
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	10072015		10/07/2015	64.00
	8156	TCI SECURITY OF UTAH	POOL/SECURITY MONITORING	30939		09/25/2015	42.00
							1,568.85
72-71-460		COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE					
	7233	SAM'S CLUB	REC/CONCESSION STAND EXPENSE	10232015		10/23/2015	1,912.43
Total RECREATION							16,137.33
Total COMMUNITY CENTER							16,137.33
73-71-550		CULTURAL ARTS - PROGRAM EXPENDITURES - ARTS COUNCIL EXPENSE					
	6343	PLEASANT GROVE PRINTERS	MULTI DEPT/PRINTING EXPENSE	7169		10/12/2015	12.95
73-71-551		CULTURAL ARTS - PROGRAM EXPENDITURES - YOUTH THEATRE					
	1062	BOUNOUS,MIKAYLA CRYSTAL	CSYP/CHOREOGRAPHER	10202015		10/20/2015	200.00
	1112	BRADLEY, KRISTEN	CSYP/CHOREOGRAPHER	10202015		10/20/2015	350.00
	1402	CARSON ANNE McFARLAND CENTER	CSYP/DIRECTOR	10202015		10/20/2015	250.00
	2265	DALEY, TAMELA	CSYP/ASSISTANT	10202015		10/20/2015	125.00
	2524	DURR, KAMERON LEIGH	CSYP/ASST DIRECTOR	10202015		10/20/2015	175.00
	3852	HESS, JANALEE	CSYP/MUSIC DIRECTOR	10202015		10/20/2015	230.00
	5098	MAYBERRY, CORINNE	CSYP/PRODUCER	10192015		10/20/2015	200.00
	5098	MAYBERRY, CORINNE	CSYP/CHOREOGRAPHER	10202015		10/20/2015	200.00
	7240	SANDERS, LORI	CSYP/REIMB. FOR EXPENSES	10052015		10/05/2015	560.56
	9094	VARNEY, NICHOLAS MATTHEW	CSYP/ASSISTANT	10202015		10/20/2015	150.00
							2,440.56
73-71-552		CULTURAL ARTS - PROGRAM EXPENDITURES - PG PLAYERS					
	6343	PLEASANT GROVE PRINTERS	MULTI DEPT/PRINTING EXPENSE	7169		10/12/2015	102.00
73-71-554		CULTURAL ARTS - PROGRAM EXPENDITURES - UTAH CHILDRENS CHOIR					
	570	ASAY, KAY	UCC/PROFESSIONAL FEES	10132015		10/13/2015	600.00
	4678	LARSEN, ELIZABETH W.	UCC/PROFESSIONAL FEES	10132015		10/13/2015	300.00

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	7083	RODEBACK, HEIDI	UCC/PROFESSIONAL FEES	10132015		10/13/2015	150.00
	9355	WEISS, LORI	UCC/ACCOMPAINIST	10132015		10/13/2015	100.00
							1,150.00
Total PROGRAM EXPENDITURES							3,705.51
Total CULTURAL ARTS							3,705.51
Grand Total:							609,704.83

Dated: _____
 Mayor: _____
 City Council: _____

 City Recorder: _____
 City Treasurer: _____