

AGENDA
HIGHLAND CITY COUNCIL MEETING
May 20, 2014

7:00 p.m. Regular City Council Session
Highland City Council Chambers, 5400 West Civic Center Drive, Highland Utah 84003

7:00 P.M. REGULAR SESSION – CITY COUNCIL CHAMBERS

CALL TO ORDER – Mayor Mark Thompson
INVOCATION – Rod Mann
PLEDGE OF ALLEGIANCE – Brian Braithwaite

APPEARANCES

- 1. Time has been set aside for the public to express their ideas, concerns, and comments.**
(Please limit your comments to three minutes each.)

CONSENT

- 2. MOTION: Approval of Meeting Minutes for City Council Work Session – April 29, 2014**
- 3. MOTION: Final Plat Approval - Mountain Ridge Phase II**

ACTION ITEMS

- 4. PUBLIC HEARING/RESOLUTION: Approval of Tentative Budget - 2014-2015 Fiscal Year**

PRESENTATION/DISCUSSION

- 5. Boundary Adjustment - Cedar Hills**

DISCUSSION

- 6. Open Space Tour – Chamberry Subdivision**
- 7. Annexation – Micron Property**

MAYOR/ CITY COUNCIL & STAFF COMMUNICATION ITEMS

ADJOURN TO A CLOSED EXECUTIVE SESSION

- The sale of real property
Pursuant to Section 52-4-205(1)(e) of the Utah State Code Annotated.

RECONVENE CITY COUNCIL MEETING

ADJOURNMENT

(These items are for information purposes only.)

Description	Requested/Owner	Due Date	Status
Funding plan for Capital Facilities Plan update and certified impact fee.	Nathan Crane		In Progress
Committee assignments for council members	Rod Mann Mayor Thompson		On Going
Handicap Parking/ Freedom Elementary School	Mayor Thompson		On Going
5 Year Road Maintenance Plan for FY 14-15 <i>Budget for Maintenance Plan</i>	City Council Matt Shipp	April 2014	Plan Complete
Parks Presentation	City Council Matt Shipp/ Nathan Crane	June 2014	In Progress
Road Capital Improvement Plan for FY 15-16 <i>Prioritize and Communicate to Residents</i>	City Council Matt Shipp	Fall 2014	
Economic Development <i>Create Highland Chamber of Commerce</i> <i>Create ADHOC Committee</i> <i>Create City Direction/Brand</i>	City Council		
Improve Resident to Council Communication	City Council		
Website Improvement <i>Ensure Information is up to date</i> <i>Organize and assign an "owner"</i> <i>Refresh the look</i>	City Council		In Progress

CERTIFICATE OF POSTING

The undersigned duly appointed City Recorder does hereby certify that on this **13th day of May, 2014**, the above agenda was posted in three public places within Highland City limits. Agenda also posted on State (<http://pmn.utah.gov>) and City websites (www.highlandcity.org).

JOD'ANN BATES, City Recorder

- In accordance with the Americans with Disabilities Act, Highland City will make reasonable accommodations to participate in the meeting. Requests for assistance can be made by contacting the City Recorder at 801-772-4505, at least 3 days in advance to the meeting.
- The order of agenda items may change to accommodate the needs of the City Council, the staff and the public.
- This meeting may be held electronically via telephone to permit one or more of the council members to participate.

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

MINUTES
HIGHLAND CITY COUNCIL MEETING
Tuesday, April 29, 2014

Highland City Council Chambers, 5400 West Civic Center Drive, Highland, Utah 84003

PRESENT: Mayor Mark Thompson, Conducting
Councilmember Brian Braithwaite
Councilmember Rod Mann
Councilmember Dennis LeBaron
Councilmember Jessie Schoenfeld

STAFF PRESENT: Aaron Palmer, City Administrator
Matthew Shipp, Public Work Director/ City Engineer
JoD’Ann Bates, Executive Secretary/ Recorder
Nathan Crane, Community Development Director
Gary LeCheminant, Finance Director
Kasey Wright, City Attorney
Shannon Garlick, Secretary

EXCUSED: Councilmember Tim Irwin

OTHERS:

WORK SESSION: 6:00 P.M.

The meeting was called to order by Mayor Mark Thompson as a work session at 6:20 p.m. The meeting agenda was posted on the *Utah State Public Meeting Website* at least 24 hours prior to the meeting. The prayer was offered by Aaron Palmer.

DISCUSSION:

** The comments from the discussion reflect the feelings of one or more Council members, but do not necessarily reflect the thoughts and feelings of the full Council. **

Gary LeCheminant, Finance Director, stated the revenue is projected to be up by \$134,847 and the expenses are up almost equivalently at \$129,858, so the net effect is approximately zero. He explained there was a 1.83% increase in revenue, but if they take out the General Fund Reserve and the Overhead allocation, there was a “real” revenue increase of approximately 4.72%. He stated the Indirect Overhead allocations have changed; he explained last year, the Finance

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1 Director took the payroll costs and operating expenses, divided it by two, and allocated it to the
2 Enterprise Funds by their percentage of total revenue. He stated this year, after speaking to the
3 auditors, they put percentages in the payroll numbers, so the payroll costs are higher in the
4 Enterprise Funds and the actual Indirect Overhead is lower. He stated they are requesting
5 \$50,000 for new carpet, roofing, tables and chairs for the Community Center and explained the
6 Insurance Trust did a Safety Report and stated there was approximately \$5,400 worth of things
7 that needed to be repaired. He stated on a line item basis the Fire and Police are up
8 approximately 11%, but as a percent of the total budget expenses they are up about 3.4%. He
9 reviewed the general changes to the budget. *See attached PowerPoint presentation.

- 10
- 11 • **ENTERPRISE FUNDS:** Gary LeCheminant stated the four Enterprise Funds are Sewer,
12 Pressurized Irrigation, Storm Sewer, and Culinary Water. He stated the net total for the
13 Sewer Fund in 2015 is \$53,412. He stated it includes \$256,700 for a Vactor. He
14 explained the net total for the Pressurized Irrigation Fund in 2015 is -\$451,462 and
15 includes a \$315,000 Bond Principal Payment. He stated the Storm Sewer Fund is up
16 \$23,830 and the Culinary Water Fund is up \$7,402; including \$184,300 for a Vactor. He
17 mentioned the cost for the Vactor is being divided between the Sewer and Culinary
18 funds. He stated the cash balance, (the cash allocation in the financial statements) for the
19 Sewer Fund is approximately \$2 million, the Culinary Water is at \$1.3 million, the Storm
20 Sewer is at \$260,000, and the Pressurized Irrigation is at \$56,000 (last month it was at -
21 \$46,000, so it fluctuates).
22
 - 23 • **VACTOR TRUCK:** Matt Shipp stated the City is required to flush the sewer lines every
24 3-5 years. He explained the Vactor Truck flushes the lines, cleans the manholes, and is
25 used to clean out storm water inlets. He stated it would also be used for pothole utilities,
26 water/leak repairs, and many other uses. He explained it sucks out all of the material
27 instead of doing huge damage with a backhoe. He stated the City does not currently have
28 one; they borrow one from the Timpanogos Special Service District once a month. He
29 explained at the rate they are going it takes approximately five years to flush all the lines
30 throughout the city, so they are not meeting all the requirements. He explained the Vactor
31 Truck helps prevent sewer backups into basements, which is a significant insurance risk
32 for the cities. He stated it is not a piece of equipment that would be used all of the time
33 and both Alpine and Cedar Hills are not interested in sharing the cost. He stated
34 American Fork has two that the City has borrowed during an emergency. Mayor
35 Thompson suggested investing in American Fork's equipment, because that equipment
36 runs better by someone who uses it every day. Brian Braithwaite suggested staff look at
37 leasing the truck. Rod Mann clarified there would be ongoing insurance and maintenance
38 costs, but the training comes with the purchase. He suggested the City look at sharing
39 with American Fork or another city. Brian Braithwaite asked to have a Risk Assessment
40 done, so the Council has something to base the fund allocation on.
41
 - 42 • **PRESSURIZED IRRIGATION:** Dennis LeBaron questioned if anything besides the
43 debt payment is driving the deficiency for Pressurized Irrigation. Gary LeCheminant
44 replied the capital expenditure and water share prices are up as well. He explained all of
45 the funds are supposed to be self-sustaining; so they are accounted for in pure accrual

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1 accounting. He stated if they took the negative of \$451,000 and divided it by the 3,840
2 people that are being billed for pressurized irrigation; it would cost \$9.80 a month per
3 customer to recover those costs. He mentioned it was just an estimate and he would need
4 to do a Rate Study to make sure he covered everything. He explained if there is a
5 negative; it would either just sit there as a negative or they would need to work with the
6 funds within that Fund, not take money from the General Fund.
7

- 8 • **COMMUNITY CENTER:** Rod Mann questioned if the City is budgeting for expenses
9 and repairs for the Community Center. Gary LeCheminant replied the City is not
10 budgeting for those expenses; the Enterprise Funds just try to cover their depreciation,
11 but the depreciation on the rest of the assets is simply depreciating the assets. He stated
12 staff is requesting \$12,000 for carpeting, \$24,000 to fix the roof, \$6,300 for folding
13 chairs, \$2,000 for folding tables, and \$5,000 worth of miscellaneous repairs as required
14 by the Trust Safety Action Report making the total requested: \$54,800. Jody Bates stated
15 the insurance came back with quite a few things that are liabilities; the carpet has begun
16 to ripple and has become a tripping hazard and there are sections of the floor downstairs
17 that do not have carpet. She stated the roof is getting water underneath that needs to be
18 looked at and may be causing mold. She stated the chairs and tables are a request, but the
19 carpet and roofing cause health and safety concerns. Brian Braithwaite suggested the City
20 speak with the Highland City Foundation to see if they could help fund the repairs.
21
- 22 • **PUBLIC SAFETY:** Rod Mann questioned where the City has to cut the budget if the
23 Public Safety budget numbers are up by 3%. Gary LeCheminant replied the City is not
24 cutting anything; the total revenue went up 4.7% and they increased their total expenses
25 by 3.6%. Chief Freeman stated the Fire Department's budget had an overall increase of
26 3.7% and it was 7% to the cities. He explained their expenses stayed almost the same
27 with just a 1.9% increase, but the income side is significantly decreasing. He explained
28 the ambulance income has already gone down by \$80,000 this year because of the
29 Affordable Care Act and how much insurances are now willing to pay. He stated they are
30 projecting the cities will need to make up that deficiency next year. He stated they also
31 sold a vehicle last year for \$45,000 that was a one-time expense, so they will not have
32 that revenue this year. He explained their collection rates are down extremely low; they
33 have a gross of approximately 50% of what they bill out. He stated the State caps the
34 prices the cities can charge for ambulance services, but they do not cap the prices on
35 supplies. He stated they have increased those supplies prices, but it will not be the
36 solution to the problem. Chief Gwilliam stated the Police Department's biggest increase
37 is the addition of one officer in January 2015 and four new vehicles. He stated there has
38 not been an increase in staffing since 2008, but populations have increased along with
39 calls for service. He stated there is a startup cost that goes along with hiring a new
40 officer, including an additional vehicle and equipment. He explained there are several
41 vehicles that have not been replaced since 2008 and they are spending a lot on
42 maintenance for those vehicles. He stated the life expectancy for equipment in the
43 vehicles is 5-6 years and they are beginning to break down. He stated the estimated total
44 budget increase is approximately 9%, but Highland's portion went up by 11%. Mayor
45 Thompson stated they need to be careful that the cost of the District does not significantly

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1 exceed the revenue increases of each city. Dennis LeBaron suggested having a Risk
2 Assessment done for adding another officer. Rod Mann suggested the Police Department
3 look at utilizing volunteers. Chief Gwilliam stated a Volunteer in Police Services is a
4 program they are looking at starting up, but it has not been implemented yet. He stated
5 they have had interest from both Highland and Alpine residents to do so and there would
6 be some startup costs associated with the program.
7

- 8 • **CEMETERY:** Matt Shipp stated the City has a Cemetery Reserve Fund this year,
9 because they are going to be setting aside money for a equipment shed that has been part
10 of the Cemetery Master Plan.
11
- 12 • **ROADS:** Matt Shipp stated the budget is proposing \$500,000 for surface maintenance of
13 roads. He stated the Five Year Road Plan will come out at the end of May with the
14 expected \$500,000 funds, but will also show what it will take to keep the roads from
15 degrading over a ten year lifespan.
16
- 17 • **PARKS & RECREATION:** Dennis LeBaron stated there are three items that have a
18 significant increase: water park utilities, Arbor Day tree purchases, and the Highland
19 Glen Park improvements. He asked what is driving those increases. Matt Shipp stated the
20 Arbor Day tree purchase budget item is where the money comes from to purchase the
21 trees and then the City turns around and sells them to pay back the fund. He stated there
22 was \$28,500 last year from a Utah County Parks grant and the Council allocated the
23 funds for work in the Highland Glen Park. He stated they are trying to continue to follow
24 the pattern that was set by the Council and have asked for \$30,000 for improvements in
25 the park this year. He explained the funds would be used for work on trails and picnic
26 areas south of the pond and for repairs to the retaining wall along the trail. He stated last
27 year the City Council cut the water park utilities down to \$6,000, which staff felt would
28 not be enough to run the park. He explained staff feels \$10,000 is necessary to run those
29 utilities.
30
- 31 • **OPEN SPACE:** Brian Braithwaite questioned why they have reduced the trail
32 maintenance and repair/maintenance budgets. Matt Shipp replied the Park Superintendent
33 was looking for areas to cut and felt he could make that cut with repairs and maintenance.
34 He stated getting the trail maintenance work done with such small staffing is difficult, so
35 they tried to be more realistic regarding what they could accomplish. Brian Braithwaite
36 stated there needs to be education done to help the residents understand the open space
37 fees.
38
- 39 • **BUILDING INSPECTIONS:** Nathan Crane explained the pattern of building has
40 changed, especially with Skye Estates; the City used to get building permits trickle in
41 throughout the year, but they are now getting them in waves. He stated although the City
42 is receiving lots of building permits at the same time, people are still expecting the same
43 level of service. He explained they have increased the funds for supplemental help when
44 there's a huge wave to compensate for the expected level of service. He stated the overall
45 number of permits will be approximately the same.

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- **COURT:** Brian Braithwaite stated there is a budget item for a new court recording system and questioned if Alpine City will help bear that cost. Jody Bates replied they will probably not be getting a specific court recording; but rather, just buy a second license for the current one. She stated that amount should either go away or drop significantly. Brian Braithwaite suggested Alpine City should help bear those kinds of costs proportionally based on principle.
 - **COMMITTEES:** Jessie Schoenfeld stated there needs to be \$500 for the Beautification Committee in the budget and there may need to be \$500 seed money for the Economic Development Committee as well.
 - **WEBSITE:** Rod Mann suggested the City set aside funds to upgrade the website. He stated they could either get a new vendor or update to the latest version with the current vendor. He stated they got a quote of \$6,000 to update to the newest version and stated it would provide a lot more flexibility to change and enhance the website.

19 **ADJOURNMENT**

20

21 **MOTION: Jessie Schoenfeld moved to adjourn.**

22

23 **Brian Braithwaite seconded the motion.**

24 **Unanimous vote, motion carried.**

25

26 Meeting adjourned at 8:29 p.m.

27

28

29

30 _____
JoD'Ann Bates, City Recorder

31

32 Date Approved: April 15, 2014



CITY COUNCIL AGENDA REPORT

DATE: May 20, 2014

Item # 3

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

BY: Nathan Crane, AICP
Community Development Director

SUBJECT: RYAN BYBEE OF CADENCE HOMES IS REQUESTING FINAL PLAT APPROVAL FOR MOUNTAIN RIDGE PHASE 2 GENERALLY LOCATED AT THE SOUTHEAST CORNER OF 10400 NORTH AND 5800 WEST.

STAFF RECOMMENDATION:

The City Council review a request for final plat approval for Mountain Ridge Phase 2, a 40 lot subdivision generally located at the southeast corner of 10400 North and 5600 West.

BACKGROUND:

The owner is S and M Farms and is 21.17 acres in size. The property is designated as Low Density Residential on the General Plan Land Use Map. The property is zoned R-1-40 (Single Family Residential) with the Parkland Bonus Overlay.

The Mountain Ridge Subdivision was approved in 2006 under the provisions of the Parkland Bonus Overlay. The subdivision was approved with a maximum density of 1.4 units per acre which equals a maximum 84 lots (60 acres X 1.4 units per acre equals 84 lots). The final plat was approved with 81 lots. Phase one was approved for 42 lots and phase two was approved with 39 lots. The final plat approval for phase 2 has expired.

The subdivision has been divided into two roughly equal phases which are owned by two separate property owners. Although a final plat has not been recorded for either phase, the improvements (roads, sidewalks, water, sewer, etc.) for phase one have been installed.

In July 2008, the Council entered into a purchase agreement to purchase 7.29 acres of property for the planned future park located at the southwest corner of 10400 North and 5600 West. As part of the agreement 9.8 acres were to be dedicated to the City for the park as part of the Mountain Ridge Subdivision. As part of the purchase agreement, the owner of phase 2 has the rights to develop the plat as approved by the City Council in 2007 up until 2018.

Subdivision review is an administrative decision.

SUMMARY OF THE REQUEST:

1. The applicant is requesting final plat approval for a 40 lot residential subdivision at a density of 1.84 units per acre. The lot sizes range from 14,297 to 25,447.
2. Access to the site is provided from 10400 North and 5800 West.

ANALYSIS

- The property is designated as low density residential on the General Plan Land Use Map. The proposed subdivision density of 1.82 units per acre is consistent with the General Plan. The subdivision is consistent with the Parkland Overlay District and the Purchase Agreement.
- The proposed subdivision is compatible with the existing surrounding uses.
- There is a twenty foot sewer easement on the west side of lot 40. This will allow a connection to an existing line in 5800 West. The easement is needed since 5800 West will not be extended to the south.
- Water shares are required to be dedicated prior to final plat recordation.

FINDINGS:

The proposed plat meets the following finding with stipulations:

- It is in conformance with the General Plan, the Parkland Overlay District, the Purchase Agreement, and the Highland City Development Code.

RECOMMENDATION AND PROPOSED MOTION:

The City Council should hold a public meeting and **APPROVE** the proposed final plat subject to the following stipulations:

1. The recorded plat shall conform to the final plat date stamped May 13, 2014 except as modified by these stipulations.
2. Water shares shall be dedicated, or documentation of dedication shall be provided, prior to recordation of the final plat as required by the Development Code.
3. All required public improvements shall be installed as required the City Engineer.
4. The civil construction plans shall meet all requirements as determined by the City Engineer.
5. Final landscape plans shall be approved prior to the recordation of the final plat. Maintenance of landscaping shall be determined by the City Engineer.
6. A theme wall shall be installed adjacent to the city owned land and 5600 West. Further, the design of the wall shall meet the requirements of Section 3-612 of the Development Code. Maintenance of all walls shall be by the property owner.

I move that the City Council accept the findings and **APPROVE** case FP-14-02 a request for final plat approval for Mountain Ridge Phase 2, a forty lot residential subdivision subject to the six stipulations

recommended by staff.

ALTERNATIVE MOTION:

I move that the City Council DENY case FP-14-02 based on the following findings: (The Council should draft appropriate findings.)

FISCAL IMPACT:

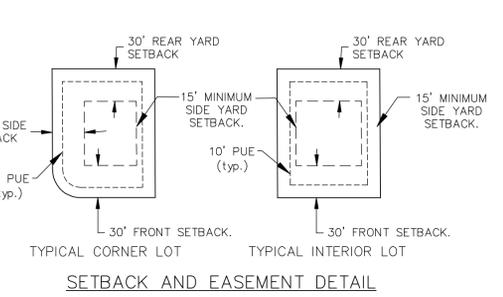
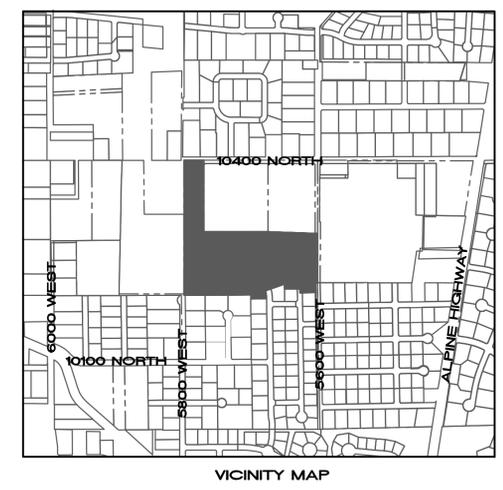
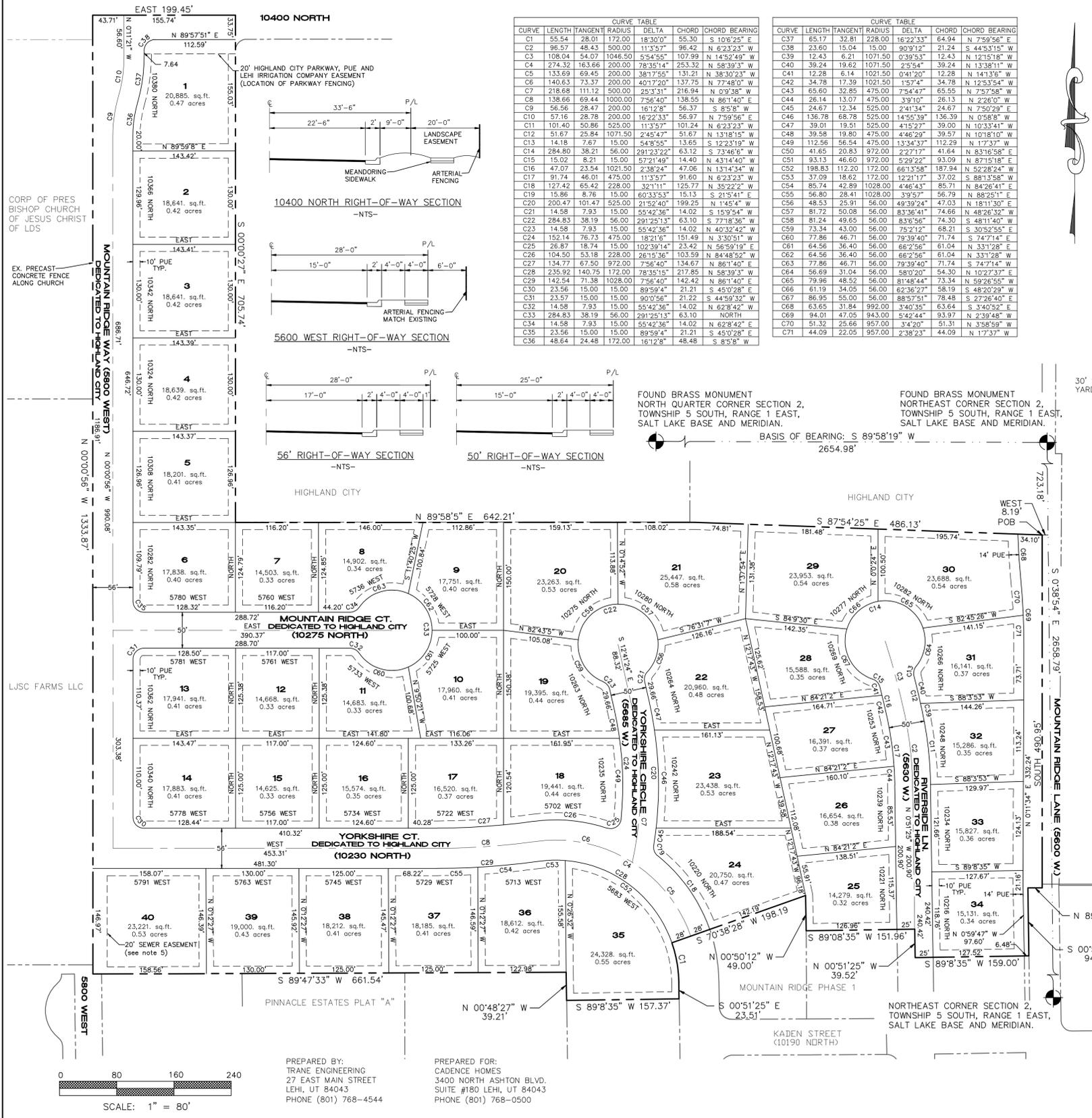
Unknown

ATTACHMENTS:

- Proposed Plat and Landscape Plan
- Mountain Ridge Development History

MOUNTAIN RIDGE PHASE 2

LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH



- NOTES:**
- 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
 - Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the parkstrip which requires 75% to be landscaped.
 - A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
 - Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.
 - 20' easement along west side of lot 40 is to allow for the construction and maintenance of a sewer line and is restricted from any permanent structure within the easement.

QUESTAR GAS COMPANY
 Questar approves this plat solely for the purpose of confirming that the plat contains public utility easements. Questar may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval of acknowledgement of any terms contained in the plat, including those set forth in the Owners Dedication and the Notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Questar's right-of-way department

Approved this _____ day of _____, 20____ Questar Gas Company
 By: _____ Title: _____

Rocky Mtn. Power: _____ Date: _____
 Quest: _____ Date: _____
 Comcast: _____ Date: _____

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C1	55.54	28.01	172.00	18°30'0"	55.30	S 10°6'25" E
C2	96.57	48.43	500.00	11°31'57"	96.42	N 6°23'23" W
C3	108.04	54.07	1048.50	5°54'55"	107.99	N 14°52'49" W
C4	274.32	136.66	200.00	78°35'14"	253.32	N 58°39'3" W
C5	133.69	69.45	200.00	38°17'55"	131.21	N 38°30'23" W
C6	140.63	73.37	200.00	40°17'20"	137.75	N 77°48'0" W
C7	218.68	111.12	500.00	25°31'31"	216.94	N 0°3'38" W
C8	138.66	69.44	1000.00	7°56'40"	138.55	N 86°1'40" E
C9	56.56	28.47	200.00	16°12'8"	56.37	S 8°5'8" W
C10	57.16	28.78	200.00	16°22'33"	56.97	N 7°59'56" E
C11	101.40	50.86	525.00	11°31'57"	101.24	N 6°23'23" W
C12	51.87	25.84	1071.50	2°45'47"	51.67	N 1°31'15" W
C13	14.18	7.67	15.00	54°8'55"	13.65	S 12°23'19" W
C14	284.80	38.21	56.00	291°23'22"	63.12	S 73°46'6" W
C15	15.02	8.21	15.00	57°21'49"	14.40	N 43°14'40" W
C16	47.07	23.54	1021.50	2°38'24"	47.06	N 1°31'43" W
C17	91.74	46.01	475.00	11°31'57"	91.60	N 6°23'23" W
C18	127.42	65.42	228.00	32°11'11"	125.77	N 35°22'2" W
C19	15.86	8.76	15.00	60°33'53"	15.13	S 21°54'1" E
C20	200.47	101.47	525.00	11°31'57"	199.25	N 14°54" W
C21	14.58	7.93	15.00	55°42'36"	14.02	S 15°9'54" W
C22	284.83	38.19	56.00	291°23'13"	63.10	S 77°18'36" W
C23	14.58	7.93	15.00	55°42'36"	14.02	N 40°32'42" W
C24	152.14	76.73	475.00	18°21'6"	151.49	N 3°30'51" W
C25	26.87	18.74	15.00	102°39'14"	23.42	N 56°59'19" E
C26	104.50	53.18	228.00	26°15'36"	103.59	N 84°48'52" W
C27	134.77	67.50	972.00	7°56'40"	134.67	N 86°1'40" E
C28	235.92	140.75	172.00	78°35'15"	217.85	N 58°39'3" W
C29	142.54	71.38	1028.00	7°56'40"	142.42	N 86°1'40" E
C30	23.56	15.00	15.00	89°59'4"	21.21	S 45°02'8" E
C31	23.57	15.00	15.00	90°0'58"	21.22	S 44°59'32" W
C32	14.58	7.93	15.00	55°42'36"	14.02	N 62°8'42" E
C33	284.83	38.19	56.00	291°23'13"	63.10	NORTH
C34	14.58	7.93	15.00	55°42'36"	14.02	N 62°8'42" E
C35	23.56	15.00	15.00	89°59'4"	21.21	S 45°02'8" E
C36	48.64	24.48	172.00	16°12'8"	48.48	S 8°5'8" W

CURVE	LENGTH	TANGENT	RADIUS	DELTA	CHORD	CHORD BEARING
C37	65.17	32.81	228.00	16°22'33"	64.94	N 7°59'56" E
C38	23.60	15.04	15.00	90°9'12"	21.24	S 44°53'15" W
C39	12.43	6.21	1071.50	0°39'53"	12.43	N 12°15'18" W
C40	39.24	19.62	1071.50	2°5'54"	39.24	N 13°38'11" W
C41	12.28	6.14	1021.50	0°41'20"	12.28	N 14°13'6" W
C42	34.78	17.39	1021.50	1°57'4"	34.78	N 12°53'54" W
C43	65.60	32.85	475.00	7°54'47"	65.55	N 7°57'58" W
C44	26.14	13.07	475.00	3°9'10"	26.13	N 2°26'0" W
C45	24.67	12.34	525.00	2°41'34"	24.67	N 7°50'29" E
C46	136.78	68.78	525.00	14°55'39"	136.39	N 0°58'8" E
C47	39.01	19.51	525.00	4°15'27"	39.00	N 10°33'41" W
C48	39.58	19.80	475.00	4°46'29"	39.57	N 10°18'10" W
C49	112.56	56.54	475.00	13°34'37"	112.29	N 17°37" W
C50	41.65	20.83	972.00	2°27'17"	41.64	N 83°16'58" E
C51	93.13	46.60	972.00	5°29'22"	93.09	N 18°11'30" E
C52	198.83	112.20	172.00	66°13'58"	187.94	N 52°28'24" W
C53	37.09	18.62	172.00	12°21'17"	37.02	S 88°13'58" W
C54	85.74	42.89	1028.00	4°46'43"	85.71	N 84°26'41" E
C55	56.80	28.41	1028.00	3°9'57"	56.79	N 88°25'1" E
C56	48.53	25.91	56.00	49°39'24"	47.03	N 18°11'30" E
C57	81.72	50.08	56.00	83°36'41"	74.66	N 48°26'32" W
C58	81.24	49.65	56.00	83°36'56"	74.30	S 48°11'40" W
C59	73.34	43.00	56.00	75°21'2"	68.21	S 30°52'55" E
C60	77.86	46.71	56.00	79°39'40"	71.74	S 74°71'4" E
C61	64.56	36.40	56.00	66°2'56"	61.04	N 33°12'8" W
C62	64.56	36.40	56.00	66°2'56"	61.04	N 33°12'8" W
C63	77.86	46.71	56.00	79°39'40"	71.74	S 74°71'4" E
C64	56.69	31.04	56.00	58°0'20"	54.30	N 10°27'37" E
C65	79.96	48.52	56.00	81°48'44"	73.34	N 59°26'55" W
C66	61.19	34.05	56.00	62°36'27"	58.19	S 48°20'19" E
C67	86.95	55.00	56.00	88°57'51"	78.48	S 27°26'40" E
C68	63.65	31.84	992.00	3°40'35"	63.64	S 3°40'52" E
C69	94.01	47.05	943.00	5°42'44"	93.97	N 2°39'48" E
C70	51.32	25.66	957.00	3°4'20"	51.31	N 3°58'59" W
C71	44.09	22.05	957.00	2°38'23"	44.09	N 17°37" W

SURVEYOR'S CERTIFICATE
 I, TRAVIS TRANE, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 5152741 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS AND THE SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT AND THAT THIS PLAT IS TRUE AND CORRECT.

BOUNDARY DESCRIPTION
 Beginning at a point which is South 00°38'54" East 723.18 feet along the section line and West 8.19 feet from the Northeast Corner of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian; thence South 49°09'56" East 44.53'15" West 20.00 feet; thence South 00°51'25" East 94.50 feet to the Northeast corner of Mountain Ridge Phase 1 Subdivision; thence along the Northernly boundary of said Subdivision the following eight courses South 89°08'35" West 159.00 feet; thence North 00°51'25" West 39.52 feet; thence South 89°08'35" West 151.96 feet; thence North 00°50'12" West 49.00 feet; thence South 70°38'28" West 198.19 feet; thence Southerly 55.54 feet along a non-tangent 172.00 foot radius curve to the right (chord bears: South 10°06'25" East 55.30 feet); thence South 00°51'25" East 23.51 feet; South 89°08'35" West 157.37 feet; thence along the Boundary of Pinnacle Estates Subdivision the following two courses thence North 00°48'27" West 39.21 feet; thence South 89°47'33" West 661.54 feet; thence North 00°00'56" West 1333.87 feet along a Boundary Line Agreement Entry No. 80775:2008; thence East 199.45 feet; thence along a Warranty Deed Entry No. 128067:2008 the following three courses South 00°00'27" East 705.74 feet; thence North 89°58'05" East 642.21 feet; thence South 87°54'25" East 486.13 feet to the point of beginning.

Containing 21.70 ACRES more or less

DATE: _____ SURVEYOR: _____
 (See Seal Below)

OWNER'S DEDICATION
 KNOW ALL MEN BY THESE PRESENTS THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, BLOCKS, STREETS AND EASEMENTS AND DO HEREBY DEDICATE THE STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY OF _____, A.D. 20____

ACKNOWLEDGEMENT
 STATE OF UTAH } S.S.
 COUNTY OF UTAH } S.S.
 ON THE _____ DAY OF _____, A.D. 20____ PERSONALLY APPEARED BEFORE ME THE SIGNERS OF THE FOREGOING DEDICATION WHO DULY ACKNOWLEDGE TO ME THAT THEY DID EXECUTE THE SAME.
 MY COMMISSION EXPIRES _____ NOTARY PUBLIC (SEE SEAL BELOW)

ACCEPTANCE BY LEGISLATIVE BODY
 THE DEPARTMENT OF PUBLIC WORKS AND ENGINEERING OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC. THIS _____ DAY OF _____, A.D. 20____

APPROVED BY MAYOR _____
 CITY ENGINEER (SEE SEAL BELOW) _____ ATTEST: _____
 CLERK-RECORDER (SEE SEAL BELOW)

LIEN HOLDER CONSENT
 THE UNDERSIGNED BENEFICIARY HEREBY CONSENTS TO THE RECORDING OF THIS PLAT FOR THE HEREIN DESCRIBED PROPERTY AND THE DEDICATIONS PROVIDED HEREIN.

HIGHLAND CITY ATTORNEY
 APPROVED AS TO FORM THIS _____ DAY OF _____, 20____ HIGHLAND CITY ATTORNEY

PLANNING COMMISSION APPROVAL
 APPROVED THIS _____ DAY OF _____, 20____ PLANNING COMMISSION CHAIR
 COMMUNITY DEVELOPMENT DIRECTOR _____

MOUNTAIN RIDGE PHASE 2
 LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN; HIGHLAND CITY, UTAH COUNTY, UTAH

A RESIDENTIAL SUBDIVISION
 SCALE: 1" = 80'

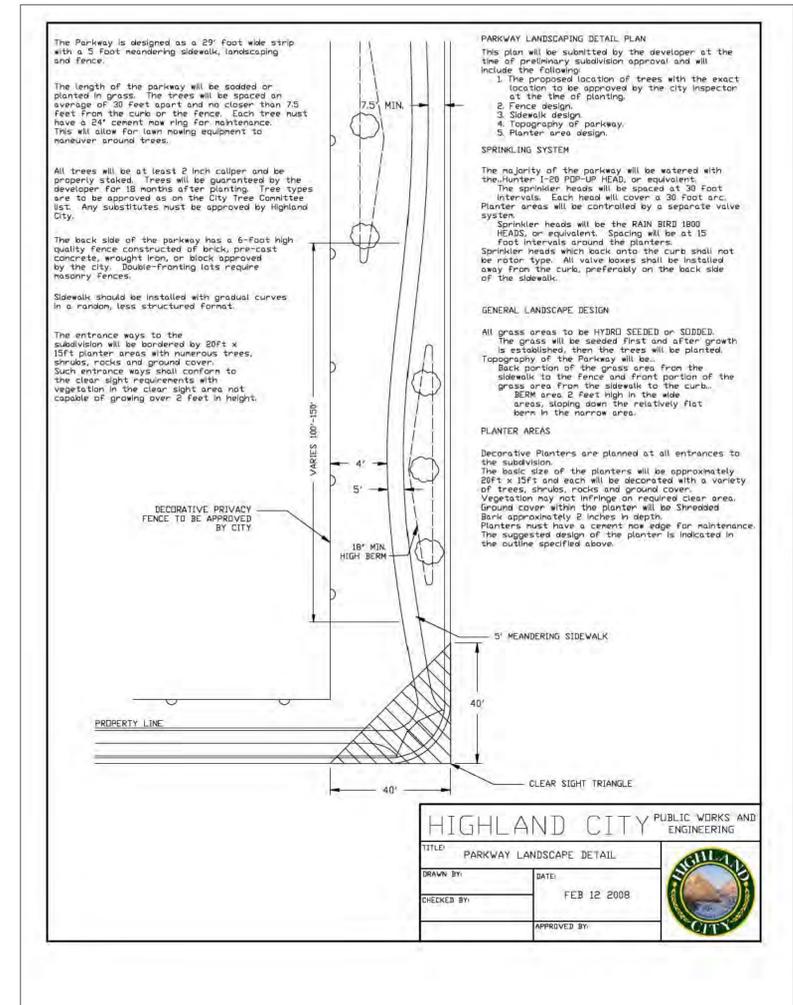
SURVEYOR SEAL: _____ NOTARY PUBLIC SEAL: _____ CITY-COUNTY ENGINEER SEAL: _____ CLERK-RECORDED SEAL: _____

Rocky Mtn. Power: _____ Date: _____
 Quest: _____ Date: _____
 Comcast: _____ Date: _____

PREPARED BY:
 TRANE ENGINEERING
 27 EAST MAIN STREET
 LEHI, UT 84043
 PHONE (801) 768-4544

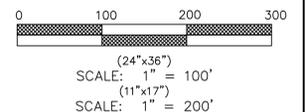
PREPARED FOR:
 CADENCE HOMES
 3400 NORTH ASHTON BLVD.
 SUITE #180 LEHI, UT 84043
 PHONE (801) 768-0500

MOUNTAIN RIDGE PHASE 2



GENERAL NOTES

- ALL CONSTRUCTION TO BE DONE ACCORDING TO HIGHLAND CITY STANDARDS AND SPECIFICATIONS.
- CONTRACTOR TO INSTALL STREET TREES ALONG 5600 WEST AT A SPACING OF 30' APART. MATCH EXISTING TREES IN PHASE 1. INSTALL LAWN IN PARK STRIP AND UP TO FENCE.
- CONTRACTOR TO INSTALL LANDSCAPING FABRIC AND ROCK BETWEEN CURB AND CHURCH FENCING FOR THE ENTIRE LENGTH FOR A MINIMAL MAINTENANCE AREA. WITHIN RIGHT-OF-WAY.



REVISIONS			
NO.	DATE	DESCRIPTION	BY
1			
2			
3			
4			

TRANE ENGINEERING, P.C.
CONSULTING ENGINEERS AND LAND SURVEYORS
 27 EAST MAIN STREET LEHI, UTAH 84043 (801) 768-4544

HIGHLAND, UTAH

MOUNTAIN RIDGE PHASE 2
 A RESIDENTIAL SUBDIVISION

LANDSCAPE PLAN

JOB
 CADENCE
 SHEET NO.
 LS1



COMMUNITY DEVELOPMENT

MEMORANDUM

DATE: October 5, 2011

TO: May and City Council

FROM: Nathan Crane, Community Development Director

SUBJECT: Mountain Ridge Subdivision Approval History

The purpose of this memorandum is to outline the approval history for the Mountain Ridge Subdivision. There are five components: Parkland Bonus Overlay Subdivision Zoning District, Preliminary Plat, Final Plat, and Purchase Agreement. Each component is discussed below:

Parkland Bonus Overlay Subdivision (PBOS) District:

The PBOS was designed to accommodate the development of this property.

December 6, 2005 – City Council Regular Meeting

The Council was presented and discussed a concept plan and directed the Planning Commission to prepare an ordinance for a Sports Park Overlay (this was subsequently changed to PBOS).

December 13, 2005 – Planning Commission Meeting

The concept of the PBOS was presented and discussed. No action was taken

January 10, 2006 – Planning Commission Public Hearing

The Planning Commission voted to recommend approval of the proposed PBOS District.

February 7, 2006 – City Council Public Hearing

The Council held a public hearing on the proposed ordinance. No direction or action was taken.

February 21, 2006 – City Council Public Hearing

The Council directed that a work session be held to discuss the proposed ordinance and several outstanding issues.

March 7, 2006 – City Council Work Session

The Council discussed the proposed ordinance and concept plans.

March 23, 2006 – City Council Public Hearing

The Council held an additional public hearing no directions or action was taken.

April 4, 2006 City Council Meeting

The Council adopted the PBOS District.

Density Bonus

June 6, 2006 – City Council Meeting

The Council approved a total of 1.4 units per acre for the Mountain Ridge Subdivision.

Preliminary Plat

The Planning Commission reviewed and approved the preliminary plat. The Council was not part of the review process for preliminary plats.

September 12, 2006 – Planning Commission Public Hearing

The Planning Commission continued the request for preliminary plat approval.

October 10, 2006 – Planning Commission Meeting

The Planning Commission approved the preliminary plat.

Final Plat

November 28, 2006 Planning Commission Meeting

The Planning Commission voted to not recommend approval of the final plat.

January 2, 2007 City Council Meeting

The Council approved the final plat for the Mountain Ridge Subdivision subject to twelve stipulations.

Purchase Agreement

July 15, 2008 City Council Meeting

The City Council approved the purchase agreement for a portion of the Mountain Ridge Park.

Conclusion:

In Utah, vesting occurs when the legislative body grants the final approval. In addition, with the installation of infrastructure for phase one the plat has been vested. As a result, the owner has the right to proceed with recording and home construction. Further, as part of the purchase agreement, the owner of phase 2 has the rights to develop the plat as approved by the City Council in 2007 up until 2018. We cannot legally revoke or change the approvals for the subdivision.

It is unclear why the final plat for either phase has not been recorded. Staff believes the following factors contributed to situation:

- 1) Economic Conditions
- 2) Fluidity of the parkland purchase
- 3) Bankruptcy
- 4) Providing security for completion of public infrastructure improvements

ATTACHMENTS:

Attachment A – Mountain Ridge Subdivision Minutes History

Attachment B – Approved Density Bonus Matrix

Attachment C – Approved Preliminary Plat

Attachment D – Approved Final Plat

Attachment E – Real Estate Purchase Agreement

City Council Minutes Summary – Mountain Ridge Subdivision

Parkland Bonus Overlay

December 6, 2005 City Council Meeting

7. Sports Park Bonus Overlay

Background: Proposal for Melonas and F. Buhler Properties to be reviewed with a recommendation to send it back to the Planning Commission for a new ordinance for a Sports Park Bonus Overlay.

Discussion: Barry Edwards explained there are two large parcels in Highland to be developed, the Malones and Fred Buhler properties. Both of these properties are in proximity to what has been identified previously as a sports complex adjacent to Mt. Ridge Jr. High. A layout has been worked out with a 1.4 density with 14,000 sq. ft. lots, or above, wherein there would not be a matrix nor open space, but the developer would participate in the park. This would enable the City to acquire the park through land dedication with a sports complex in mind. Barry Edwards recommended the Council send the matter on to the Planning Commission. He further noted the first phase will have a park in the middle, and in the second phase this park space would be transferred, and also included in a third phase. The land owner isn't ready to develop the whole parcel, but if the developer does phase two, this is a way the City could trade and get a parcel in the third phase.

Kathryn Schramm was not opposed to the concept, but felt it didn't fit into any of the City's existing ordinances. She felt the ordinance should be written first and then do the conceptual planning. She also felt the citizens who are going to be impacted should be notified. She felt it was alarming to see 56.5 acres with 79 lots and see so many being 14,000 sq. ft., but when subtracting out the 17 acres for a park there are 79 homes on 39 ½ acres. Barry Edwards explained the open space bonus density allows for 30% open space. He further noted the purchase price of the property is huge, and this is a way the City could acquire it without having to commit so much funding. Mayor Adamson indicated this is nothing more than a concept and the City Council always sends matters to the Planning Commission at concept.

Barry Edwards indicated it is always a challenge to start a project. If there is no interest by the Council then there is no reason to generate the excitement. This is just starting a process and we needed to start it. A brief discussion ensued.

Motion: Brian Brunson moved to send a request to the Planning Commission for an ordinance on a Sports Park Overlay for the Melonas and Buhler properties. Motion was seconded by GlenVawdrey, and it passed by unanimous vote.

December 13, 2005 Planning Commission Meeting

Parkland Bonus Density Subdivision - Discussion

Steve Draper reviewed some information regarding this issue and requested staff present what it is they are proposing.

Barry Edwards stated that in 2001 the City Council adopted a parks master plan. That plan created circles throughout the city where different parks are needed ranging from 5 to 20 acres. Barry continued, as the price of ground escalates, the amount of money collected by the city is insufficient to cover the costs of upcoming parks that are needed. Barry stated that there are two areas that are contemplating development that is within the proximity to where the City Council proposed to have a sports complex. In talking to the developers they have been trying to come up with some terminology that would allow them to develop at the same time preserve options for the city to pick up property for those parks. It differs from the open space in the fact that the city is just collecting property and the developer would not be putting in the park improvements. It also allows for phasing, if one piece of property is not acquired in the first phase it could be acquired in the second phase. The lot sizes are about the same as the open space overlay, there is no matrix associated to it the density would be 1.4. In exchange the city would get 20% of the improvement costs plus 30% of the ground. The one difference is that if the city does not want the property or it is not in the space where they want a park the city can sell or exchange the property within that master planned area. Barry concluded that the bonus density benefits the developer; this ordinance would benefit the city by gaining parks in the mater planned areas throughout the city.

Discussion ensued.

Steve Draper stated that he appreciated the fact that the city is trying to acquire property for new parks and stated that he is concerned as to the amount of small lots on such a large amount of land. Jennifer Tucker stated that she also had a concern as to the small lots. The density with the park does not seem to be a problem, it is if the city banked the land and put the park elsewhere all that is left are small lots with no park. Barry Edwards stated that the ordinance states that it is only useable if it meets the needs of the Parks & Open Space Master Plan.

Discussion ensued.

Steve Draper stated that the commission would like to applaud the staff in coming up with a way to acquire property for those parks. Steve stated that he still has some questions but feels that if they could see the master plan it would be helpful.

Mike Walch inquired regarding a provision requiring a minimum parcel size in order to take advantage of this ordinance. Barry Edwards stated that was one thing staff struggled with, due to the fact that they need to pick up so many pieces of property for the parks. There may be some smaller parcels that would fit those requirements that would benefit the city in acquiring that property. Lonnie Crowell stated that the only properties that are eligible for this type of

development would have to be within or part of where the parks are shown on the Park Master Plan map.

Steve Draper stated that he feels the general consensus is that the commission is open minded to this concept and look forward to further information and discussion.

January 10, 2006 Planning Commission Meeting

Parkland Bonus Density Subdivision ~ Code Amendment & Public Hearing

Barry Edwards stated that the intent and purpose of this code amendment is to provide a way for the city to acquire property that has been previously identified as park land according to the General Plan. What has driven this to come to the fore front is the interest in the developing of the Melonas and the Buhler property which the city had previously identified for a sports complex. There are other areas throughout the city that have been identified; this code would allow the city to acquire that property for future parks. What they have done is come up with a modified open space. This type of open space code would not have a matrix, the developer would still provide the 20% of their improvements for park improvements and 30% for open space. There is some flexibility of frontages to be determined by the Planning Commission.

Steve Draper commented that at the last meeting the commission had requested to see the general plan identifying where the proposed park land would be. Steve thanked staff for supplying that map and information for the commission to review.

Jennifer Tucker voiced her concern as to the banking of the land; specifically in the area of the Melonas and Buhler properties where there would be a possibility of a 17acre park and a higher density of homes. If the city decides that it would be in their best interest to sell that land and re-locate the park elsewhere, they are left with the entire piece of land being developed into high density. Barry Edwards stated that he had thought about this issue, what they could do is put in a receiving zone type concept. If the city wanted to sell the property they could but only if they could acquire another piece of property in relation to the same subdivision. Barry continued that it could be left to the Planning Commission to identify the appropriate areas for the park with in the proposed subdivision. It is the cities goal to geographically disperse open space throughout the city.

Discussion ensued.

Steve Draper opened the public hearing.

Phil Smith stated that he lives adjacent to the area where this is being proposed. He commented that he lives on a 1 acre lot, what is proposed will be smaller than 1/3 acre lots. He moved to Highland for more property and feels that to change the code allowing 1/3 acre lots will turn Highland into the kind of towns that people are trying to move out of due to small lots. Bill felt that the code change would benefit the city but would penalize his subdivision. Steve Draper stated that the Planning Commission over the years have tried to require a buffer zone

between those subdivisions that have smaller lots against those with larger lots. Steve continued by discussing the current open space overly ordinance already available to developers. Barry Edwards stated the open space development is complicated and the open space credits get used for things that are not beneficial for the city and the subdivisions, this code would be simple and have more benefits as a whole.

Discussion ensued.

Bruce Tucker stated that he has three points he would like to make. First, he feels that this code seems counter productive. If the issue is that the city cannot afford to go out and purchase property, and the only way to acquire that property is by raising density, which drives prices even higher. The developer is only willing to pay so much for ground depending on what the city will allow. Second, there was a proposed map in relation to the Melonas property and there is a great concern from surrounding subdivisions regarding the density. Third, he feels that this code is custom built for this specific property and there is great concern as to the traffic and impact of the surrounding area.

Lori Davis also lives in the adjacent subdivision to the Melonas property. She agrees with what had been said and feels it is important to maintain consistency from subdivision to subdivision. If the subdivision was built as proposed, she would have 5 lots against her back yard. They want to keep Highland a nice quiet community and not have it get too condensed. Craig Hendricks also lives adjacent to the property. He stated he is also concerned about the density, the low density is what brought him to Highland. Craig feels in looking at the proposed plat he feels it would significantly decrease the property value on his and his neighbor's property.

Discussion ensued.

Bruce Tucker stated that he understands that a city park benefits everyone in the city. His concern is that if the city wants a park they should go buy the park and not penalize those existing subdivisions around the park.

Kathryn Schramm stated she does not live in this neighborhood but she does share the citizens concerns. She lives on an acre lot and her neighbors are also on one acre lots, but her neighbors back up against smaller lots. She feels that the public did not get adequate maps or information to come and comment.

Hearing no more comments, Steve Draper closed the public hearing and brought the discussion back to the commission. Steve commented that the commission appreciates the public comments and understand they do enjoy their acre density. Steve has seen the use come and go in the years he has lived in Highland. He speaks from experience when he says that some decisions are not easy for the Commission to make when it affects the citizens. At the same time there is a benefit to those same citizens in developing these parks. He feels that the decisions are made to hopefully benefit not just those in a specific subdivision but the entire city.

Mike Walch inquired regarding the language in section 3-4803 regarding the minimum parcel size. Barry Edwards stated that the reason for that is if there is a smaller parcel that is adjacent to an identified park parcel, it may be in the best interest of the city to acquire that parcel. The city is getting down to where parcels are not as large as they used to be.

Discussion ensued.

Larry Mendenhall commented that he understands that as property owners they want to protect what they own, but everyone must look at the evolution of the city and the evolution of the property that they live on and understand that it will change. He believes that this Parkland Bonus Overlay is a good tool to allow the city the flexibility to acquire property for parks and still have the chance to control development. He feels that this body does the best that it can to protect the interests of the citizens.

Mike Walch stated that one concept that had been review that he would suggest be added is in 3-4806, the idea that they would try to match lot sizes to surrounding properties. Barry Edwards stated that if they look at 3-4802 (3) it covers that issue and gives the commission the legislative authority to make it compatible.

Motion by Larry Mendenhall, Planning Commission recommends City Council approve the Parkland Bonus Density Overlay Subdivision code amendment as proposed by Staff and discussed by the Planning Commission to include the following, 1) This proposed ordinance be reviewed by City Attorney to determine that the provisions of the proposed code addition specifically section 3-4802 ensures the Planning Commission and City Council the ability to enforce that section, 2) The park will be tied to the subdivision, 3) Eliminate the minimum lot size as stated in section 3-4806(10). The consensus of this body is that the city currently has an open space ordinance and that the intent of this code addition is to allow more flexibility for the city to make a better development for the community.

Second by Brian Braithwaite. Unanimous vote, motion carried.

February 7, 2006 City Council Meeting

3. Public Hearing to Amend Highland City Development Code to Add 4.8.1 Parkland Bonus Overlay Subdivision

Mayor Franson opened the public hearing on the Development Code amendment to add 4.8.1 Parkland Bonus Overlay Subdivision.

Craig Hendricks, a resident who lives adjacent to the area being proposed for the park bonus overlay subdivision, expressed concern there was no accounting for the property owners who are adjacent to the land. These concerns included no buffer zone required, it becomes a spot zone, no limited lot size is required, there could be small lots next to his 40,000 sq. ft. property, and it is proposed to be zoned for a minimum 20,000 sq. ft. lots. He suggested if the

City wants to acquire park land that it pay for the land, rather than make the adjoining property owners pay through devaluation of their properties.

Donald Kaufer asked if the action wouldn't set a legal precedent when using this to get around existing zoning, which is R-1-40. He indicated there are a lot of people who came to Highland because of the R-1-40 zone, and it is not what Highland is all about.

Sam Melonas Jr., reported he wanted the City Council to know his family is in full support of the possible changes as it can give the City good community property, which is needed.

Jennifer Tucker, a member of the Planning Commission reported she voted in favor of the zoning when it came to the Planning Commission because she felt it was a better option than the open space bonus density overlay which could be used with the property. She didn't agree it should be used in order to acquire the park. She felt the burden for the cost of the park should be borne by the entire City, and not just those living around it. She indicated there are some large lots which border where the park could go and the smaller lots stand to have more than 3 to 4 homes in their back yard. She realized this is unfortunate. She noted it is zoned R-1-40 and it should remain that way.

Lori Davis understood there is only one section of land for sale and it doesn't include the part being given to the City for the park. She inquired concerning guarantees the person who is developing the land will be able to acquire the land for the park and it will go to the City. Mayor Franson explained it is a density issue and goes through the Planning Commission. If approved, it would set up a process where conditions would allow for the smaller lots. It would not happen until the conditions are met through the Planning Commission. Thus, if someone buys the property and it doesn't meet the conditions, the zoning won't apply and it will remain R-1-40.

Jim Davis stated he agreed with comments made by Craig Hendricks, and he wants consistency in Highland where citizens can plan on R-1-40 zoning. He noted people have the right to develop and sell their land, but they need to be consistent in order to plan and look toward the future so people have the same size lot and home.

Griffin Johnson, a resident who lives at 6730 West 9500 North, felt most one acre lots are weed patches. He felt the smaller the lot, the better it is to maintain. He was in support of parks and open space.

Allen Simms, in response to Lori Davis' comments, stated he understood the first portion of the property to be purchased by the developer would be impounded and they couldn't develop until the park parcel was acquired.

Don Kaufer inquired how the City will handle the traffic on 10400 North with two major streets with high density.

Jennifer Tucker, indicated her concern with the development was that it would cause the traffic from the 50 homes to come in front of her home, and with the development in American Fork, that is the last thing she wants for the older neighborhood and everything else from 10100 North driving down it.

Barry Edwards indicated a substitute ordinance has been proposed to be submitted at the next City Council meeting.

Mayor Franson invited the City Council to make contact with staff concerning the revised ordinance. Lonnie Crowell indicated the ordinance will be placed on the City's web site.

Mayor Franson closed the public hearing.

February 21, 2006 City Council Meeting

4. Adoption of Ord. No. 2006-6, Adoption of 4.8.1 Parkland Bonus Overlay Subdivision in Highland City Development Code

Motion: Brian Brunson moved to continue Adoption of Ord. No. 2006-6, Adoption of 4.8.1 Parkland Bonus Overlay Subdivision in Highland City Development Code, and ask Staff to address the following amendments: (1) specify a buffering requirement along adjacent existing private properties; (2) provide a process similar to the matrix approval process wherein the City Council grants the density bonus prior to any subdivision process; (3) identify minimum lot sizes, street widths, and setbacks; (4) the ordinance provide a requirement for trails, in addition to the open space property; (5) ordinance require a transportation/circulation plan; and (6) upon these revisions to the ordinance that an additional public hearing be scheduled to solicit input to the revised ordinance. Motion was seconded by Glen Vawdrey.

Motion: Claudia Stillman moved to approve an amendment to the motion that all members of the Planning Commission and City Council be involved in the discussion of the revision of Ordinance No. 2006-6 on all six items. Motion was seconded by Kathryn Schramm. Those voting against the motion were Brian Brunson and Glen Vawdrey. Those voting in favor of the motion were Kathryn Schramm, and Claudia Stillman. As this created a tie vote, Mayor Franson voted in favor of the motion and the amendment to the motion passed.

The amended motion was voted on and passed by unanimous vote.

March 2, 2006 City Council Work Session

Parkland Bonus Overlay

Lonnie Crowell introduced the work session on the Parkland Bonus Overlay by noting a brief history of park planning. He stated in 1979, the comprehensive plan addressed the need

for a 13.5 acre sports facility for build out for a 9,000 population. In 1995, the City updated the General Plan and noted two pieces of property were desired to house a sports park facility. In 1996, the park plan was drafted showing two locations on the Buhler and Melonas properties. In 2001, the City hired Blake McCutchan to prepare a parks master plan and this plan showed the Buhler property as being designated a sports park facility. Lonnie stated the City needs to ask itself whether to obtain a sports park by bonding 4.2 million, allow a developer to come in and design a development under an open space overlay in trying to create a win/win scenario that would suit land owners and the City, or remove the park from the master plan. On December 6, 2005, the City Council held a hearing to discuss a sports park and it was requested staff go to the Planning Commission for an ordinance to help make it happen. Staff went back to the Planning Commission wherein public comment was obtained. The Planning Commission then recommended the City Council adopt an ordinance. Lonnie further indicated he was asked to lay out some lots to see how they might look. These proposals were distributed to the City Council.

Comments, questions, and concerns were addressed by members of the City Council. Mayor Franson recommended continuing with the changes to the ordinance and asked the City Council to let him know when the ordinance is ready to go onto the agenda.

March 23, 2006 City Council Public Hearing

1. Additional Public Hearing on Addition of Parkland Bonus Overlay Subdivision Option

Barry Edwards explained that changes had been made to the proposed ordinance after input was received at the prior public hearing, which should make the fit better into the neighborhood. Further, he felt the benefit of the ordinance to the City is greater than the Open Space Ordinance. Mayor Franson opened the public hearing for further comment on the Parkland Bonus Overlay Subdivision.

John Brent Smith indicated the concern he and his neighbors have with the original plan by allowing a large footprint home placed on a small lot as there will be concerns with fencing requests and utilization of city property, etc. He felt smaller lots should require smaller homes.

Jim Davis indicated he had the same concern, as was noted by Brent Smith, that with a large footprint home placed on a small lot you lose the open space feel.

Glen Vawdrey felt because it is an R-1-40 subdivision that the side setbacks should be 15', and he was not opposed to requiring 15' because the lots are not that small.

Craig Hendricks inquired about the minimum width of the streets. Barry Edwards indicated there would be a minimum 30' of asphalt, and the City would follow the modified 50' cross section. Further, some of the streets will match up with existing streets, which are generally 56'.

Mayor Franson invited any written comments from the public. He closed the public hearing.

April 4, 2006 City Council Meeting

7. Adoption of Ordinance No. 2006-6, "Ordinance Adding Article 4.81 Parkland Bonus Overlay Subdivision to the Highland City Development Code"

Motion: Brian Brunson moved to adopt Ordinance No. 2006-6 "Ordinance Adding Article 4.81 Parkland Bonus Overlay Subdivision in the Highland City Development Code", as amended. Motion was seconded by Claudia Stillman.

Amended Motion: Claudia Stillman moved to approve an amendment to the motion to change the side yard setbacks from 12 ½' to 15'. Motion was seconded by Brian Brunson, and the amendment passed by unanimous vote.

Final Motion: Brian Brunson moved to approve the amended motion to adopt Ord. 2006-6, "Ordinance Adding Article 4.81 Parkland Bonus Overlay Subdivision in the Highland City Development Code" as presented, and including the side yard setbacks from 12 ½' to 15'. Motion was seconded by Claudia Stillman, and it passed by the following voting in favor: Glen Vawdrey, Brian Brunson, and Claudia Stillman. Those voting against the motion were: Steve King and Kathryn Schramm.

Density Bonus

June 6, 2006 City Council Meeting

18. Density Matrix for Mountain Ridge Estates

Discussion: Council member Schramm re-stated her reasons for opposing the Mountain Ridge Estates development as she felt the development is incompatible with the ordinance and the existing properties which are zoned R-1-40, which led property purchasers to believe that the rest of that area would be on spacious acreage.

Motion: Glen Vawdrey moved that the City Council grant an additional 0.2 units per acre for a total of 1.4 units per acre for the Mountain Ridge Estates Subdivision. Motion was seconded by Brian Brunson, and it passed by the following voting in favor: Brian Brunson, Steve King, Claudia Stillman, and Glen Vawdrey. Kathryn Schramm voted against the motion.

Lonnie Crowell requested the City Council get any comments to him before the density matrix goes to the Planning Commission.

Preliminary Plat Approval

September 12, 2006 Planning Commission Meeting

Mountain Ridge Estates ~ Preliminary Subdivision Approval and Public Hearing

Larry Mendenhall reviewed the background regarding the proposed subdivision. Larry invited Mr. Horsley to review the concerns of the residents regarding the road connections.

Dwayne Horsley stated the developers had approached staff and asked what they needed to do to have this approved and move forward. He stated that the suggestions made by staff are represented on the new proposed plat. Dwayne concluded that the park will be approximately 18 acres and would be donated to the city.

Matt Shipp stated that this park is part of the Master Plan and will be budgeted for the improvements with the developer participating 20% of the improvements.

Brent Wallace commented he feels the developer is providing things that are not required of them and going above what they need to do to make a nice neighborhood.

Jennifer Tucker felt that parts of her comments are directed towards the history regarding this zoning. Jennifer continued that the parkland bonus density overlay came about due to information that this piece was coming up for sale and the city was concerned that the developer would want to take this property as a open space subdivision. The Planning Commission at that time felt that the new density overlay was a better opportunity for the city to obtain a large park rather than chunks throughout the development. After talking to the developer she found out that his intentions were to develop this parcel as an R-1-40, and indicated that it was never going to be developed under the open space zoning. Therefore, she feels the parkland bonus density ordinance was put upon the city under false pretenses. Jennifer continued to state that the neighbors had worked extensively with the developer, they feel there are other ways the city could buy the park ground but feels this land is being prostituted in a sense for a park. Jennifer concluded that the developer has been good to work with regarding the concerns of the neighbors, but this new proposal is not what they had agreed upon and feels it is not fair it should come at the expense of one or two neighborhoods.

Larry Mendenhall opened the public hearing.

Kendall Bushman inquired if the park area is given to the city, when would it become a park and not a vacant field. Larry Mendenhall feels that it is incumbent upon the city to keep the commitment to create and maintain the park should this subdivision be approved. As far as a specific time frame he does not have an answer to that questions.

Roger Tracy questioned if the area was always part of the master plan. Jennifer Tucker stated that yes it had always been part of the master plan. It's a nice bargain for the city to get the park as part of the development but at the same time the city should have had some foresight

in planning to buy this park. Lonnie Crowell responded that that in the mid 90's the city was told that parcel was not available for purchase by the city. Roger inquired regarding the density and if they were the required size. Larry Mendenhall stated that the parkland bonus overlay enables them to reduce the size of the lots and is a valid zone.

Chris Dalley inquired regarding the difference in the number of lots allowed between the R-1-40 and the Parkland Bonus Density. Lonnie Crowell stated that the Parkland Bonus Density allows the developer 17 more lots than what the R-1-40 zone would allow.

Discussion ensued.

Steven Barker a resident in the Pebblewood Subdivision stated that they were told years ago that 5600 West would not be opened up and the new proposal shows that going through. Larry Mendenhall stated he has lived here for many years and was once told that "you can't buy a view". What the residents need to do is recognize that the community is growing and they need to have it grow in an orderly fashion. They cannot exclude anyone with the right that goes with their property if it meets the requirements to develop that piece property. There are certain things that we as residents of a growing community must learn to accept.

Kendall Bushman inquired to the road to the west of the Jr. High and who owns that road and are they willing to have that go through. Larry Mendenhall stated that any road that would be a through street would be constructed to city standards and the school district would have no jurisdiction to that road.

Phil Smith a resident in the Pinnacle Estates agreed with comments made regarding the city growing. He was under the assumption that land would be developed but never understood it would be developed with 1/3 acre lots when most of the surrounding lots are close to 1 acre lots. Phil stated he feels the parkland bonus density has been pushed down their throats and wondered why the city should get something for free? Phil stated the developer is not pushing for the park; it's the city that wants the park given to them. Larry Mendenhall stated he doesn't think the city is forcing the developer to go in any specific direction. Wayne Horsley stated that as the developer they are indifferent whether they go with the R-1-40 or the parkland density. Becky Ballentine wanted to know the results of the survey regarding the lot size. Larry Mendenhall stated that questions can not be addressed at this time due to the fact that the survey results have not been completed at this time.

Randy Young stated he appreciates the comments that have been made. His is concerned that there are some short sided views to this proposal. He feels they need to be very careful they are not selling the soul of the city of Highland to obtain this park. He had the understanding when he moved to the area that the surrounding property was also zoned R-1-40. He feels that what they are doing will affect the property values and potential for increased traffic. In return it has the potential to change the entire demographics of what brings people to this area affecting it indefinitely.

Discussion ensued.

Julie Hendricks stated that they moved to Highland due to the influx of the community she was in that time. She cannot see them placing another 120 homes with future development. She does not want the city to sell out family values for a park.

Jana Sides stated her concern is that they will lose the feeling of space and individual homes which is why they chose to live here. Another concern is the 10100 No. traffic will be aggravated by adding another 80 homes. They live on the corner and feels it would impact not only her home but all the neighbors in this area.

Jim Davis a resident of the Pinnacle Estates stated that same concerns. He moved to Highland for the larger acre lots. He always knew that the empty fields would someday develop but feels that what is being proposed would not be worth it.

Craig Hendricks had previously voiced his concerns with the Planning Commission and City Council and have been in discussion with the developer and city staff. He feels that the citizens have not been listened too and their concerns have not been addressed. Some significant concerns is the connection to 10100 No. and the surrounding residents were also promised a buffer zone and larger lots and a trail on the east side. No one is excited about the size of lots. The residents feel that the Developer has listened to them but the city has not. He feels that as residents they have exhausted all efforts to work with Planning Commission and City Council. They feel that unless they go back and look at the proposal again and try to make it work, he will be forced into his last resort which is to obtain legal council. Craig concluded that the Parkland Bonus Density is an option of the developer and feels the city is forcing the developer into the parkland zoning and not the R-1-40 as initially propose.

Bruce Tucker stated he had been involved with the developer and neighbors, and feel that developer has always been accommodating. Bruce stated that the proposal that is being shown is not acceptable. Bruce suggested that one alternative is to let the developer build it out as an R-1-40 and have the city purchase the park. Bruce concluded that nothing is perfect and they are willing to make some concessions to have a park. They would like some buffering and some traffic control. He appreciated the commissions concern and hopes they can come up with some answers.

Discussion ensued.

Hearing no further comments Larry Mendenhall closed the public hearing and brought the issue back to the commission for further discussion. Larry stated that he appreciated the input that had been given.

Jerry Gorrell appreciated the comments made and feels that the message he has heard over and over is that the residents have come to Highland for the space and the family environment and they don't want to give that up. One concern he has is the traffic along 6000 W. and 10400 No. He feels the roads at this time are not prepared to handle this subdivision let alone the rest of the future developments being proposed. Jerry commented that there are numerous parks

in that area and he would like to see the parks spread out a little more. Jerry concluded that he is concerned with the way the process has worked; it seems that the city pressed the developer to change the zoning of their development and he is concerned with that practice.

Elizabeth Macfarlane commented that one of her concerns is that if there is not a park the citizens will have more homes. She continued to state that the “extra funds” residents stated they would be willing to pay in extra taxes. She stated that might not seem like a lot but when you are older those “extra funds” become a great concern. She knows park is an issue, while she feels the residents are opposed to the park she feels there needs to be a compromise. She would like to see the lots to be no less than an acre. Elizabeth concluded by inviting the public to attend the meetings again to give their comments that she appreciated hearing.

Brent Wallace inquired to the developer what prompted him to change the proposal in the last week.

Dwayne Horsely stated that he had a meeting with the Mayor and staff and there were some suggested changes.

Brent applauded the citizens for caring enough to attend the meeting. He stated that he has seen this in his neighborhood and he sees it here. Residents don't mind seeing development come in they just don't want it in their neighborhood. No matter how this is developed there will still have traffic and homes in that area. Brent concluded that he would like to wait until the survey comes out to know the wishes of the citizens.

Jennifer Tucker stated that the residents do realize that development will continue regardless. In this case they bought their property knowing that this was zoned R-1-40. She feels that there were suggestions made that would make this acceptable to both the citizens and the city. The neighborhood feels like these last minute changes is unduly burdensome on the citizens. Larry Mendenhall thanked everyone for their comments made and felt it was helpful in the decision that will have to be made. Having had great input that is greatly appreciated, Larry entertained a motion.

**Motion by Elizabeth Macfarlane, Planning Commission denies Preliminary Approval for the Mountain Ridge Subdivision as proposed.
Second by Jerry Gorrell**

Lonnie Crowell stated he would like to clarify some of the history of this proposal. This developer is the 3rd contracted developer on this piece of property. The original contractor came to the city and requested the opportunity other than the R-1-40 due to the price of the land the owner was asking. Staff approached the City Council to see if they would consider another option other than Open Space. The parkland bonus density zoning is the end result of an opportunity that allows the city to have the same open space normally allowed by ordinance. Tonight your job is not to question the ordinance or the City Council, but to ensure this proposal complies with ordinance. The developer was not forced to do the parkland

subdivision it was originally requested by the City Council. They thought it would be great to have a park and avoid open space subdivision. In the meeting with the mayor recently they felt that as professionals it didn't make sense in planning and engineering to close off roads that are intended to go through. Staff is following the advice of the City Council that the citizens elected.

Larry Mendenhall stated that Mr. Crowell is correct in that the subdivision as it is currently proposed does fall within the guidelines of the Parkland Bonus Density Overlay Zoning with the exception of the trail which is something that can be worked out. What the commission is trying to do is to make an intelligent assessment of this proposal, and try to come to a compromise that would be acceptable to the developer, the city and all the residents. Discussion ensued.

Amended Motion by Jerry Gorrell, Planning Commission moves to continue the Preliminary Subdivision Approval the Mountain Ridge Subdivision until the following issues can be addressed, 1) The East West corridor connection, 2) Wait until after the survey results are in to see if they need to apply the Parkland Bonus Density Overlay zoning to the piece of property, 3) Would like further information as to the impact this would have on 10400 No. and 10100 No., requiring a traffic study by the developer. Second Jennifer Tucker. Unanimous vote, motion carried.

October 10, 2006 Planning Commission Meeting

Mountain Ridge Subdivision – Preliminary Approval

Larry Mendenhall reviewed the background and recommendations of the proposed subdivision. Brent Wallace inquired regarding the proposed plat and the continuation of 5600 West. Lonnie Crowell stated that 5600 west would continue to the north up to the school property. If the school district approves of that road, there is room to complete that road all the way to 10400 north.

Discussion ensued.

Elizabeth Mcfarlane stated that she feels the issue regarding the school district and 5600 west should be resolved before any approval is given. She also would like to see the traffic study before proceeding. Elizabeth concluded that she does not see how the trail connects to the park and feels she cannot give approval to something she hasn't seen.

Larry Mendenhall stated that 5600 west would end up as a service road/path with out the school district approval. Larry feels that this is a multiple access subdivision giving them plenty of access without 5600 west going all the way to 10400 north.

Jennifer Tucker stated she is still concerned with the traffic. The commission still has the option of not allowing the overlay and feels that by going with the R-1-40 it would reduce the traffic

and concern of the existing residents. She still feels that the city is giving up a lot in order to have a park. Jennifer agreed with the proposed location of the trail but would still like to suggest that 10100 No. not be a through street. She feels that the traffic should be pushed out to 10400 north and 9650 north and not through an interior street.

Brian Braithwaite stated that one of the requirements at the last meeting was that the developers supply the commission with a traffic study. Not seeing that study with this proposal, he feels it cannot move forward. Brian would like to hear from the developer regarding the desire of what kind of subdivision they would prefer, why they don't have a traffic study yet and if there are CC&R's required why they were not part of the information provided to commission.

Glen Goins a partner in the development stated they understand both the impact to the city and the emotion of the citizens. Glen stated 5600 west was left for a future option if the school district allowed that connection. The trail to the park had been changed to accommodate wishes to the existing subdivision to help with a buffer. They would be willing the work with the city to connect that trail to the park. As far as 10100 north they feel that it should be a traffic outlet and he feels it is unreasonable to assume that with any development that there will be no impact to the existing surroundings. To answer the question as to why they choose this zone, after meeting with the City Council and the Mayor this is the direction they felt would be best for the city and the area. It was their understanding that CC&R's would not be required until a request for final approval was submitted. Glen stated that the traffic report is currently being completed and the engineering group is in the process of compiling that information, it was their understanding that it was not a requirement to obtain preliminary approval. He feels that they have complied with the ordinance and could receive preliminary approval with conditions that would have to be complied with before a request for final approval occurred.

Discussion ensued.

Glen Goins stated that the ordinance requires that the park be placed along major streets to alleviate the impact of the traffic visiting the park. Glen stated to answer commissioner McFarlane's comment regarding the size of the lots, the lot sizes being proposed meets the ordinance which states they can not be less than fourteen thousand square feet.

Larry Mendenhall reviewed some of the concerns that staff and commission have voiced. 1) 10190 North does have a claming affect the way it is presently proposed, 2) The school district road is just an option, 3) the developer has agreed to do a trail connection into the park, 4) The commission has the option of saying they would like 10100 north to be closed off although he is not in favor of closing off any street he feels that 10100 north needs to stay in place, 5) Choosing the zone is completely at the developer's discretion. Larry concluded that in looking at this proposal he feels the developer has met or in the process of meeting the condition of the ordinance and staff.

Motion by Jennifer Tucker, Planning Commission grants Preliminary Approval for the Mountain Ridge Estates Subdivision subject to all conditions and recommendations of staff and additional conditions as follows: 1) 10100 north be turned into a dead end and the residents to west of that subdivision be responsible for any turnabout or requirements made by the city for that dead end.

Seconded by Roger Dixon

Motion to Amend: Roger Dixon moved to amend the conditions that 10100 north remain as a through street.

No Second, No action.

Motion by Brian Braithwaite, based on the finding of fact that applicant has met or will meet all of the conditions currently outlined in the Parkland Overlay, Planning Commission grants preliminary approval for the Mountain Ridge Subdivision per the conditions and recommendations of staff.

Seconded by Brent Wallace.

Motion to Amend: Brian Braithwaite moved to amend the conditions to include 1) Applicant to work with staff and Planning Commission to identify pathway to the park from the current proposed trail.

Seconded by Roger Dixon.

Motion to amend passed with Larry Mendenhall, Brian Braithwaite, Brent Wallace, Roger Dixon voting in favor, Jennifer Tucker and Elizabeth Macfarlane voting opposed.

Amended Motion: Based on the finding of fact that applicant has met or will meet all of the conditions currently outlined in the Parkland Overlay, Planning Commission grant preliminary approval for the Mountain Ridge Subdivision per the conditions and recommendations of staff to include 1) Applicant to work with staff and Planning Commission to identify pathway to the park from the current proposed trail.

The Amended Motion passed by Larry Mendenhall, Brian Braithwaite, Brent Wallace, and Roger Dixon voting in favor, Jennifer Tucker and Elizabeth Macfarlane

Final Plat Approval

November 28, 2006 Planning Commission Meeting

Mountain Ridge ~ Final Subdivision Approval

Larry Mendenhall reviewed the background of the subdivision being proposed.

Dwayne Horsley stated that the trail now connects to the park and feels that he has met the conditions previously brought up and they are ready to ask for a recommendation to the City Council.

Larry Mendenhall requested Lonnie Crowell explain the matrix and how things are calculated. Lonnie Crowell reviewed and explained that information for the commission.

Roger Dixon inquired what the reason was for the masonry wall around three sections of the development. Dwayne stated that they feel it will increase the value of the subdivision. Lonnie stated that the ordinance only required the wall to be located around the trail and the developer has suggested they provide the other fence themselves.

Elizabeth Macfarlane questioned the traffic study and that 780 daily trips she feels is more than normal. To say that does not impact the neighborhood to her is outrageous.

Lonnie Crowell stated that they have to look at the fact that they are comparing an R-1-40 to the Parkland Subdivision. The only difference is 16 lots.

Jennifer Tucker stated that if it was done with an R-1-40 then the layout would be different and the traffic would not be funneled through interior subdivisions, it would funnel more onto 10400 North. She feels that the results of the traffic study can be construed any way they want. She feels that if the subdivision was designed in an R-1-40 zone there would be more accesses onto 10400 North. What they are doing is taking the traffic that would have been more evenly distributed and sinking it onto a few roads that weren't originally constructed to handle that kind of traffic. She is not sure that the city needs a park in this area. If it is determined that the city does need the park she would like to suggest they rotate the park to run north to south. Jennifer continued that she feels the way it is being proposed, there has been absolutely no consideration given to the two neighborhoods that are greatly impacted by this proposal.

Discussion ensued regarding the possible reconfiguration of the plat.

Brian Braithwaite stated that he feels that if they rotate that park they lose some of the benefit of that park. The city has a choice to buy the park or allow the developer to donate the land in return for smaller lots. He feels there are more ways to accomplish what would make the developer and the city happy.

Jerry Gorrell stated that when he was reading the Parkland Ordinance he remembered it saying that it is not a guarantee that they are going to be able to apply this ordinance just because

they meet all the requirements. The Planning Commission and City Council must determine that it is in the best interest of the city. He feels that even though they have met the requirements the commission has the right to deny the request.

Jennifer Tucker stated that the code also reads that it has to be substantially compatible with existing neighborhoods.

Elizabeth Macfarlane stated she feels that it is not substantially compatible with those neighborhoods.

Jerry Gorrell stated one of the priorities of consideration that he remembers reading in the development code was safety. He feels that this overlay compromises safety, to a degree that he feels is ill advisable. The major amount of the traffic is being funneled back through the neighborhoods that aren't designed to hold it. If you figure approximately 400 additional trips coming out onto 10100 North and 10300 North, he feels that is a lot of trips on roads that are not intended to handle that load. With children who ride their bikes and play games in the yards along those streets that are now going from being a quiet neighborhood to a mid-major arterial route, he feels it is ill advised.

Matt Shipp stated that according to the traffic counts that is in the report, traffic going west on 10100 North is showing a count of 16 that go out to 6000 West to a south bound or 25 going north bound on 6000 West presently. With the new build out and the four exit scenario its showing a 21 traffic count going on 10100 North south bound and 30 northbound. There will be four to five different routes in and out of this subdivision. Matt concluded that this study did not take in account 5600 West.

Jerry Gorrell felt that who ever came up with those numbers could not be right. He stated that if they look at the subdivision layout the majority of the lots lay right in line with 10100 North. Larry Mendenhall stated it is the job of the Planning Commission to determine if the Mountain Ridge Subdivision has met the requirements of the ordinance as it relates to the Parkland Overly Density Bonus. As he has looked at this he feels that it does meet those requirements, notwithstanding the fact that there are some unsubstantiated concerns on his part, as to whether or not all of the requirements with respect to community wishes and traffic counts have been met. He feels that the commission needs to look in terms of what are the traffic counts in other areas of the city. He feels that they would be seeing much of the same in terms of safety. Larry continued that the commission can't look at this as a specific subdivision that will exist in its current state forever. There is the opportunity for 5600 west to develop and a connection to the Buhler subdivision. Larry concluded that under the current code it appears to him that it meets all of those requirements.

Elizabeth Macfarlane requests that the ordinance be reviewed. Jennifer Tucker read from the current ordinance. Jennifer stated that she would have to disagree with Larry in the fact that the way the subdivision is being proposed does not satisfy the goals and requirements stated in the ordinance. She believes they still have the option to say that it does not fit.

Motion by Brian Braithwaite, Planning Commission not recommend City Council grant final approval for the Mountain Ridge Subdivision for the conditions and recommendations of staff, based upon the following findings of fact 1) there has been overwhelming negative input from the public, 2) The application of the Parkland Bonus Density ordinance to this subdivision is not substantially compatible with the surrounding neighborhoods, therefore not in the best interest of the city, 3) There are other options to the developer that would allow the development of that property to be substantially compatible with the surrounding neighborhoods and 4) there are other options to the city to acquire the property for a city park to including full or partial purchase of the land.

Second Elizabeth Macfarlane.

Jerry Gorell, Jennifer Tucker, Brian Braithwaite and Elizabeth Macfarlane voting in favor.

Larry Mendenhall, Brent Wallace and Roger Dixon voting opposed. Motion carried.

January 2, 2007 City Council Meeting

8. Final Approval of Mountain Ridge Subdivision (Agenda 8.3)

Motion: Glen Vawdrey moved to grant Final Approval for the Mountain Ridge Subdivision per the recommendations and conditions of staff including the following conditions:

1. That the applicant complete the “required elements” as indicated in 3-4818(1) in the Development Code; and
2. That the applicant complete the “preferred elements” as indicated in 3-4818(2) in the Development Code and by the developer in the matrix to obtain the additional 0.2 units per acre; and
3. That the applicant submit CC&R’s to the Planning Commission prior to submitting for Final Approval from the Planning Commission; and
4. That the applicant submit the Traffic Study to the Planning Commission prior to submitting for Final Approval from the Planning Commission; and
5. That the applicant provide the proposed masonry wall with material specification, type and colors prior to submitting for Final Approval from the Planning Commission; and
6. That the applicant submit the proposed “artwork and significant landscaping at each entry” prior to submitting for Final Approval from the Planning Commission; and

7. That the applicant work with the Lehi Water Company to pipe the existing ditch along 10400 North; and
8. That the applicant complete the improvements along 10400 North as required by ordinance per the recommendation of the City Engineer; and
9. That the applicant provide a table indicating frontages at the 30 foot setback with submittal for final approval; and
10. That the developer provide the delineation between any open space or park and adjacent property that abuts the open space or park; and
11. That the applicant strictly adhere to the Dust and Mud prevention Plan; and
12. That the applicant complete all of the approved conditions and requirements of the Planning Commission and staff prior to submitting for final approval.

Motion was seconded by Claudia Stillman and it passed by the following voting in favor: Steve King, Claudia Stillman, and Glen Vawdrey. Kathryn Schramm voted against the motion.

Mayor Franson inquired of the City Administrator, Barry Edwards, whether the requirements had been met. Barry Edwards indicated the exceptions included providing delineation for open space and the mud and dust prevention plan and some engineering issues which will be taken care of when the final plans and drawings are submitted.

Kathryn Schramm stated her objections to the final subdivision approval which included the following: (1) Increased traffic on 6000 West and 10400 North and by bringing in another subdivision this will only add to the current traffic problems. (2) The land has always been zoned R-1-40. When people living there bought their acre lots it was with the understanding the property would remain in acre lots. (3) She stated that the City hadn't yet received the results of the General Plan survey meetings to find out what residents want, and she felt the City was getting the cart before the horse in trying to approve a sports complex before it is known if the people actually want it. (4) She referred to a letter from Mr. Hendricks stating the results of the recent City survey which showed that the majority of Highland residents do not want lot sizes like those being proposed for the Mt. Ridge Subdivision. (5) The developer feels he will make as much money on an R-1-40 subdivision. (6) Kathryn Schramm stated she was going to request the recommendations of the Planning Commission in their November 28, meeting and she found it on her desk tonight so she hadn't had time to absorb and assimilate their comments, but she knew that they voted not to recommend to the Council to grant final approval based upon the following findings of fact: "(a) There has been an overwhelming negative input from the public, (b) The application of the Parkland Bonus density ordinance to this subdivision is not substantially compatible with the surrounding neighborhoods, therefore not in the best interest of the City, (c) There are other options to the developer that would allow the development of that property to be substantially compatible with the surrounding neighborhoods, and (e) There are other options to the city to acquire the property for a city park to include full or partial purchase of the land." (7) Councilperson Schramm further stated that there

| are 20 acres of ground north of Lone Peak High School that Highland City owns. She questioned why Mt. Ridge is the only place the City is willing to enact the Park Plan Bonus Density when Alpine School District during the past election indicated that they | wanted Highland City to help them develop a sports complex near Lone Peak High School?

Steve King inquired about the traffic flow in the subdivision and he felt the 5600 West street needs to be a through street. He asked if this issue had received approval by the Alpine School District. Barry Edwards indicated the City had received feedback the School District would cooperate and he felt the road would be a benefit to the School District. He also felt connecting roads was important. He noted from comments made by residents in the General Plan meetings they are impressed that Highland has been foresighted by acquiring property for future uses. It was noted by acquiring the 17 acres for the park this could mean a \$4.5 million savings for Highland residents, based on a possible value of \$250,000 per acre.

Claudia Stillman indicated the process on the General Plan Update has been ongoing for a year and the touchstone meeting will be held in February. She noted the city property north of LPHS is currently being studied for park and recreational use." As to the Mt. Ridge property being considered for park property, she noted the City Council is elected to represent the people, and the future people living in the community, and the greatest travesty is to give up open space in our community for providing recreational use. She indicated with the R-1-40 zoning the parcel would only have 13 less homes than what is proposed. She felt the savings to the City would be more like | \$6 million, and this is a benefit which can't be recouped. Also, she mentioned that the issue of traffic safety on 10400 North would be improved in the future as the proposed project to construct sidewalks/bicycle paths along that street is completed.

Mayor Franson requested staff address the traffic issues concerning the School District and bring this information back to the Council.

Real Estate Purchase Agreement

July 15, 2008 City Council Meeting

Approval of the Real Estate Purchase Contract with S & M Farms (Agenda Item 8.3)

S & M Farms owns 40 acres of land situated on the south side of 10400 North at approximately 5785 West, directly west of Mountain Ridge Junior High School. They have indicated a willingness to sell a portion of this property to the City for a park. The City has been contemplating acquiring a portion of the S & M Farms property for some time. The purpose of this item is to authorize the purchase of this property and establish subdivision rights with S & M Farms for the remainder of the property. Funding for the property will come from Account #40-40-74 - Parks Capital Improvement Fund. The agreement also details the 9.8 acres of property that will be donated to the City for park use through density bonuses and the open space subdivision requirements in the Development Code. This will total 17.09 acres of total park land.

MOTION: Brian Braithwaite moved to approve the Real Estate Purchase Contract with S & M Farms to purchase 7.29 acres of property in an amount not to exceed \$2,563,500. Larry Mendenhall seconded the motion.

Brian Braithwaite noted many hours of discussion have been spent on the issue. He stated the price being paid by the City is a reasonable amount to pay and the City will have the ability to move forward on the parks that have been anticipated.

Larry Mendenhall stated that location is everything and the favorable location for this property cannot be duplicated elsewhere. There have been some lengthy discussions regarding property values and residential densities, however he feels this is a reasonable and fair approach to resolve several recreation issues that have been confronting the City for over two years.

MOTION TO AMEND: Brian Brunson moved to amend the motion to approve the Real Estate Purchase Contract with S & M Farms in the amount of \$2,563,500 with the following conditions:

1. ACREAGE VERIFICATION. That the City independently verifies acreages for Exhibits A, C, & D.
2. WARRANTY DEED. That Exhibit D include a metes and bounds legal description and that the property be deeded to the City through a general Warranty Deed rather than only recordation of Exhibit D.
3. CLOSING DATE. That the Closing Date be extended to allow reasonable time to review surveys and title commitments.
4. PARK DEDICATION. That Paragraph 2 of the Agreement Section, "Donation of Parkland" be revised to require the recording of the 9.8 acres of donated land,

simultaneous with the recording of the purchased 7.29 acres (for a total of 17.09 acres) as a condition of receiving the purchase price of \$2,563,500.

5. SURVEY, DEED & TITLE INSURANCE. Due to the history of litigation on the property and improvements activity on what was once a portion of this property, the following will be required from the seller on all 17.09 acres to insure against mechanic's liens, rights, or claims of other parties:
 - a. Provide an ALTA/ACSM Survey acceptable to Highland City;
 - b. Convey good and marketable title by general warranty deed;
 - c. Provide an owner's policy of title insurance acceptable to Highland City.
6. SUBDIVISION PHASING. Paragraph 5 of the Agreement Section, dealing with phasing be amended to require phasing in such a way that requires greatest access to the area and the least impact to surrounding homes.

Brian Braithwaite seconded the motion.

Barry Edwards responded to the proposed conditions and noted that the dedication of the 10.28 acres on Exhibit D includes part of the roadway. Regarding Condition 4, Mr. Church stated it is the intent of both parties that the donation takes place at the same time as the purchase but he could amend the paragraph for clarification.

Dan VanWoerkam, attorney representing S & M Farms, said he does not think it will be an issue for his clients to provide the items requested in Condition 5, but he will check. They may have to negotiate who covers the cost of these items or if it is shared.

Mayor Franson called for a vote on the amendment. Those voting aye: Brian W. Braithwaite, Brian Brunson, Larry Mendenhall, Kathryn Schramm, and Claudia Stillman. The motion passed with a unanimous vote.

AMENDED MOTION: To approve the Real Estate Purchase Contract with S & M Farms to purchase 7.29 acres of property in an amount not to exceed \$2,563,500 with the following conditions:

1. ACREAGE VERIFICATION. That the City independently verify acreages for Exhibits A, C, & D.
2. WARRANTY DEED. That Exhibit D include a metes and bounds legal description and that the property be deeded to the City through a general Warranty Deed rather than only recordation of Exhibit D.
3. CLOSING DATE. That the Closing Date be extended to allow reasonable time to review surveys and title commitments.
4. PARK DEDICATION. That Paragraph 2 of the Agreement Section, "Donation of Parkland" be revised to require the recording of the 9.8 acres of donated land, simultaneous with the recording of the purchased 7.29 acres (for a total of 17.09 acres) as a condition of receiving the purchase price of \$2,563,500.
5. SURVEY, DEED & TITLE INSURANCE. Due to the history of litigation on the property and improvements activity on what was once a portion of this

- property, the following will be required from the seller on all 17.09 acres to insure against mechanic's liens, rights, or claims of other parties:
- a. Provide an ALTA/ACSM Survey acceptable to Highland City;
 - b. Convey good and marketable title by general warranty deed;
 - c. Provide an owner's policy of title insurance acceptable to Highland City.
6. **SUBDIVISION PHASING**. Paragraph 5 of the Agreement Section, dealing with phasing should require phasing in such a way that requires greatest access to the area and the least impact to surrounding homes.

Those voting aye: Brian W. Braithwaite, Brian Brunson, Larry Mendenhall, Kathryn Schramm, and Claudia Stillman. The motion passed with a unanimous vote.

PARKLAND OVERLAY BONUS DENSITY SCORING MATRIX

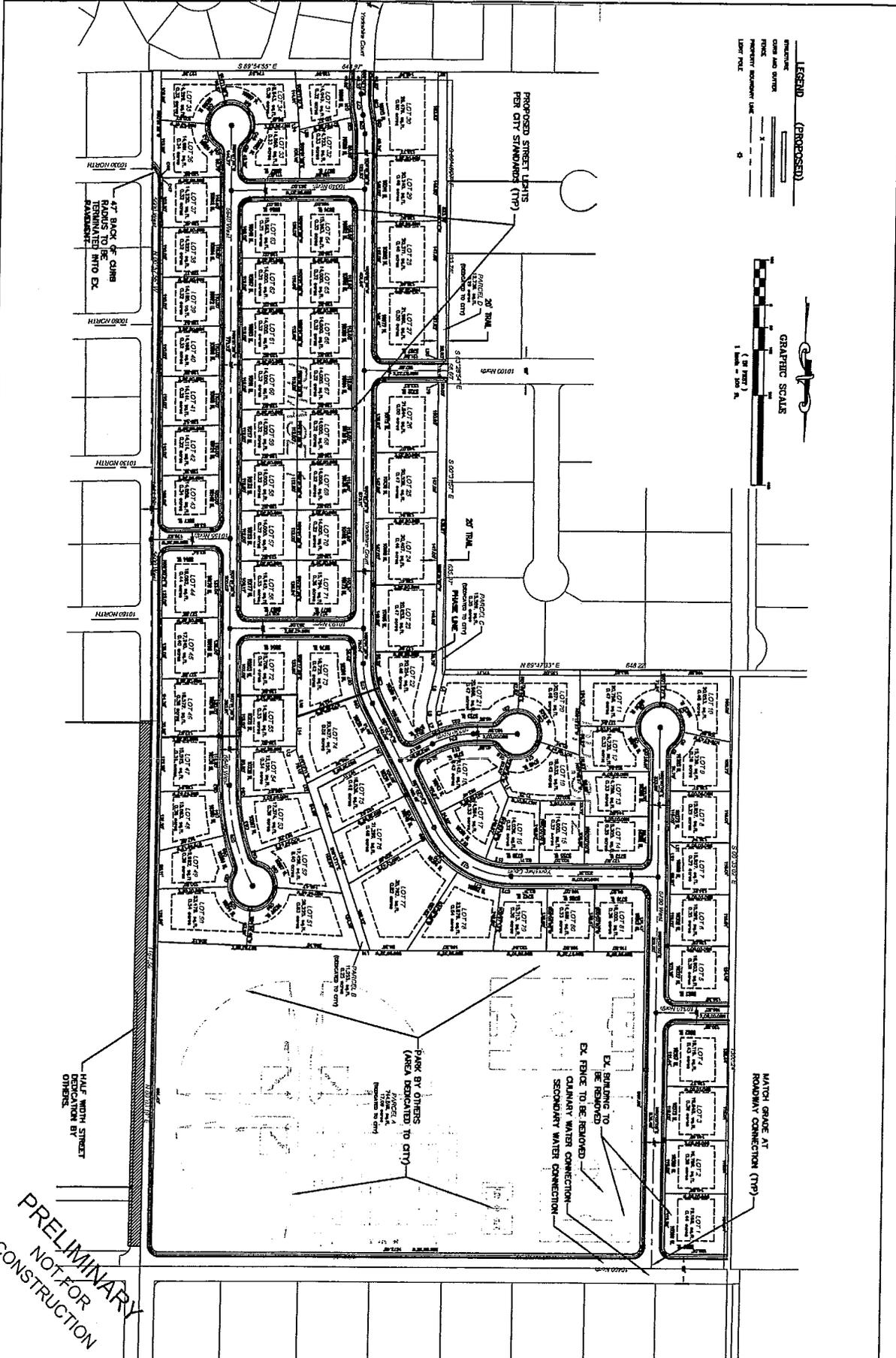
PROJECT NAME: _____

DATE: _____

Elements:	Max Points:	Developer Score:	Developer Amenity:	Staff Comments:	Staff Score:	CC Score:
At least seventy-five percent (75%) of the perimeter of minimum required open space shall be fronted by a public right-of-way.	30				20	
The developer completes a traffic study plan which shows minimal impact of the proposed development to adjacent existing developed subdivisions.	30				30	
Lots along similar adjacent road frontages should have uniform lot frontages as much as is practical subject to review and approval of the Planning Commission. The Planning Commission may allow variations in lot frontages to accommodate reasonable compatibility with adjacent lots and lot configurations that may be required to prevent the inclusion of remnant parcels and to maximize lot potential.	30				25	
The developer installs a fence on both sides of any trail easement at a maximum height of 5 foot, and a minimum of 55% open.	20				20	
Preservation of existing quality natural areas: vegetation (mature woodlands/orchards), historic drainage corridors, meadows, ridge lines, view-sheds, buffer zones, parkways and greenbelts etc. (excluding unbuildable acreage) in addition to the required 30% park property.	15				0	
CC&R's that provide architectural control with no more than 10% of the homes having the same elevation which specifies set backs as prescribed in Sec. 3-4104, for side yard garage entrances, hidden garages, building material types landscaping and fencing . Maintains a cohesive community with overall architectural control.	5				5	
Artwork, fountains or gateways that provide a unique setting to the development and do not distract from Highland's natural setting.	5				5	
Total	135				105	0.
Additional Units Per Acre					0.2	0.

Bonus Density Scale	
Points	Addition Units per acre
80 >	0.2 Units
60 < 80	0.15 Units
40 < 60	0.1 Units
20 < 40	.05 Units

P. Mt. Ridge Estates.dwg CE1118 C100.dwg Mar 18, 2008



PRELIMINARY
NOT FOR
CONSTRUCTION

LEGEND C-100	MOUNTAIN RIDGE ESTATES HIGHLAND, UTAH	DEVELOPED BY BIG H CONSTRUCTION <small>54 EAST MAIN STREET STE 200 SALT LAKE CITY, UT 84101 TEL: 801-477-8200</small>	DATE SCALE: AS SHOWN	REV.: DESCRIPTION:
	SITE PLAN	SPINNAKER ENGINEERING, P.C. <small>54 EAST MAIN STREET STE 200 SALT LAKE CITY, UT 84101 TEL: 801-596-5226 FAX: 801-596-5200</small>	DRAWN BY: BPS CHECKED BY: psp PROJECT NO.:	

REAL ESTATE PURCHASE CONTRACT

This REAL ESTATE PURCHASE CONTRACT ("Contract") is entered into this 21st day of July, 2008 by and between S & M Farms, LLC ("Seller") and/or assigns and Highland City ("Buyer" or "the City").

RECITALS

Whereas, Seller owns approximately 40 acres of land located within Highland City and situated on the south side of 10400 North Street at approximately 5785 West, directly west of the Mountain Ridge Junior High School (the "Property"). The Property is part of a parcel of approximately 60 acres which is known in the City as the Mountain Ridge Estates development. The Property is more particularly described in Exhibit A, attached hereto and incorporated herein by this reference.

Whereas, Seller, or its approved successors or assigns, desires to develop the Property under the Highland City Parkland Bonus Overlay Zone as established by the Highland City Zoning Ordinance as part of the project known as "Mountain Ridge Estates" (the "Project") which has been previously approved by the City. The Highland Development Code, Article 4.8.1, Parkland Bonus Overlay Subdivision, is included herein as shown in Exhibit B.

Whereas, on January 2, 2007, the Highland City Council approved a final subdivision plat for the Project. On June 6, 2006, the Highland City Council also approved the Density Matrix for the Project, as required under the Parkland Bonus Overlay Zone (the "Subdivision Plan").

Whereas, the City desires to purchase from the Seller approximately 7.29 acres of property which is the portion the proposed park property shown in Exhibit C hereto that is not required to be deeded to the City as part of the Parkland Bonus Density Overlay Zone.

Whereas, the Parkland Bonus Overlay Zone requires that 30% of the property to be developed in the Zone be deeded as park open space to the City. The required deeded open space property for a development of approximately 32.66 acres of the Property left after the City purchases 7.29 acres of the property for a park is approximately 9.8 acres as shown in Exhibit D.

Whereas, The approval of the Subdivision Plan included approval of a plat for a portion on the Property (the "Final Plat") which Final Plat is attached as Exhibit E hereto.

AGREEMENT

Now, therefore, in consideration for value received the parties hereby agree as follows:

1. Purchase of Parkland. The purchase price paid by the City for the approximately 7.29 acres of land shown in Exhibit C is \$2,563,500.00. Closing shall occur on July 21, 2008 or as soon thereafter as reasonably possible, but no later than August 15, 2008. Seller shall convey good and marketable title to the City by general warranty deed.
2. Donation of Parkland. Seller shall, simultaneously and concurrently at closing and upon receipt of the full purchase price set forth above, donate approximately 9.8 acres of land shown in Exhibit D to the City by general warranty deed.

3. Title Transfer and Closing. Seller agrees to furnish a survey acceptable to Highland City with good and marketable ALTA Extended Coverage Owner's title insurance policy in the name of the City for both the purchased parkland shown in Exhibit C and the donated parkland shown in Exhibit D.
4. Vested Rights to Subdivision Plat. The acceptance of the Subdivision Plan by the City included the final approval of the subdivision of the Property as shown on the approved Final Plat. The Seller, or its approved successors or assigns, shall have the right to request the City to record the Final Plat of the 32.66 acre subdivision, conditioned only on the Seller complying with the terms of this Agreement and all applicable city ordinances and Development Standards in existence in the City on the date of this Agreement and any time from the date of this Agreement for 10 years. If the Seller has not requested that the Final Plat or any phase thereof, be recorded within 10 years from the date of this Agreement, the Final Plat and any plat shall lapse. The City agrees that the Seller's rights under this Agreement shall be vested in the Seller, or his successors or assigns, for the 10 year period of time conditioned only upon the Seller complying with the terms of this Agreement.
5. Phasing of Subdivision. The Seller, or its approved successors or assigns, may, at its option, develop and record the subdivision in phases. If the Seller chooses to record the Final Plat in phases, each phase shall be subject to the terms and conditions of this agreement and to the requirements of the Parkland Bonus Overlay Zone. Phasing should proceed in such a way as to provide the greatest access to the area with the least impact to surrounding homes.
6. Notices. Any notices, request and demands required or desired to be given hereunder shall be in writing and shall be served personally upon the party for whom intended, or if mailed, by certified mail, return receipt requested, postage prepaid, to such party at its address shown below:

 To the Seller: S&M Farms, LP
 c/o Sam Melonas, Jr.
 3477 Honeycut Rd.
 Salt Lake City, Utah 84106

 To the City: Barry Edwards, City Manager, HIGHLAND CITY
 5378 West 10400 North
 Highland City, Utah 84003
7. Obligations of Contract. If either party fails to abide by the terms of this Contract, the defaulting party agrees to pay all expenses of enforcing this Contract, or any right arising out of the breach thereof, including reasonable attorney fees.
8. "1031" Exchange Possibility. The parties understand and agree that this sale, all or part, may be part of a "1031 exchange."
9. Transferability. This Agreement shall be binding upon and insure to the benefit of the parties, their successors, personal representative, heirs or assigns.
10. Entire Agreement. This Agreement contains all of the agreements, representations, warranties and understandings of the parties hereto and supersedes any previous commitments, understandings or agreements, whether oral or written. This Contract shall survive closing.

EXHIBIT "A"

S&M Farms Property Description (Total)

Beginning at the Northeast corner of Section 2, Township 5 South, Range 1 East, Salt Lake Base and Meridian;

thence South 1,214.05 feet; thence South $89^{\circ}52'35''$ West 20.01 feet; thence South $00^{\circ}51'25''$ East 75.65 feet; thence North $89^{\circ}58'18''$ West 631.00 feet; thence South $00^{\circ}36'59''$ East 1,368.30 feet; thence North $89^{\circ}54'55''$ West 12.22 feet; thence North $00^{\circ}48'27''$ West 633.78 feet; thence North $03^{\circ}28'54''$ West 56.60 feet; thence North $00^{\circ}31'57''$ West 635.97 feet; thence South $89^{\circ}47'33''$ West 661.72 feet; thence North 1,333.24 feet; thence North $89^{\circ}58'18''$ East 1,327.46 feet to the point of beginning.

EXHIBIT "B"

HIGHLAND CITY DEVELOPMENT CODE

ARTICLE 4.8.1

PARKLAND BONUS OVERLAY SUBDIVISION (Added: April 4, 2006)

3-4811:	Definitions
3-4812:	Purpose
3-4813:	Location of Parkland
3-4814:	Land Area
3-4815:	Parkland Bonus
3-4816:	Density
3-4817:	Minimum Percentage Parkland
3-4818:	Design Elements
3-4819:	Application Procedures for Parkland Bonus Overlay Subdivisions
3-4820:	Density Bonus Matrix

3-4811: Definitions.

- (1) **Developable Acreage:** Total plat square footage minus any land determined unbuildable according to section (2) below.
- (2) **Unbuildable Acreage:** Is that acreage as defined in 5-4-406 subsection a., b., c., and e.

3-4812: Purpose. The intent of the parks open space ordinance is to offer developers the opportunity to plan higher quality developments with a wider variety of plans at the same time providing parkland in those areas required in the Parks Master Plan, but the ordinance does not guarantee approval, and it is the responsibility of the developer to demonstrate to the Planning Commission and City Council that their proposal is better for the City of Highland than the traditional R-1-40 zone and an outright purchase of parkland. For the good and enhancement of Highland City, this provision is intended to:

- (1) Encourage better utilization of city park funds by receiving park sites through dedication as opposed to purchase;
- (2) Promote imaginative, well designed subdivisions which provide flexibility in the creation of parkland; and
- (3) Develop a sense of community and insure compatibility with surrounding neighborhoods.

The Planning Commission may recommend and The City Council may approve Parkland Bonus Overlay Subdivisions in the R-1-40 zone.

3-4813: Location of Parkland.

The location of parkland conserved through residential development shall be consistent with the policies contained in the Parks, Recreation and Trails Element of the General Plan or the Parks Master Plan Map dated March 2001.

3-4814: Land Area. No Minimum.

3-4815: Parkland Bonus.

Parkland bonuses should encourage the developer(s) to incorporate a definite development theme which includes elements of usable space, residential use and amenities, a well planned vehicle and pedestrian circulation system, treescape and attractive entrances as part of the design.

- (1) A parkland bonus shall be allowed only within R-1-40 Zones. The density bonus will be calculated on the total developable acreage of the development. The Parkland Bonus shall only apply to areas

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designated as future parks on the Parks, Recreation and Trails Element of the General Plan or the Parks Master Plan Map dated March 2001 must be significantly incorporated as part of the overall development proposal.

- (2) Property owners requesting consideration of parkland bonus shall make application and demonstrate how this subdivision can provide parkland as defined in the Parks, Recreation and Trails Element of the General Plan or the Parks Master Plan Map dated March 2001.
 - (a) Parkland Bonus shall only apply to property that includes or is immediately adjacent to parks as outlined in the Parks, Recreation and Trails Element of the General Plan or the "Parks Master Plan Recommended Neighborhood Park Areas" circle as illustrated on Figure 2 of the Highland City Park Master Plan, March 2001.

3-4816: Density. The maximum number of lots to be permitted on subdivided property is determined by dividing the developable acreage square footage by thirty one thousand one hundred fourteen (31,114) square feet. Density above a typical R-1-40 allowance (1.09 dwelling units per acre (du/ac)) shall be determined by the City Council and it shall be determined based upon the quality of design, quality of open space, and quality of compatibility with adjacent developed property according to a matrix as defined in Section 3-4809 of this ordinance.

- (1) The Parkland Bonus Overlay Option shall only be allowed within R-1-40 Zones. The density bonus will be calculated on the total developable acreage of the development.
 - (a) The maximum density allowed by the Parkland Bonus shall be 1.4 units per acre.

3-4817: Minimum Percentage of Parkland. The minimum percentage of land that shall be designated as parkland and deeded to Highland City shall be specified below:

- (1) A minimum of thirty percent (30%) of the total tract area.
- (2) All parkland donated under this section may be sold or exchanged for other parkland as is determined to be in the best interests of the City. The developer of a phased project shall have first right of refusal on any subsequent sale by the City of lands acquired by the City in previous phases of the project.
 - (a) In any case, land that is sold or exchanged for other parkland shall be replaced by parkland located within the same master planned subdivision and within the same "Parks Master Plan Recommended Neighborhood Park Areas" circle as illustrated on Figure 2 of the Highland City Park Master Plan, March 2001.

3-4818: Design elements. Design elements shall be separated into two categories which consist of required elements and preferred elements. The matrix shall be calculated from the developer's ability to utilize preferred elements. If all of the required elements are not submitted on the proposed development then the Parkland Bonus Overlay may not be used. If the developer does provide all of the required elements then the Council shall approve a minimum of 1.2 du/ac density bonus without additional elements.

- (1) Required Elements. The following elements are required on all Parkland Bonus Overlay Subdivisions:
 - (a) A minimum of 30% of the entire development shall be designated as park space to qualify for the bonus within this ordinance and only those projects which provide 30% parkland are eligible to use this overlay.
 - (i) It is the intent of this ordinance to accommodate acquisition of parkland through creative deferral and phasing by the using lots within one phase which can be transferred to another phase per 3-4806(A).
 - (ii) All open space provided by the developer shall be deeded to the city by General Warranty Deed and title insurance., acceptable to the City, insuring that the property is free and clear of all encumbrances.

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- (b) All projects shall be required to provide funds in the in an amount equal to 20% of the total cost of the subdivision improvements. Said funds can be secured through bond or cash. The city may take possession of the 20% at any time, in its sole discretion.
 - (c) Lots shall be a minimum of 14,000 square feet, however the subdivision shall be designed to be compatible with existing and adjacent recorded neighborhood lots. The Planning Commission shall determine if the applicant has successfully designed the project to be compatible with adjacent neighborhood lots.
 - (d) Lots shall have a minimum frontage of 110 feet however 50% of those lots may be between 100 and 110 feet with only 20% of the lots being less than 105 feet. At least 50% of lots adjacent to R-1-40 subdivisions shall have a minimum frontage of 130 feet.
 - (e) A majority of the streets within this overlay may have a minimum of 30' of asphalt, the modified cul-de-sac cross section or modified 50 foot cross section.
 - (f) Setbacks as follows: 30' front and rear; 15' minimum side yard; 30' on a side yard abutting a right-of-way. All set backs shall be measured from the structure or foundation, whichever is nearest to the lot line.
 - (g) If the proposed development is adjacent to property developed under the Open Space Subdivision Overlay Option the developer shall provide a twenty (20) foot trail easement to connect adjacent open space with the proposed park property. Only 10% of that trail may be located adjacent to a right-of-way.
 - (h) If a trail has been indicated on the General Plan Master Land Use Map connecting through the proposed development property, then the developer shall provide a twenty (20) foot public trail easement to connect the trail as indicated on that map. Only 10% of that trail may be located adjacent to a right-of-way.
 - (i) Delineation. If any residences are approved that abut the park, the developer shall provide delineation between all private property lines and any proposed open space. The delineation provided shall be per the specifications of Highland City and installed within the public property along all property lines that abut open space.
- (2) Preferred Elements. These elements may be provided by the Developer. The elements indicated here will be used by the Council to determine additional density above the 1.2 dwelling units per acre. In order for the developer to obtain the maximum of 1.4 dwelling units per acre, a majority of the following elements shall be provided:
- (a) At least seventy-five percent (75%) of the perimeter of minimum required open space shall be fronted by a public right-of-way. (30 points)
 - (b) The developer completes a traffic study plan which shows minimal impact of the proposed development to adjacent existing developed subdivisions. (30 points)
 - (c) Lots along similar adjacent road frontages should have uniform lot frontages as much as is practical subject to review and approval of the Planning Commission. The Planning Commission may allow variations in lot frontages to accommodate reasonable compatibility with adjacent lots and lot configurations that may be required to prevent the inclusion of remnant parcels and to maximize lot potential. (30 points)

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- (d) The developer installs a fence on both sides of any trail easement at a maximum height of 5 foot, and a minimum of 55% open. (20 points)
- (e) Preservation of existing quality natural areas: vegetation (mature woodlands/orchards), historic drainage corridors, meadows, ridge lines, view-sheds, buffer zones, parkways and greenbelts etc.(excluding unbuildable acreage) in addition to the required 30% park property. (15 points)
- (f) CC&R's that provide architectural control with no more than 10% of the homes having the same elevation which specifies set backs as prescribed in Sec. 3-4104, for side yard garage entrances, hidden garages, building material types landscaping and fencing . Maintains a cohesive community with overall architectural control. (5 points)
- (g) Artwork, fountains or gateways that provide a unique setting to the development and do not distract from Highland's natural setting. (5 points)

3-4819: Application Procedures for Parkland Bonus Subdivisions.

The sequence of actions prescribed for Open Space Subdivisions will follow the requirements specified in this section.

- (1) Pre-Application Discussion. Parkland Space Layout. In order for a project to be considered under the Parkland Bonus.
 - (a) Subdivisions, an applicant must submit to the City a preliminary plan providing a concept showing an Parkland Bonus Subdivisions. The open space layout shall be drawn to scale depicting probable roadways, connections to adjacent properties, open space to be conserved and private building spaces.
 - (b) Open Space Calculation. The open space layout will provide a preliminary calculation of open space preserved and provide segmented parcels of open space with dimensions for rough verification.
- (2) Parkland Overlay Density Matrix. The applicant shall submit to the City a matrix indicating their compliance with Sections 3-4808 and 3-48010 of this ordinance. The City Council shall review the proposed development to determine the overall density. The overall density shall be based upon the applicant's response to Section 3-48010 of this ordinance.
- (3) Preliminary Plan and Final Plat. The applicant shall conform to the requirements for submission of a plan and plat according to Sec. 5-4-300 of the Development Code. If Preliminary Plat approval is granted all requirements for said plat approval, as is outlined in Sections 5-4-301 - 5-4-310, shall be met at that time.
- (4) Conditional Uses. Only those conditional uses permitted in the R-1-40 shall be considered for approval under this overlay.

3-4820: Density Bonus Matrix. Parkland Bonuses shall be subject to a matrix to determine the density which will be considered by the City Council. The matrix shall be based on compliance with Section 3-4806 of this Code.

- (1) A parkland bonus overlay shall only be considered within R-1-40 Zones. The density bonus will be calculated on the total developable acreage of the development.
- (2) Property owners requesting consideration of parkland overlay bonuses shall make application and petition, according to procedures outlined in section 3-4809. Any award of density bonus shall be reviewed and approved by the City Council.

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- (3) A minimum of 30% of the entire development shall be designated as park land to qualify for any bonus within this ordinance.
- (4) To merit a bonus award, the development must demonstrate qualities and advantages beyond what would be required of a standard residential R-1-40 development.
- (5) Parkland bonuses shall be subject to, but not limited to, the elements identified in Section 3-408 of this ordinance. The elements awarding density bonus are defined in Section 3-408 with respective values. The cumulative value indicating overall density is defined below. Cumulatively these elements may not increase residential unit densities beyond those stated in this section. If an applicant can indicate they meet these requirements the city council shall award the appropriate density.
- (6) A bonus density may be granted based on the following scale:
- | | | |
|-------------------------|---|-----------------------------|
| 80 points | = | 1.40 overall units per acre |
| 60 points | = | 1.35 overall units per acre |
| 40 points | = | 1.30 overall units per acre |
| 20 points | = | 1.25 overall units per acre |
| All "Required Elements" | = | 1.20 overall units per acre |

EXHIBIT "C"

Commencing 48.03 feet South along the Section line and 25.64 feet West from the Northeast Corner of Section 2, Township 5 South, Range 1 East Salt Lake Base and Meridian, and running thence South $0^{\circ}03'19''$ West 674.10 feet; thence North $87^{\circ}53'58''$ West 459.87 feet; thence South $89^{\circ}58'32''$ West 6.85 feet; thence North 672.04 feet; thence North $89^{\circ}58'18''$ East 452.06 feet to a point on a 15.00 foot radius curve to the right; thence along the arc of said curve 23.58 feet, chord bears South $44^{\circ}59'11''$ East 21.23 feet, to the point of beginning.

Area = 7.29 acres

EXHIBIT "D"

EXHIBIT "E"



CITY COUNCIL AGENDA REPORT

Item # 4

DATE: Tuesday, May 20, 2014

TO: Honorable Mayor and Members of the City Council

FROM: Aaron Palmer, City Administrator

SUBJECT: RESOLUTION ADOPTING THE TENTATIVE HIGHLAND CITY BUDGET FOR FISCAL YEAR 2014-2015

BACKGROUND:

A working budget was presented to City Council on April 29, 2014. Under state law the jurisdiction is to present to the council a “Tentative Budget” to be adopted in May. Adoption of this Tentative Budget is simply a part of the process concluding with the Council adopting the Final Budget, which is scheduled on June 17, 2014.

City Council members may continue to make proposals to alter the working budget. The proposed Tentative Budget is a balanced budget.

City Council is required to hold a public hearing on the proposed Tentative Budget.

PROPOSED MOTION:

Motion to adopt Resolution R-2014-** Approving the Tentative Budget for the fiscal year 2014-2015.

FISCAL IMPACT:

Approximatley \$14 Million

ATTACHMENTS:

- Proposed Resolution
- FY2015 Tentative Budget

RESOLUTION NO. R-2014-**

A RESOLUTION BY THE HIGHLAND CITY COUNCIL
TO ADOPT THE HIGHLAND CITY TENTATIVE BUDGET
FOR FISCAL YEAR 2014-2015

WHEREAS on March 29, 2014, the City Administrator submitted a preliminary working budget to the City Council; and

WHEREAS the working budget has been available for public review and comment at least ten days prior to the public hearing; and

WHEREAS the City Council desires to adopt the tentative budget as required by State law; and

WHEREAS the City Council held a public hearing on May 20, 2014, to receive additional public input on the budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND CITY, UTAH, as follows:

1. The City Council hereby adopts the tentative budget attached as Exhibit "A."
2. The City Council plans to adopt the final budget for Fiscal Year 2014-2015 on June 17, 2014.

PASSED AND APPROVED this 20th day of May 2014.

HIGHLAND CITY, UTAH

Mark S. Thompson, Mayor

ATTEST:

JoD' Ann Bates, City Recorder

COUNCILMEMBER	YES	NO
Brian Braithwaite	<input type="checkbox"/>	<input type="checkbox"/>
Dennis LeBaron	<input type="checkbox"/>	<input type="checkbox"/>
Tim Irwin	<input type="checkbox"/>	<input type="checkbox"/>
Jessie Schoenfeld	<input type="checkbox"/>	<input type="checkbox"/>
Rod Mann	<input type="checkbox"/>	<input type="checkbox"/>

Report Criteria:

- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
GENERAL FUND								
REVENUE-TRANSFERS								
10-30-90	Transfer From Capital Projects	.00	.00	.00	.00	.00	.00	.00
10-30-91	Contribution From Sewer Fund	.00	.00	.00	.00	.00	.00	.00
10-30-92	Transfer from Open Space Fund	70,000.00	.00	.00	.00	.00	.00	.00
Total REVENUE-TRANSFERS:		70,000.00	.00	.00	.00	.00	.00	.00
TAXES								
10-31-10	Current Year Property Taxes	1,321,042.51	1,375,859.80	1,408,547.39	1,421,424.86	1,369,519.00	1,470,384.00	100,865.00
10-31-12	Library Property Taxes	205,208.52	206,022.88	212,662.22	215,206.96	207,351.00	222,601.00	15,250.00
10-31-20	Delinquent Prior Year's Taxes	160,583.48	213,158.44	123,936.64	91,016.25	160,000.00	120,000.00	-40,000.00
10-31-30	General Sales and Use Taxes	1,503,543.26	1,597,152.62	1,691,766.56	1,037,855.65	1,675,000.00	1,810,000.00	135,000.00
10-31-40	Franchise Taxes	.00	.00	.00	.00	.00	.00	.00
10-31-50	Fee -in Lieu of Pers Prop Tax	165,261.88	160,762.26	164,603.88	128,569.15	165,000.00	169,094.00	4,094.00
10-31-60	Utility Franchise Tax	724,673.57	721,900.39	766,912.38	719,408.65	725,000.00	808,686.00	83,686.00
10-31-61	Phone Tax	206,874.48	204,338.49	202,259.28	124,843.91	205,000.00	190,494.00	-14,506.00
Total TAXES:		4,287,187.70	4,479,194.88	4,570,688.35	3,738,325.43	4,506,870.00	4,791,259.00	284,389.00
LICENSES AND PERMITS								
10-32-10	Business Licenses and Permits	18,378.00	9,577.25	20,610.10	11,065.10	16,000.00	15,600.00	-400.00
10-32-21	Building Permits	242,776.29	312,853.00	383,651.45	348,615.28	330,000.00	375,000.00	45,000.00
10-32-22	Building Plan Check Fees	58,038.00	83,065.00	90,529.20	77,771.00	85,000.00	90,000.00	5,000.00
10-32-25	Animal Licenses	.00	.00	.00	.00	.00	.00	.00
10-32-26	Road Cut Permits	16,000.00	6,750.00	5,750.00	5,750.00	10,000.00	6,000.00	-4,000.00
10-32-27	Fence Permit	895.00	875.00	970.00	525.00	1,000.00	500.00	-500.00
10-32-28	Building Reinspection Fee	65.00	.00	65.00	65.00	500.00	.00	-500.00

Period: 04/14

Apr 29, 2014 10:25AM

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Total LICENSES AND PERMITS:	336,152.29	413,120.25	501,575.75	443,791.38	442,500.00	487,100.00	44,600.00
INTERGOVERNMENTAL REVENUE								
10-33-30	General Fund Surplus	.00	.00	.00	.00	130,000.00	110,000.00	-20,000.00
10-33-31	Library Surplus	.00	.00	.00	.00	.00	.00	.00
10-33-40	State Grants	.00	.00	.00	.00	.00	.00	.00
10-33-56	Class "C" Road Fund Allotment	563,661.14	542,543.43	562,545.25	329,403.53	550,000.00	550,000.00	.00
10-33-58	State Liquor Fund Allotment	10,036.31	10,034.86	9,693.42	13,543.39	9,500.00	10,000.00	500.00
	Total INTERGOVERNMENTAL REVENUE:	573,697.45	552,578.29	572,238.67	342,946.92	689,500.00	670,000.00	-19,500.00
FEES AND SERVICES								
10-34-10	Zoning	19,318.83	11,011.67	4,205.00	2,680.00	5,000.00	5,000.00	.00
10-34-11	Planning Review	.00	.00	.00	.00	.00	.00	.00
10-34-12	DRC Fee	855.00	560.00	1,400.00	280.00	1,000.00	1,000.00	.00
10-34-13	Open Space Concept	.00	.00	.00	.00	.00	.00	.00
10-34-14	Architectural review	3,475.00	.00	575.00	575.00	.00	.00	.00
10-34-15	Preliminary Review	.00	2,400.00	4,800.00	3,600.00	3,000.00	3,000.00	.00
10-34-16	Final Review	11,778.58	3,925.00	3,925.00	14,803.50	4,000.00	6,000.00	2,000.00
10-34-17	Open Space Inspection Fee	.00	-40.00	.00	.00	.00	.00	.00
10-34-18	Public Works Inspection Fee	.00	-200.00	.00	.00	.00	.00	.00
10-34-19	Open Space Review Fee	.00	.00	.00	.00	.00	.00	.00
10-34-20	Annexation Fees	.00	.00	550.00	550.00	.00	.00	.00
10-34-50	Misc. Revenue Subd.Bonds	.00	.00	.00	.00	.00	.00	.00
10-34-72	Open Space Trees	.00	.00	.00	.00	.00	.00	.00
	Total FEES AND SERVICES:	35,427.41	17,656.67	15,455.00	22,488.50	13,000.00	15,000.00	2,000.00
COURT FINES								
10-35-10	Highland Fines	192,759.12	196,264.76	224,098.79	186,427.69	200,000.00	210,000.00	10,000.00
10-35-13	Highland Traffic School	5,188.75	7,425.00	7,836.75	5,535.00	8,000.00	6,800.00	-1,200.00
10-35-14	Alpine Fines	59,761.85	61,891.79	55,242.50	44,196.23	60,000.00	56,000.00	-4,000.00
10-35-15	Highland Small Claims Ct Rev	.00	.00	.00	.00	.00	.00	.00
10-35-16	Court Return Check Fees	.00	.00	.00	.00	.00	.00	.00
10-35-32	Highland Restitution Revenue	.00	.00	100.00	.00	.00	.00	.00
	Total COURT FINES:	257,709.72	265,581.55	287,278.04	236,158.92	268,000.00	272,800.00	4,800.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
OTHER REVENUE								
10-36-10	Interest Earnings	2,451.62	2,373.84	1,495.21	-253.51	2,500.00	200.00	-2,300.00
10-36-20	Rents and Concessions	.00	.00	.00	.00	.00	.00	.00
10-36-21	Cell Tower Revenue	25,359.58	39,982.98	28,587.15	26,923.27	40,000.00	28,000.00	-12,000.00
Total OTHER REVENUE:		27,811.20	42,356.82	30,082.36	26,669.76	42,500.00	28,200.00	-14,300.00
CEMETERY REVENUE								
10-37-10	Cemetery Lot Sales	75,440.00	54,395.00	81,455.00	103,170.00	60,000.00	75,000.00	15,000.00
10-37-15	Perpetual Care Cemetery	.00	1.19	.00	.00	.00	.00	.00
10-37-20	Other Income	.00	.00	.00	.00	.00	.00	.00
Total CEMETERY REVENUE:		75,440.00	54,396.19	81,455.00	103,170.00	60,000.00	75,000.00	15,000.00
MISCELLANEOUS REVENUE								
10-38-40	Sale of Fixed Assets	.00	.00	10,644.50	.00	.00	.00	.00
10-38-49	Alpine Court	.00	.00	.00	.00	.00	.00	.00
10-38-80	Grants	21,658.86	.00	2,576.89	.00	28,500.00	.00	-28,500.00
10-38-81	Library Grant Revenue	720.00	5,210.00	7,273.00	5,340.00	10,000.00	6,000.00	-4,000.00
10-38-82	Highland Foundation	.00	.00	500.00	-500.00	.00	.00	.00
10-38-87	Side walk Bond Revenue	47,400.00	19,750.00	-3,000.00	1,000.00	.00	1,000.00	1,000.00
10-38-88	Farmers Market Revenue	.00	-38.60	1,480.00	.00	1,500.00	.00	-1,500.00
10-38-89	Highland Fling Rodeo	.00	.00	458.00	688.00	.00	700.00	700.00
10-38-90	PSD Rent	220,454.00	221,237.00	221,237.00	166,383.00	222,000.00	222,000.00	.00
10-38-91	Miscellaneous Revenue	21,499.31	17,957.21	22,568.51	28,071.93	20,000.00	20,000.00	.00
10-38-92	Community Class Revenue	1,418.00	1,410.00	520.00	670.00	1,000.00	1,000.00	.00
10-38-93	Alpine Reimbursement	43,958.34	55,675.70	52,022.31	47,803.18	57,000.00	55,000.00	-2,000.00
10-38-94	Lone Peak PSD Reimbursement	21,017.80	25,276.32	28,199.74	19,685.57	26,000.00	27,000.00	1,000.00
10-38-95	Fling Revenue	10,783.00	12,451.20	21,147.50	18,445.00	10,000.00	10,000.00	.00
10-38-96	Cultural ArtsClass Revenue	3,311.52	176.30	.00	.00	.00	.00	.00
10-38-97	Library Donations	5,670.95	.00	.00	.00	.00	.00	.00
10-38-98	Library Miscellaneous Revenues	28,717.64	30,185.09	29,699.45	22,767.92	30,000.00	30,000.00	.00
10-38-99	Tree Sale Revenue	.00	.00	.00	.00	14,000.00	.00	-14,000.00
Total MISCELLANEOUS REVENUE:		426,609.42	389,290.22	395,326.90	310,354.60	420,000.00	372,700.00	-47,300.00
REVENUE-GARBAGE & OTHER								
10-39-00	Other Sources Of Funds	.00	.00	.00	.00	.00	.00	.00
10-39-10	Garbage Collection Fees	602,445.33	631,532.41	653,124.46	512,166.67	650,000.00	689,000.00	39,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-39-15	Indirect Charge Open Space	.00	.00	.00	17,716.50	23,622.00	.00	-23,622.00
10-39-20	Indirect Charge Sewer	80,000.04	.00	.04	71,668.53	95,558.00	40,346.00	-55,212.00
10-39-25	Garbage Indirect O/H	.00	.00	.00	.00	.00	.00	.00
10-39-30	Indirect Charge PI	60,000.00	.00	.00	63,474.75	84,633.00	29,899.00	-54,734.00
10-39-35	Indirect Charge Storm Water	.00	.00	-.04	17,006.22	22,675.00	6,110.00	-16,565.00
10-39-40	Indirect Charge Culinary Water	90,000.00	.00	.00	35,424.00	47,232.00	23,523.00	-23,709.00
Total REVENUE-GARBAGE & OTHER:		832,445.37	631,532.41	653,124.46	717,456.67	923,720.00	788,878.00	-134,842.00
COUNCIL								
10-41-11	Salaries/Wages	52,919.62	39,261.56	38,520.34	30,385.78	38,520.00	30,960.00	-7,560.00
10-41-13	Employee Benefits	7,850.64	9,079.67	6,920.02	5,408.73	6,710.00	4,966.00	-1,744.00
10-41-21	Professional Org. Memberships	10,487.10	7,100.00	14,315.19	9,016.00	8,700.00	15,000.00	6,300.00
10-41-22	Public Notices	1,757.91	3,199.09	3,228.15	930.14	2,500.00	2,500.00	.00
10-41-23	Mileage Reimbursement	461.00	688.22	704.05	338.40	600.00	600.00	.00
10-41-28	Telephone	400.00	720.00	720.00	360.00	700.00	700.00	.00
10-41-31	Professional Services	.00	.00	.00	966.48	8,000.00	2,500.00	-5,500.00
10-41-33	Continuing Education	.00	80.00	.00	175.00	.00	500.00	500.00
10-41-51	Insurance & Bonds	.00	.00	.00	.00	.00	.00	.00
10-41-54	Contributions	.00	.00	.00	.00	.00	.00	.00
10-41-55	Overhead Allocation	.00	.00	-26,225.00	.00	.00	.00	.00
10-41-60	Youth City Council	1,595.22	4,041.29	4,749.93	5,500.00	5,500.00	5,500.00	.00
10-41-61	Misc. Supplies & Expenses	4,065.74	-23,418.41	3,024.43	2,314.04	2,000.00	2,000.00	.00
10-41-62	Council Appropriations	106.60	437.24	3,068.14	928.01	2,000.00	2,000.00	.00
Total COUNCIL:		79,643.83	41,188.66	49,025.25	56,322.58	75,230.00	67,226.00	-8,004.00
COURT								
10-42-11	Salaries/Wages	71,206.51	80,418.91	62,816.78	52,614.20	67,941.00	76,758.00	8,817.00
10-42-12	Overtime	212.03	236.97	621.32	32.84	.00	.00	.00
10-42-13	Employee Benefits	31,385.08	31,718.13	30,674.27	25,391.02	34,039.00	37,403.00	3,364.00
10-42-15	Part-Time Employee	.00	.00	.00	2,710.10	.00	.00	.00
10-42-21	Professional Org. Memberships	400.70	25.00	25.00	25.00	100.00	25.00	-75.00
10-42-22	Prosecutor	19,019.63	20,110.11	22,268.36	18,731.32	18,000.00	24,000.00	6,000.00
10-42-23	Mileage Reimbursement	1,281.18	453.27	393.09	368.06	100.00	350.00	250.00
10-42-24	Office Supplies & Postage	6,799.49	2,389.24	3,535.97	2,399.78	2,500.00	2,500.00	.00
10-42-25	Witness Fees	1,497.10	370.00	1,147.50	499.50	1,500.00	1,500.00	.00
10-42-26	Technical Manuals & Code Books	.00	467.32	442.74	476.72	400.00	450.00	50.00
10-42-27	Credit Card Fees	2,070.31	4,171.42	3,137.87	2,385.56	3,000.00	3,000.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-42-28	Uniforms	.00	.00	.00	.00	150.00	.00	-150.00
10-42-30	Alpine Fine Reimbursement	60,398.00	58,339.29	55,822.00	37,989.73	57,000.00	56,000.00	-1,000.00
10-42-31	Victim Restitution Fund	59,192.44	62,572.99	74,918.49	54,270.04	60,000.00	70,000.00	10,000.00
10-42-33	Continuing Education	150.00	1,364.82	933.28	949.77	1,600.00	1,000.00	-600.00
10-42-34	Public Defender	6,856.25	8,606.25	13,995.63	21,070.17	11,000.00	20,000.00	9,000.00
10-42-35	Court Interpreter	110.00	252.20	575.00	356.00	300.00	400.00	100.00
10-42-36	Court Bailiff/Security	.00	.00	.00	.00	.00	14,262.00	14,262.00
10-42-74	Capital Outlay-Equipment	1,198.75	159.01	.00	.00	500.00	5,000.00	4,500.00
Total COURT:		261,777.47	271,654.93	271,307.30	220,269.81	258,130.00	312,648.00	54,518.00

ADMINISTRATIVE

10-43-11	Salaries/Wages	138,759.08	132,748.91	98,001.29	82,461.57	107,500.00	63,654.00	-43,846.00
10-43-12	Overtime	604.31	94.00	.00	.00	.00	.00	.00
10-43-13	Employee Benefits	55,518.74	44,678.14	46,611.40	36,220.67	48,449.00	28,226.00	-20,223.00
10-43-14	Merit Pay Increase & Benefits	.00	.00	.00	.00	.00	.00	.00
10-43-15	Part-Time Employee	.00	12,215.04	31,394.28	17,512.89	31,085.00	.00	-31,085.00
10-43-20	Personnel Advertising	.00	.00	.00	150.00	.00	.00	.00
10-43-21	Professional Org. Memberships	1,413.97	735.00	2,152.76	1,420.00	1,000.00	1,000.00	.00
10-43-22	Public Notices	269.16	71.86	.00	.00	.00	.00	.00
10-43-23	Mileage Reimbursement	98.07	205.99	112.36	.00	500.00	500.00	.00
10-43-24	Office Supplies	7,990.28	14,411.32	13,699.41	9,295.93	14,000.00	14,000.00	.00
10-43-25	Equip.-Supplies & Maintenance	5,545.48	4,700.79	4,410.65	4,307.52	4,000.00	4,000.00	.00
10-43-26	Personnel Recruitment	429.81	375.00	9,032.17	2,003.19	500.00	500.00	.00
10-43-27	Newsletter Printing	4,966.79	4,441.24	4,391.29	3,990.69	5,000.00	5,000.00	.00
10-43-28	Telephone	14,169.21	8,467.46	14,408.63	8,959.32	14,000.00	13,500.00	-500.00
10-43-29	Website	11,659.35	3,150.00	3,467.84	.00	3,000.00	3,000.00	.00
10-43-30	Car Allowance	4,800.00	4,800.00	3,876.88	3,876.81	4,800.00	4,800.00	.00
10-43-31	Professional & Technical Ser	8,415.00	33,004.77	34,178.63	20,524.19	22,500.00	25,000.00	2,500.00
10-43-32	Postage	.00	1,724.55	1,694.65	1,237.50	2,000.00	2,000.00	.00
10-43-33	Continuing Education	2,387.04	4,323.47	1,865.56	465.00	2,500.00	2,500.00	.00
10-43-34	Building Maintenance	26,031.04	24,905.79	26,797.10	41,886.10	21,000.00	32,000.00	11,000.00
10-43-35	Building Utilities	42,393.82	46,723.69	51,507.01	36,414.69	42,000.00	45,000.00	3,000.00
10-43-36	Building Lease Payment	.00	.00	.00	.00	.00	.00	.00
10-43-37	Technical Manuals & Code Books	.00	288.16	306.95	343.95	500.00	500.00	.00
10-43-38	Uniforms	.00	.00	.00	.00	500.00	500.00	.00
10-43-47	Supplies & Expenses-Mayor	575.04	.00	.00	.00	.00	.00	.00
10-43-48	Supplies & Expenses Oper Mgr	234.66	.00	.00	.00	.00	.00	.00
10-43-49	Supplies & Expenses City Adm	846.31	1,613.38	1,738.81	705.19	2,000.00	2,000.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-43-51	Insurance & Surety Bonds	60,189.18	60,290.44	67,606.00	71,952.19	68,000.00	67,114.00	-886.00
10-43-52	Bond Continuing Disclosure Fee	1,800.00	3,500.00	5,500.00	1,500.00	3,500.00	2,667.00	-833.00
10-43-53	Interest	.00	.00	.00	.00	.00	.00	.00
10-43-54	Contributions	.00	.00	.00	.00	.00	.00	.00
10-43-60	Overhead Allocation	.00	.00	-124,713.00	.00	.00	.00	.00
10-43-61	Miscellaneous Supplies	188.84	-143,027.00	249.07	289.65	500.00	500.00	.00
10-43-62	Miscellaneous Services	.00	.00	.00	.00	.00	.00	.00
10-43-74	Capital Outlay-Equipment	.00	159.01	1,000.00	.00	1,000.00	.00	-1,000.00
10-43-75	Capital Outlay-Special Proj	.00	.00	.00	.00	.00	.00	.00
10-43-79	Capital Outlay-Other	.00	.00	.00	.00	.00	.00	.00
10-43-80	Temp Building/Move	.00	.00	.00	.00	.00	.00	.00
10-43-81	Modular Building Lease	.00	.00	.00	.00	.00	.00	.00
Total ADMINISTRATIVE:		389,285.18	264,601.01	299,289.74	345,517.05	399,834.00	317,961.00	-81,873.00
AUDITOR								
10-45-31	Professional & Technical Serv	10,550.00	5,561.00	9,500.00	9,500.00	9,500.00	10,000.00	500.00
10-45-32	Overhead Allocation	.00	.00	-3,378.00	.00	.00	.00	.00
Total AUDITOR:		10,550.00	5,561.00	6,122.00	9,500.00	9,500.00	10,000.00	500.00
FINANCE DEPT								
10-46-11	Salaries/Wages	112,332.31	121,805.84	126,749.36	143,243.33	125,429.00	92,491.00	-32,938.00
10-46-12	Overtime	569.91	59.89	825.43	625.56	200.00	200.00	.00
10-46-13	Employee Benefits	38,553.17	41,914.99	45,923.54	31,598.44	53,858.00	44,747.00	-9,111.00
10-46-21	Professional Org. Memberships	931.64	710.00	828.00	545.00	800.00	1,400.00	600.00
10-46-23	Mileage Reimbursement	1,108.04	696.65	608.75	380.80	600.00	850.00	250.00
10-46-24	Office Supplies & Postage	55.61	-68,556.00	.00	.00	.00	.00	.00
10-46-25	Overhead Allocation	.00	.00	-74,920.00	.00	.00	.00	.00
10-46-26	Technical Manuals & Code Books	.00	.00	129.16	.00	100.00	100.00	.00
10-46-28	Phone Reimbursement	1,080.00	1,080.00	100.00	360.00	100.00	1,080.00	980.00
10-46-29	Uniforms	.00	.00	.00	.00	300.00	.00	-300.00
10-46-33	Continuing Education	574.95	1,084.62	1,400.00	363.48	1,400.00	2,200.00	800.00
10-46-74	Capital Outlay-Equipment	.00	375.00	.00	.00	1,100.00	.00	-1,100.00
Total FINANCE DEPT:		155,205.63	99,170.99	101,644.24	177,116.61	183,887.00	143,068.00	-40,819.00
RECORDER								
10-47-11	Salaries/Wages	59,915.50	61,654.24	56,256.09	42,688.31	52,928.00	81,189.00	28,261.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-47-12	Overtime	488.36	77.54	2,124.58	2,557.35	500.00	1,500.00	1,000.00
10-47-13	Employee Benefits	25,429.13	25,463.42	22,719.05	14,141.84	23,579.00	31,286.00	7,707.00
10-47-14	Part-time Transcriptionist	.00	.00	.00	.00	3,000.00	3,000.00	.00
10-47-21	Professional Org. Memberships	315.00	609.80	295.00	150.00	400.00	400.00	.00
10-47-22	Election	679.44	8,464.83	1,934.16	15,781.47	15,000.00	5,000.00	-10,000.00
10-47-23	Mileage Reimbursement	1,606.24	874.69	849.89	782.94	1,000.00	1,000.00	.00
10-47-24	Office Supplies & Postage	1,506.61	190.04	321.77	139.59	.00	.00	.00
10-47-28	Software Licenses and Maint.	.00	375.00	1,391.26	3,473.40	2,000.00	5,000.00	3,000.00
10-47-29	Phone	152.94	1,257.32	2,783.54	810.00	1,000.00	1,080.00	80.00
10-47-30	Uniforms	.00	.00	.00	.00	150.00	.00	-150.00
10-47-31	Codification	1,871.00	5,766.76	2,415.15	1,788.50	5,000.00	2,500.00	-2,500.00
10-47-33	Continuing Education	-18.53	1,511.92	250.00	1,298.88	2,000.00	2,000.00	.00
10-47-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	5,000.00	5,000.00
Total RECORDER:		91,945.69	106,245.56	91,340.49	83,612.28	106,557.00	138,955.00	32,398.00
TREASURER								
10-48-11	Salaries/Wages	47,738.18	76,704.29	46,770.01	30,961.69	39,260.00	24,257.00	-15,003.00
10-48-12	Overtime	.00	690.59	315.13	33.81	517.00	400.00	-117.00
10-48-13	Employee Benefits	16,022.66	25,582.43	21,684.57	18,260.86	23,121.00	15,081.00	-8,040.00
10-48-21	Professional Org. Memberships	1,402.00	75.00	190.00	326.00	190.00	165.00	-25.00
10-48-23	Mileage Reimbursement	962.56	172.06	97.23	99.74	150.00	150.00	.00
10-48-24	Office Supplies & Postage	193.10	-43,672.11	100.69	.00	1,000.00	1,050.00	50.00
10-48-25	Treasurer Bond	.00	1,424.00	2,041.00	1,175.48	1,400.00	1,200.00	-200.00
10-48-26	Overhead Allocation	.00	.00	-43,523.00	.00	.00	.00	.00
10-48-30	Uniforms	.00	.00	.00	.00	150.00	.00	-150.00
10-48-31	Legal Services	.00	.00	.00	.00	.00	200.00	200.00
10-48-33	Continuing Education	477.61	1,797.29	1,234.00	1,465.79	1,870.00	2,300.00	430.00
10-48-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	.00	.00
Total TREASURER:		66,796.11	62,773.55	28,909.63	52,323.37	67,658.00	44,803.00	-22,855.00
ATTORNEY								
10-49-31	Professional & Technical Ser	24,201.50	30,810.00	25,212.95	27,235.80	27,500.00	40,000.00	12,500.00
Total ATTORNEY:		24,201.50	30,810.00	25,212.95	27,235.80	27,500.00	40,000.00	12,500.00
LIBRARY								
10-50-11	Salaries/Wages	113,673.19	84,068.84	90,027.25	71,229.39	84,023.00	85,167.00	1,144.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-50-12	Overtime	.00	.00	.00	.00	.00	.00	.00
10-50-13	Employee Benefits	35,102.45	35,877.12	32,903.75	27,096.91	41,638.00	44,081.00	2,443.00
10-50-14	Salaries/Wages Part-Time	.00	44,074.48	43,059.96	39,273.22	54,929.00	43,424.00	-11,505.00
10-50-21	Equipment	922.29	331.64	683.94	270.30	2,000.00	3,500.00	1,500.00
10-50-22	Friends of Library Expenses	.00	.00	.00	.00	.00	.00	.00
10-50-23	Books & Materials	19,166.52	27,760.80	29,177.74	24,550.70	31,000.00	32,000.00	1,000.00
10-50-24	Library Card Refunds	.00	.00	.00	.00	.00	.00	.00
10-50-25	Fund Raising, Travel & Members	188.28	2,000.00	959.41	1,763.60	2,250.00	1,500.00	-750.00
10-50-26	Insurance & Bonds	.00	.00	.00	.00	.00	.00	.00
10-50-27	Postage	1,509.04	1,418.34	1,870.13	1,310.37	2,500.00	2,500.00	.00
10-50-28	Information Technology	9,463.78	15,506.58	12,250.24	12,059.91	15,000.00	13,000.00	-2,000.00
10-50-29	Printing	.00	.00	301.88	124.48	500.00	500.00	.00
10-50-30	Special Programs	5,753.37	5,064.93	4,272.60	1,864.00	5,500.00	5,500.00	.00
10-50-35	Supplies	62.80	2,404.08	2,894.63	4,353.53	8,000.00	3,000.00	-5,000.00
10-50-50	Library Grant Expenditures	692.93	5,144.10	4,668.04	2,228.00	10,000.00	6,000.00	-4,000.00
10-50-70	Capital Outlay/ OneTime Exp	.00	5,000.00	.00	.00	.00	.00	.00
10-50-71	Transfer to Library Reserve F	43,397.35	.00	.00	.00	.00	.00	.00
Total LIBRARY:		229,932.00	228,650.91	223,069.57	186,124.41	257,340.00	240,172.00	-17,168.00
APPEAL AUTHORITY								
10-51-31	Professional & Tech. Services	.00	1,242.50	3,684.50	3,360.53	4,000.00	4,000.00	.00
10-51-32	Engineer	.00	.00	.00	.00	.00	.00	.00
10-51-33	Secretary	.00	.00	.00	.00	.00	.00	.00
Total APPEAL AUTHORITY:		.00	1,242.50	3,684.50	3,360.53	4,000.00	4,000.00	.00
PLANNING & ZONING								
10-52-11	Salaries/Wages	117,366.32	107,011.20	101,306.14	83,320.00	106,143.00	90,808.00	-15,335.00
10-52-12	Overtime	.00	.00	.00	.00	500.00	500.00	.00
10-52-13	Employee Benefits	36,023.32	49,391.63	53,171.09	39,602.87	61,107.00	50,197.00	-10,910.00
10-52-14	Other Benefits	.00	.00	.00	.00	.00	.00	.00
10-52-15	Planning Commission Salaries	.00	3,976.00	2,856.00	1,658.24	7,304.00	7,304.00	.00
10-52-21	Professional Org. Memberships	636.98	453.00	470.00	470.00	800.00	800.00	.00
10-52-22	Public Notices	2,967.41	2,560.24	3,231.72	1,374.80	3,000.00	3,000.00	.00
10-52-23	Mileage Reinbursement	346.11	.00	.00	.00	100.00	100.00	.00
10-52-24	Office Supplies & Postage	7,061.08	163.08	-32.81	.00	.00	.00	.00
10-52-25	Special Projects	14,679.50	.00	2,141.68	.00	32,500.00	32,500.00	.00
10-52-26	Fuel For Vehicles	30.86	60.74	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-57-31	Lone Peak Public Safety Dist	644,587.00	940,152.00	960,785.96	854,950.25	932,673.00	1,031,175.00	98,502.00
10-57-32	EMS	.00	.00	.00	.00	.00	.00	.00
10-57-33	Education	.00	.00	.00	.00	.00	.00	.00
10-57-48	Special Department Supplies	.00	.00	.00	.00	.00	.00	.00
10-57-49	Emergency Preparation	.00	.00	.00	.00	.00	.00	.00
10-57-74	Fire Truck Capital Lease	.00	.00	.00	.00	.00	.00	.00
10-57-75	Capital Outlay-Equipment Purch	.00	.00	.00	.00	.00	.00	.00
10-57-76	Ambulance Capital Outlay	.00	.00	.00	.00	.00	.00	.00
Total EMERGENCY SERVICES:		750,362.96	1,047,317.96	1,072,385.00	959,323.75	1,046,040.00	1,166,989.00	120,949.00

BUILDING INSPECTION

10-58-11	Salaries/Wages	89,461.79	93,832.77	96,176.04	79,980.64	98,229.00	113,642.00	15,413.00
10-58-12	Overtime	52.75	367.65	480.90	738.05	500.00	2,000.00	1,500.00
10-58-13	Employee Benefits	46,109.32	45,068.64	47,345.62	39,918.76	49,418.00	59,082.00	9,664.00
10-58-21	Professional Org. Memberships	1,048.14	1,193.40	1,281.41	138.00	500.00	400.00	-100.00
10-58-23	Mileage Reimbursement	859.56	.00	200.00	.00	200.00	200.00	.00
10-58-24	Office Supplies & Postage	1,461.91	.00	322.98	22.54	.00	.00	.00
10-58-25	Fuel Expenditure Vehicles	2,146.44	2,613.95	2,812.32	1,689.47	4,000.00	3,500.00	-500.00
10-58-26	Technical Manuals & Code Books	.00	197.70	.00	.00	700.00	700.00	.00
10-58-27	Vehicle Maintenance	.00	.00	816.00	.00	.00	.00	.00
10-58-28	Software	.00	.00	1,212.00	762.85	1,300.00	1,300.00	.00
10-58-29	Cell Phone	.00	889.90	883.35	869.71	550.00	550.00	.00
10-58-31	Professional & Tech. Services	960.00	1,309.00	1,080.00	2,536.00	1,500.00	5,000.00	3,500.00
10-58-33	Continuing Education	265.00	1,152.72	1,384.62	1,158.38	1,700.00	1,700.00	.00
10-58-38	Uniforms	.00	4.00	246.97	466.79	350.00	350.00	.00
10-58-74	Capital Outlay-Equipment	375.70	400.00	.00	23.49	400.00	400.00	.00
Total BUILDING INSPECTION:		142,740.61	147,029.73	154,242.21	128,304.68	159,347.00	188,824.00	29,477.00

STREETS AND ROADS

10-60-11	Salaries/Wages	163,398.04	182,047.66	179,929.15	144,155.61	171,615.00	181,289.00	9,674.00
10-60-12	Overtime	2,383.25	2,553.05	1,830.63	1,294.28	5,047.00	3,800.00	-1,247.00
10-60-13	Employee Benefits	73,668.96	89,357.21	91,354.03	72,966.85	90,621.00	96,268.00	5,647.00
10-60-14	Salaries/Wages Part-Time	.00	.00	.00	.00	14,500.00	12,500.00	-2,000.00
10-60-15	Overtime Snow Removal	.00	643.03	9,345.94	4,235.91	6,000.00	6,000.00	.00
10-60-16	Radio Maintenance	6,344.50	900.00	.00	138.76	965.00	.00	-965.00
10-60-17	Mobile Telephones	1,566.44	1,781.38	2,064.95	1,691.75	2,150.00	3,250.00	1,100.00
10-60-27	Street Light Power	78,779.86	77,590.08	67,178.97	48,532.97	71,000.00	70,500.00	-500.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-60-28	Street Light Repair	5,766.37	10,911.86	4,417.49	14,158.66	18,000.00	12,000.00	-6,000.00
10-60-30	Bldg Maintenance & Utilities	10,910.63	2,705.72	1,802.40	1,638.46	2,000.00	2,500.00	500.00
10-60-31	Street Repair-Potholes Etc.	42,880.18	18,550.66	25,583.37	36,940.31	50,000.00	50,000.00	.00
10-60-32	Weed Control	.00	.00	.00	.00	.00	.00	.00
10-60-33	Continuing Education	1,785.41	2,549.66	3,049.06	2,831.16	3,750.00	3,000.00	-750.00
10-60-34	Prof and Tech Services	.00	.00	.00	.00	.00	15,000.00	15,000.00
10-60-35	Professional Org. Memberships	594.14	.00	.00	292.00	500.00	500.00	.00
10-60-36	Office Supplies	149.84	.00	.00	.00	.00	.00	.00
10-60-37	Sidewalk Repair & Maint	50,483.20	65,858.17	42,120.08	39,538.61	45,000.00	45,000.00	.00
10-60-38	Uniforms & Safety Wear	2,366.19	2,748.09	2,246.95	2,520.72	2,000.00	2,000.00	.00
10-60-39	Street Striping	12,366.12	7,513.73	4,970.19	4,051.00	10,000.00	10,000.00	.00
10-60-40	School Crossing Maintenance	.00	4,493.26	2,359.82	1,394.80	3,000.00	1,500.00	-1,500.00
10-60-41	Pedestrian Crossings	.00	3,542.42	.00	.00	1,500.00	1,500.00	.00
10-60-42	Technical Manuals & Code Books	.00	.00	.00	.00	.00	.00	.00
10-60-47	Public Works Shop Tools & Sup	.00	2,551.48	2,512.38	2,392.91	2,500.00	2,000.00	-500.00
10-60-48	Streets, Traffic, & Warn Signs	8,498.25	7,817.64	9,930.97	2,305.38	10,000.00	7,500.00	-2,500.00
10-60-49	Snow Removal	42,889.69	.00	.00	.00	.00	.00	.00
10-60-50	Equipment Repair & Maintenance	14,905.80	554.13	15.00	.00	.00	.00	.00
10-60-51	Fuel Expense Vehicles	16,486.26	13,808.84	11,034.34	7,091.94	13,500.00	14,500.00	1,000.00
10-60-52	Snow Removal:Salt	.00	8,628.81	40,120.68	43,809.22	45,000.00	45,000.00	.00
10-60-53	Snow Removal:Equipment Maint	.00	1,387.99	11,915.00	17,274.24	10,000.00	13,500.00	3,500.00
10-60-54	Snow Removal:Fuel & Oil	.00	1,453.95	10,657.67	5,842.62	9,000.00	6,000.00	-3,000.00
10-60-55	Misc. Subd. Bond Expenses	.00	825.89	.00	.00	.00	.00	.00
10-60-56	Maintenance & Repair: Trucks	.00	3,243.57	6,920.45	7,699.93	10,000.00	20,000.00	10,000.00
10-60-57	Maintenance & Repair:Equipment	.00	14,081.83	36,505.12	15,003.16	38,000.00	38,000.00	.00
10-60-58	Snow Removal Equipment	.00	41,197.49	20,298.50	23,357.14	25,000.00	30,000.00	5,000.00
10-60-59	Capital Equipment Purchases	.00	.00	.00	17,828.30	.00	48,500.00	48,500.00
10-60-60	Snow Removal Equipment	.00	.00	.00	.00	.00	.00	.00
10-60-70	Irrigation Shares	.00	.00	.00	.00	.00	.00	.00
10-60-73	Capital Outlay-Improvements	.00	.00	.00	.00	.00	.00	.00
10-60-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	.00	.00
10-60-75	Capital Outlay-Special Proj	.00	.00	.00	.00	.00	.00	.00
Total STREETS AND ROADS:		536,223.13	569,297.60	588,163.14	518,986.69	660,648.00	741,607.00	80,959.00
ENGINEER								
10-66-11	Salaries/Wages	.00	.00	.00	.00	.00	.00	.00
10-66-13	Employee Benefits	.00	.00	.00	.00	.00	.00	.00
10-66-14	Other Benefits	700.00	.00	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-66-30	Car Allowance	8,409.20	8,400.00	8,561.12	7,000.00	8,400.00	7,200.00	-1,200.00
10-66-31	Professiona & Tech Services	26,603.15	36,661.29	27,898.33	11,153.81	35,000.00	35,000.00	.00
10-66-32	GIS Survey	.00	.00	.00	.00	.00	.00	.00
10-66-33	Equipment-Supplies & Maint	1,443.53	1,683.80	2,264.03	598.46	500.00	.00	-500.00
10-66-34	Fuel and Oil	.00	.00	.00	.00	.00	.00	.00
10-66-35	Continuing Education	1,222.06	838.47	1,443.45	2,144.76	3,000.00	3,000.00	.00
10-66-36	Office Supplies	1,205.08	-20,453.00	.00	.00	.00	.00	.00
10-66-37	Telephones	3,198.12	1,080.00	1,080.00	900.00	1,200.00	1,200.00	.00
10-66-38	Uniforms	.00	.00	.00	.00	.00	.00	.00
10-66-39	Books, Memberships, & Subscrip	.00	660.00	723.00	585.00	500.00	.00	-500.00
10-66-40	Overhead Allocation	.00	.00	-14,925.00	.00	.00	.00	.00
10-66-42	Technical Manuals & Code Books	.00	.00	.00	.00	.00	.00	.00
10-66-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	.00	.00
Total ENGINEER:		42,781.14	28,870.56	27,044.93	22,382.03	48,600.00	46,400.00	-2,200.00
PARKS & RECREATION								
10-70-11	Salaries/Wages	60,753.62	61,853.33	59,503.80	50,856.14	60,436.00	66,676.00	6,240.00
10-70-12	Overtime	8,788.17	12,159.57	5,455.41	72.76	1,745.00	2,000.00	255.00
10-70-13	Employee Benefits	34,675.10	31,584.41	32,497.56	25,634.14	36,278.00	40,575.00	4,297.00
10-70-14	Seasonal Employees	36,163.74	47,908.50	49,387.88	28,132.66	68,229.00	70,000.00	1,771.00
10-70-15	Radio Maintenance & Tower Rent	.00	516.00	768.62	137.00	965.00	.00	-965.00
10-70-16	Mobile Telephones	90.87	1,602.74	1,811.53	1,164.42	1,200.00	1,200.00	.00
10-70-17	Public Works Bldg Utilities	.00	1,497.57	1,747.13	1,656.76	2,000.00	2,500.00	500.00
10-70-21	Org. and Training Memberships	220.00	310.00	540.00	325.00	400.00	400.00	.00
10-70-24	Playground Maintenance & Rep.	18,642.95	983.42	3,625.85	.00	6,000.00	4,000.00	-2,000.00
10-70-25	Equipment-Supplies & Maint.	3,287.84	4,317.81	3,987.28	1,008.26	4,000.00	4,000.00	.00
10-70-26	Water Park Chemicals	3,835.60	7,734.18	5,349.04	1,632.42	10,000.00	7,500.00	-2,500.00
10-70-27	Power for Parks, Clocks, & Tim	14,206.82	5,016.32	7,424.43	2,935.05	10,000.00	10,000.00	.00
10-70-28	Recreation	98,207.85	.00	.00	.00	.00	.00	.00
10-70-29	Sprinkler Parts & Replacement	6,490.72	11,106.99	10,578.13	10,036.37	11,000.00	9,000.00	-2,000.00
10-70-30	Vehicle Maintenance & Repair	630.40	2,439.16	4,696.41	4,443.34	5,000.00	7,000.00	2,000.00
10-70-31	Park Maintenance Contract	.00	.00	.00	.00	.00	.00	.00
10-70-32	Water Park Utilities	825.97	4,085.14	6,275.89	6,016.18	6,000.00	10,000.00	4,000.00
10-70-33	Lawn Equipment Maintenance	5,870.18	5,470.92	6,659.03	3,708.31	7,500.00	7,500.00	.00
10-70-34	Fuel and Oil	5,777.44	7,170.55	9,355.01	6,171.62	12,150.00	12,000.00	-150.00
10-70-35	Continuing Education	1,079.10	1,541.67	1,170.33	2,461.15	2,000.00	2,000.00	.00
10-70-36	Office Supplies	664.76	.00	.00	.00	.00	.00	.00
10-70-37	Uniforms & Safety Wear	1,682.62	2,088.34	2,036.75	1,549.30	2,000.00	2,000.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-70-38	Trail Maintenance	6,626.00	.00	497.00	1,887.38	20,000.00	20,000.00	.00
10-70-39	Fertilizer & Weed Killer	.00	15,906.23	23,000.00	16,405.80	25,000.00	25,000.00	.00
10-70-40	Public Works Shop Tools & Supp	.00	2,500.00	1,973.89	721.15	2,000.00	2,000.00	.00
10-70-41	Arbor Day Tree Purchases	.00	.00	-148.29	-6,163.00	12,500.00	21,000.00	8,500.00
10-70-42	Tree Pruning Project	.00	.00	10,397.97	.00	12,500.00	15,000.00	2,500.00
10-70-43	Tree Tools & Vehicle	.00	2,015.32	13,208.50	.00	.00	.00	.00
10-70-44	Highland Glen Park Improvement	.00	2,883.44	29,313.18	31,044.07	28,500.00	30,000.00	1,500.00
10-70-45	UT Cnty Murdock Trail Maint	.00	.00	.00	7,754.53	8,500.00	8,500.00	.00
10-70-46	Forestry Grant	.00	.00	3,046.01	.00	.00	.00	.00
10-70-48	Restroom Maint. & Port-O-Potty	8,967.42	9,510.06	10,994.03	9,448.22	16,500.00	16,500.00	.00
10-70-69	Equipment Lease & Maintenance	.00	.00	.00	3,000.00	3,500.00	3,500.00	.00
10-70-71	Capital Outlay-Land	.00	.00	.00	.00	.00	.00	.00
10-70-72	Capital Outlay-Buildings	.00	.00	.00	.00	.00	.00	.00
10-70-73	Capital Outlay	.00	28,054.00	.00	.00	.00	.00	.00
10-70-74	Equipment Replacement Fund	400.00	2,975.64	6,050.59	3,706.21	9,000.00	9,000.00	.00
10-70-75	Capital Equipment Purchases	.00	.00	.00	.00	.00	.00	.00
Total PARKS & RECREATION:		317,887.17	273,231.31	311,202.96	215,745.24	384,903.00	408,851.00	23,948.00
CEMETERY								
10-71-11	Salaries/Wages	61,300.10	11,834.78	11,546.91	11,628.54	13,908.00	15,961.00	2,053.00
10-71-12	Overtime	337.52	936.98	1,876.55	1,777.78	1,500.00	2,000.00	500.00
10-71-13	Employee Benefits	21,985.42	3,130.95	6,809.92	6,069.28	7,749.00	9,044.00	1,295.00
10-71-14	Seasonal Employees	4,589.30	8,137.70	7,413.51	5,301.45	13,219.00	14,000.00	781.00
10-71-15	Radio Maintenance & Tower Rent	.00	900.00	748.06	137.00	965.00	.00	-965.00
10-71-16	Mobile Telephones	100.34	60.96	.00	.00	200.00	200.00	.00
10-71-17	Public Works Bldg Utilities	.00	1,497.57	1,786.03	1,688.35	2,500.00	2,000.00	-500.00
10-71-18	PW Shop Tools & Supplies	.00	2,273.77	2,495.76	62.50	2,500.00	2,000.00	-500.00
10-71-19	Flowers, Mulch, & Tree Replace	.00	4,891.39	3,000.00	.00	3,000.00	3,000.00	.00
10-71-20	Sprinkler Repair & Maintenance	.00	6,395.83	4,875.76	3,356.47	5,000.00	3,500.00	-1,500.00
10-71-21	Fertilizer & Weed Killer	.00	8,892.41	12,500.00	7,463.92	12,500.00	12,500.00	.00
10-71-24	Operation & Maintenance	3,628.55	368.93	6,664.46	4,015.81	7,500.00	7,500.00	.00
10-71-25	Fuel and Oil	1,187.17	3,183.74	2,468.60	1,946.36	3,440.00	3,500.00	60.00
10-71-26	Equip Repairs & Maint	611.66	3,714.93	3,293.91	1,199.98	3,500.00	4,000.00	500.00
10-71-27	Equip Supplies	1,193.02	1,107.76	1,029.59	563.00	1,000.00	1,000.00	.00
10-71-28	Equipment Lease & Maintenance	.00	.00	.00	3,000.00	3,500.00	3,500.00	.00
10-71-31	Engineering	2,211.60	.00	.00	.00	.00	.00	.00
10-71-69	Capital Equipment Purchases	.00	.00	.00	.00	.00	.00	.00
10-71-73	Land Purchase	78,898.41	78,898.41	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
10-73-26	Utility Billing	2,055.89	7,358.61	6,488.45	5,076.09	6,500.00	6,500.00	.00
10-73-31	Dump Passes	3,304.00	.00	.00	.00	.00	.00	.00
10-73-49	North Pointe Tipping Fees	.00	.00	178,118.41	17,071.13	.00	.00	.00
10-73-50	Garbage Contract Republic	497,460.10	525,901.48	366,962.75	382,823.00	530,000.00	565,000.00	35,000.00
10-73-51	Bad Debt Expense	.00	.00	.00	.00	.00	.00	.00
10-73-80	Indirect Overhead	.00	.00	.00	.00	.00	.00	.00
Total GARBAGE:		524,130.05	539,252.56	562,627.79	413,945.18	552,780.00	614,493.00	61,713.00
TRANSFERS								
10-90-13	Emp Benefits Water Co. Sec	.00	.00	.00	.00	.00	.00	.00
10-90-90	Trans. to Capital Imp Fund	234,650.00	473,864.00	448,098.00	150,000.00	300,000.00	300,000.00	.00
10-90-91	Transfers to Debt Service Fund	970,000.00	655,000.00	590,000.00	500,000.00	588,500.00	383,516.00	-204,984.00
10-90-92	Transfers From Utility Fund	.00	.00	.00	.00	.00	.00	.00
10-90-93	Other Expense Water Co. Sec.	.00	.00	.00	.00	.00	.00	.00
10-90-94	Council Appropriation	.00	.00	.00	.00	.00	.00	.00
10-90-95	Appropriated Increase Fund Bal	.00	.00	.00	.00	1,929.00	.00	-1,929.00
10-90-96	Transfers to Open Space Fund	.00	117,000.00	159,221.25	115,750.00	231,500.00	121,500.00	-110,000.00
Total TRANSFERS:		1,204,650.00	1,245,864.00	1,197,319.25	765,750.00	1,121,929.00	805,016.00	-316,913.00
GENERAL FUND Revenue Total:		6,922,480.56	6,845,707.28	7,107,224.53	5,941,362.18	7,366,090.00	7,500,937.00	134,847.00
GENERAL FUND Expenditure Total:		6,748,546.32	6,894,923.41	6,953,026.07	5,913,631.27	7,366,090.00	7,495,948.00	129,858.00
Net Total GENERAL FUND:		173,934.24	-49,216.13	154,198.46	27,730.91	.00	4,989.00	4,989.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
Highland Open Space SSD								
REVENUE								
20-30-90	Transfer from Cap Project Fund	.00	.00	.00	.00	.00	.00	.00
20-30-91	Transfer from General Fund	.00	117,000.00	159,221.25	115,750.00	231,500.00	121,500.00	-110,000.00
Total REVENUE:		.00	117,000.00	159,221.25	115,750.00	231,500.00	121,500.00	-110,000.00
Fees								
20-32-01	Open Space Fee	244,678.79	249,556.56	259,075.74	196,610.29	260,000.00	267,000.00	7,000.00
Total Fees:		244,678.79	249,556.56	259,075.74	196,610.29	260,000.00	267,000.00	7,000.00
OTHER REVENUE								
20-36-10	Interest Earnings	149.90	-80.13	265.96	185.14	.00	.00	.00
Total OTHER REVENUE:		149.90	-80.13	265.96	185.14	.00	.00	.00
Source: 39								
20-39-90	PY Carryover Budgeted	.00	.00	.00	.00	.00	80,000.00	80,000.00
Total Source: 39:		.00	.00	.00	.00	.00	80,000.00	80,000.00
Department: 40								
20-40-80	Indirect Overhead	.00	.00	1,068.00	.00	.00	.00	.00
Total Department: 40:		.00	.00	1,068.00	.00	.00	.00	.00
EXPENDITURE-OPEN SPACE								
20-43-11	Salaries/Wages	16,956.00	83,268.07	77,901.02	65,594.03	79,778.00	81,753.00	1,975.00
20-43-12	Overtime	14,705.04	5,922.35	3,194.03	1,665.62	2,346.00	2,200.00	-146.00
20-43-13	Employee Benefits	33,180.97	47,184.75	48,052.40	33,783.80	55,970.00	55,513.00	-457.00
20-43-14	Seasonal Employees	81,444.18	83,119.95	78,189.89	55,663.49	138,802.00	140,000.00	1,198.00
20-43-15	Radio Maintenance & Tower Rent	.00	900.00	728.62	137.00	965.00	.00	-965.00
20-43-16	Mobile Telephones	.00	.00	.00	.00	500.00	500.00	.00
20-43-17	PW Building Utilities	.00	1,497.57	1,716.53	1,637.10	2,000.00	2,500.00	500.00
20-43-18	PW Shop Tools & Supplies	.00	2,500.00	2,474.05	584.46	2,500.00	2,000.00	-500.00
20-43-19	Flowers, Mulch, & Tree Replace	.00	4,443.35	4,946.44	.00	5,000.00	3,500.00	-1,500.00
20-43-20	Beacon Hills Blvd os Maint	.00	12,377.50	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
20-43-21	Fertilizer & Weed Killer	.00	20,000.00	49,608.00	20,023.76	60,000.00	60,000.00	.00
20-43-22	Trail Maintenance	.00	800.00	18,422.80	3,018.88	30,000.00	20,000.00	-10,000.00
20-43-23	Power to Clocks & Lights	.00	5,000.00	4,020.70	4,387.56	5,000.00	4,000.00	-1,000.00
20-43-24	Uniforms & Safety Wear	.00	1,486.32	1,312.42	847.65	1,500.00	2,000.00	500.00
20-43-25	Office Supplies	2,073.89	.00	.00	.00	.00	.00	.00
20-43-26	Playground Maintenance & Rep.	.00	17,721.00	16,779.68	6,611.76	18,000.00	15,000.00	-3,000.00
20-43-36	Utility Billing	112.28	1,734.69	1,891.35	1,553.50	2,000.00	2,000.00	.00
20-43-61	Fuel & Oil	10,677.11	13,295.43	14,633.95	10,043.71	19,440.00	20,000.00	560.00
20-43-62	Property Maintenance	.00	.00	.00	.00	.00	.00	.00
20-43-63	Repair and Maintenance	13,110.76	25,495.37	16,882.37	7,600.21	20,000.00	15,000.00	-5,000.00
20-43-64	Sprinkler Repair	5,831.65	11,963.45	11,722.53	8,770.43	12,000.00	10,000.00	-2,000.00
20-43-65	View Point Hillside Trees	.00	.00	.00	.00	.00	.00	.00
20-43-73	Equipment Replacement	2,837.00	11,976.53	21,039.33	6,905.32	12,000.00	12,000.00	.00
20-43-74	Capital Equipment	1,757.90	.00	.00	.00	.00	.00	.00
20-43-80	Indirect Overhead	.00	23,016.00	23,622.00	17,716.50	23,622.00	14,919.00	-8,703.00
Total EXPENDITURE-OPEN SPACE:		182,686.78	373,702.33	397,138.11	246,544.78	491,423.00	462,885.00	-28,538.00
Transfers								
20-90-90	Transfer to General Fund	70,000.00	.00	.00	.00	.00	.00	.00
Total Transfers:		70,000.00	.00	.00	.00	.00	.00	.00
Highland Open Space SSD Revenue Total:		244,828.69	366,476.43	418,562.95	312,545.43	491,500.00	468,500.00	-23,000.00
Highland Open Space SSD Expenditure Total:		252,686.78	373,702.33	398,206.11	246,544.78	491,423.00	462,885.00	-28,538.00
Net Total Highland Open Space SSD:		-7,858.09	-7,225.90	20,356.84	66,000.65	77.00	5,615.00	5,538.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
Debt Service Fund								
REVENUE								
30-30-90	Transfer from Capital Proj Bld	.00	.00	.00	.00	.00	60,000.00	60,000.00
30-30-91	Transfers from General Fund	970,000.00	655,000.00	590,000.00	500,000.00	588,500.00	383,516.00	-204,984.00
30-30-92	Transfers from Park Cap Proj	.00	318,000.00	383,000.00	255,226.88	386,500.00	527,000.00	140,500.00
Total REVENUE:		970,000.00	973,000.00	973,000.00	755,226.88	975,000.00	970,516.00	-4,484.00
OTHER REVENUE								
30-33-30	Debt Service Fund Surplus	.00	.00	.00	.00	.00	.00	.00
Total OTHER REVENUE:		.00	.00	.00	.00	.00	.00	.00
Expenditures								
30-40-50	2006 Building Bond Principal	220,000.00	230,000.00	240,000.00	250,000.00	250,000.00	260,000.00	10,000.00
30-40-51	2006 Building Bond Interest	224,174.89	214,574.64	204,550.46	194,322.50	194,323.00	183,485.00	-10,838.00
30-40-52	2007 Park Bond Principal	240,000.00	250,000.00	260,000.00	275,000.00	275,000.00	285,000.00	10,000.00
30-40-53	2007 Park Bond Interest	289,089.31	278,084.21	266,495.83	254,631.26	254,631.00	242,031.00	-12,600.00
Total Expenditures:		973,264.20	972,658.85	971,046.29	973,953.76	973,954.00	970,516.00	-3,438.00
Debt Service Fund Revenue Total:		970,000.00	973,000.00	973,000.00	755,226.88	975,000.00	970,516.00	-4,484.00
Debt Service Fund Expenditure Total:		973,264.20	972,658.85	971,046.29	973,953.76	973,954.00	970,516.00	-3,438.00
Net Total Debt Service Fund:		-3,264.20	341.15	1,953.71	-218,726.88	1,046.00	.00	-1,046.00

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Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
CAPITAL IMPROVEMENT FUND-PARKS								
REVENUE								
40-30-90	Contribution from General Fund	.00	28,864.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	28,864.00	.00	.00	.00	.00	.00
FEES AND SERVICES								
40-34-71	Park Impact Fees	392,147.00	390,627.00	584,295.00	595,782.00	425,000.00	630,000.00	205,000.00
40-34-72	Service Fees	.00	.00	.00	.00	.00	.00	.00
40-34-73	Exaction Fee For Roads	.00	.00	.00	.00	.00	.00	.00
40-34-75	Miscellaneous Fees	.00	580,850.00	.00	.00	.00	.00	.00
40-34-76	Sale of Property	.00	.00	5,525.00	4,725.00	.00	5,000.00	5,000.00
Total FEES AND SERVICES:		392,147.00	971,477.00	589,820.00	600,507.00	425,000.00	635,000.00	210,000.00
OTHER REVENUE								
40-36-10	Interest Income	1,510.63	4,777.66	5,636.28	2,156.78	1,000.00	3,000.00	2,000.00
40-36-15	State Grants	.00	.00	.00	61,303.57	.00	.00	.00
40-36-19	Park Donations-Beacon Hills Pk	.00	.00	.00	520.00	.00	.00	.00
40-36-20	Park Donations Highland Glen	225.00	7,000.00	.00	28,022.92	.00	.00	.00
40-36-21	Bond Proceeds	.00	.00	.00	.00	.00	.00	.00
Total OTHER REVENUE:		1,735.63	11,777.66	5,636.28	92,003.27	1,000.00	3,000.00	2,000.00
REVENUE-OTHER								
40-39-90	PY Carryover Budgeted	.00	.00	.00	.00	100,000.00	.00	-100,000.00
Total REVENUE-OTHER:		.00	.00	.00	.00	100,000.00	.00	-100,000.00
EXPENDITURES-PARK CAPITAL								
40-40-20	Potential Claims & Judgements	.00	.00	.00	.00	.00	.00	.00
40-40-29	Reserve for Beacon Hills	.00	.00	.00	.00	.00	.00	.00
40-40-31	Professional & Tech. Services	.00	.00	.00	.00	.00	.00	.00
40-40-50	2007 Sales & Franchise Bond Pm	.00	.00	.00	.00	.00	.00	.00
40-40-68	Town Center Park	.00	.00	.00	.00	.00	.00	.00
40-40-69	Canterbury Park	.00	.00	.00	.00	.00	.00	.00
40-40-70	Hillside Land Purchase	.00	.00	.00	.00	.00	.00	.00
40-40-71	Park Construction	14,850.00	2,661.00	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
40-40-72	4800 W Soccer Fields/Park Road	331.50	.00	.00	.00	.00	.00	.00
40-40-73	Spring Creek Park Construction	.00	.00	.00	.00	.00	.00	.00
40-40-74	Asset and Land Purchase	.00	.00	.00	.00	.00	.00	.00
40-40-75	Park Equipment	.00	.00	.00	.00	.00	.00	.00
40-40-76	Trails	17,609.33	.00	.00	-17,609.33	.00	.00	.00
40-40-77	Highland Hills Open Space	29,740.00	.00	.00	.00	.00	.00	.00
40-40-79	Cemetary Capital Project	.00	.00	.00	.00	.00	.00	.00
40-40-80	Highland Glen Park Imp	.00	34,009.50	.00	.00	.00	.00	.00
40-40-81	Highland Wter Bldg & El Park	.00	.00	.00	.00	.00	.00	.00
40-40-82	Beacon Hills Park	69,657.50	.00	731,463.50	174,435.99	.00	.00	.00
40-40-83	Beacon Hills Trail	.00	.00	.00	.00	.00	.00	.00
40-40-84	View Point Hillside Replanting	15,766.04	8,352.71	.00	.00	.00	.00	.00
40-40-85	Interest Expense Bonds	.00	.00	.00	.00	.00	.00	.00
40-40-86	Bond Trust Fees	3,080.00	4,000.00	3,500.00	3,500.00	3,500.00	.00	-3,500.00
40-40-90	Transfer to Capital Imp. Fund	.00	.00	.00	.00	.00	.00	.00
Total EXPENDITURES-PARK CAPITAL:		151,034.37	49,023.21	734,963.50	160,326.66	3,500.00	.00	-3,500.00
TRANSFERS								
40-90-00	Transfer to Pressurized Irrig	.00	.00	.00	.00	.00	.00	.00
40-90-10	Transfer to Debt Service Fund	.00	318,000.00	383,000.00	255,226.88	386,500.00	527,000.00	140,500.00
40-90-20	Transfer to Utility Fund	.00	.00	.00	.00	.00	.00	.00
40-90-91	Transfers to open space fund	.00	.00	.00	.00	.00	.00	.00
Total TRANSFERS:		.00	318,000.00	383,000.00	255,226.88	386,500.00	527,000.00	140,500.00
CAPITAL IMPROVEMENT FUND-PARKS Revenue Total:		393,882.63	1,012,118.66	595,456.28	692,510.27	526,000.00	638,000.00	112,000.00
CAPITAL IMPROVEMENT FUND-PARKS Expenditure Total:		151,034.37	367,023.21	1,117,963.50	415,553.54	390,000.00	527,000.00	137,000.00
Net Total CAPITAL IMPROVEMENT FUND-PARKS:		242,848.26	645,095.45	-522,507.22	276,956.73	136,000.00	111,000.00	-25,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
EXPENDITURES-ROAD CAPITAL								
41-40-31	Engineering 6000 West Project	.00	.00	.00	.00	.00	.00	.00
41-40-32	Engineering	.00	.00	.00	.00	.00	.00	.00
41-40-60	Murdock Canal	.00	.00	.00	.00	.00	.00	.00
41-40-61	East/West Corridor	13,718.52	.00	.00	.00	.00	.00	.00
41-40-62	Highland Blvd Repairs & Over	.00	.00	.00	.00	.00	.00	.00
41-40-63	Corridor Preservation Land Pur	.00	.00	.00	.00	.00	.00	.00
41-40-64	Murdock Connector	4,663.33	396.91	415.22	1,186.40	.00	.00	.00
41-40-70	Capital Road Projects	.00	.00	28,531.70	.00	.00	500,000.00	500,000.00
41-40-71	Major Road Maintenance	48,228.12	426,834.76	411,291.10	432,388.52	550,000.00	.00	-550,000.00
41-40-72	Retainage on Prior Projects	.00	.00	.00	.00	.00	.00	.00
41-40-73	UDOT/4800 West	.00	.00	.00	.00	.00	.00	.00
41-40-74	Southwest Subdivision Improv	.00	.00	.00	.00	.00	.00	.00
41-40-75	SR74 Road Project	.00	.00	.00	.00	.00	.00	.00
41-40-76	4800 West Traffic Light	.00	.00	.00	.00	.00	.00	.00
41-40-77	10250 N Reconstruction	.00	.00	.00	.00	.00	.00	.00
41-40-78	Town Center Roads	.00	.00	.00	.00	.00	.00	.00
41-40-79	Centerline Survey	.00	.00	.00	.00	.00	.00	.00
41-40-80	5600 West Project	.00	.00	.00	.00	.00	.00	.00
41-40-81	Capital Outlay-Equipment	.00	.00	.00	.00	.00	.00	.00
41-40-82	Knight Avenue rebuild	2,000.00	33,716.00	.00	.00	.00	.00	.00
Total EXPENDITURES-ROAD CAPITAL:		68,609.97	460,947.67	440,238.02	433,574.92	550,000.00	500,000.00	-50,000.00
CAP IMP FUND ROAD PROJECTS Revenue Total:		500,021.29	514,378.38	536,615.79	204,474.22	1,100,000.00	382,000.00	-718,000.00
CAP IMP FUND ROAD PROJECTS Expenditure Total:		68,609.97	460,947.67	440,238.02	433,574.92	550,000.00	500,000.00	-50,000.00
Net Total CAP IMP FUND ROAD PROJECTS:		431,411.32	53,430.71	96,377.77	-229,100.70	550,000.00	-118,000.00	-668,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
CAP IMP FUND BUILDING								
REVENUE								
42-30-90	Contribution from General Fund	34,650.00	.00	.00	.00	.00	.00	.00
42-30-91	Contribution from Sewer	.00	.00	.00	.00	.00	.00	.00
42-30-92	Contribution from PI Fund	.00	.00	.00	.00	.00	.00	.00
42-30-93	Contribution from Park Capital	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		34,650.00	.00	.00	.00	.00	.00	.00
OTHER REVENUE								
42-36-10	Interest Income	-1,058.21	-1,027.05	-694.91	-216.51	.00	.00	.00
42-36-12	PSD Impact Fee	33,898.00	23,928.00	53,838.00	66,799.00	30,000.00	70,000.00	40,000.00
42-36-13	Towne Center Exaction	45,015.34	.00	.00	.00	.00	.00	.00
Total OTHER REVENUE:		77,855.13	22,900.95	53,143.09	66,582.49	30,000.00	70,000.00	40,000.00
REVENUE-OTHER								
42-39-30	Bond Proceeds	.00	.00	.00	.00	.00	.00	.00
42-39-40	Miscellaneous Income	111,563.00	30,000.00	.00	.00	.00	.00	.00
42-39-90	PY Carryover Budgeted	.00	.00	.00	.00	.00	.00	.00
Total REVENUE-OTHER:		111,563.00	30,000.00	.00	.00	.00	.00	.00
EXPENDITURES-BUILDING CAPITAL								
42-40-13	Employee Benefits	.00	.00	.00	.00	.00	.00	.00
42-40-68	New City Hall	.00	.00	.00	.00	.00	.00	.00
42-40-69	Old City Hall Remodel	67,831.94	.00	.00	.00	.00	.00	.00
42-40-70	Fire Station	7,815.60	.00	.00	.00	.00	.00	.00
42-40-71	Miscellaneous Costs	.00	.00	.00	.00	.00	.00	.00
42-40-72	Police & Court Building	.00	.00	.00	.00	.00	.00	.00
42-40-75	Interest Expense Bonds	92,784.61	.00	.00	.00	.00	.00	.00
Total EXPENDITURES-BUILDING CAPITAL:		168,432.15	.00	.00	.00	.00	.00	.00
Transfer To Debt Service								
42-90-00	Transfer To Debt Service	.00	.00	.00	.00	.00	60,000.00	60,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Total Transfer To Debt Service:	.00	.00	.00	.00	.00	60,000.00	60,000.00
	CAP IMP FUND BUILDING Revenue Total:	224,068.13	52,900.95	53,143.09	66,582.49	30,000.00	70,000.00	40,000.00
	CAP IMP FUND BUILDING Expenditure Total:	168,432.15	.00	.00	.00	.00	60,000.00	60,000.00
	Net Total CAP IMP FUND BUILDING:	55,635.98	52,900.95	53,143.09	66,582.49	30,000.00	10,000.00	-20,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
NW Annexation Cap Project								
REVENUE								
43-30-80	Transfer from Capital Project	.00	.00	.00	.00	.00	.00	.00
43-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00	.00	.00	.00
OTHER REVENUE								
43-36-10	Interest Income	75.41	260.40	408.76	325.71	500.00	400.00	-100.00
Total OTHER REVENUE:		75.41	260.40	408.76	325.71	500.00	400.00	-100.00
REVENUE-OTHER								
43-39-10	NW Impact Fee Water	.00	2,416.00	.00	.00	2,000.00	.00	-2,000.00
43-39-20	NW Impact Fee-Press Irr	11,279.00	14,993.00	12,811.00	5,981.00	15,000.00	6,000.00	-9,000.00
43-39-30	NW Impact Fee- Sewer	3,350.00	12,292.00	7,200.00	3,846.00	12,500.00	4,000.00	-8,500.00
43-39-40	NW Impact Fees-Road	.00	3,590.00	.00	5,505.00	3,000.00	5,000.00	2,000.00
43-39-50	NW Storm Sewer	.00	832.00	.00	.00	.00	.00	.00
43-39-51	Well Water Surcharge	.00	.00	.00	.00	.00	.00	.00
43-39-90	PY Carryover Budgeted	.00	.00	.00	.00	79,413.00	92,000.00	12,587.00
43-39-91	NW PI Ivory	.00	.00	.00	.00	.00	.00	.00
43-39-92	NW Road	.00	.00	.00	.00	.00	.00	.00
43-39-93	NW Road Ivory	.00	.00	.00	.00	.00	.00	.00
Total REVENUE-OTHER:		14,629.00	34,123.00	20,011.00	15,332.00	111,913.00	107,000.00	-4,913.00
Expenditures-NW Capital								
43-40-70	Impact Fee Study	.00	.00	.00	.00	6,000.00	.00	-6,000.00
Total Expenditures-NW Capital:		.00	.00	.00	.00	6,000.00	.00	-6,000.00
TRANSFERS								
43-90-90	Transfers to Capital Imp Fund	.00	.00	.00	.00	.00	.00	.00
Total TRANSFERS:		.00	.00	.00	.00	.00	.00	.00
NW Annexation Cap Project Revenue Total:		14,704.41	34,383.40	20,419.76	15,657.71	112,413.00	107,400.00	-5,013.00
NW Annexation Cap Project Expenditure Total:		.00	.00	.00	.00	6,000.00	.00	-6,000.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Net Total NW Annexation Cap Project:	14,704.41	34,383.40	20,419.76	15,657.71	106,413.00	107,400.00	987.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
Town Center Exaction fee Cap								
REVENUE								
44-30-80	Transfer from Capital Project	.00	.00	.00	.00	.00	.00	.00
44-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00	.00	.00	.00
OTHER REVENUE								
44-36-10	Interest Income	.00	588.48	1,172.26	954.38	1,000.00	1,000.00	.00
44-36-13	Town Center Exaction	.00	212,954.86	77,754.60	.00	70,000.00	.00	-70,000.00
Total OTHER REVENUE:		.00	213,543.34	78,926.86	954.38	71,000.00	1,000.00	-70,000.00
REVENUE-OTHER								
44-39-90	PY Carryover Budgeted	.00	.00	.00	.00	170,332.00	253,000.00	82,668.00
Total REVENUE-OTHER:		.00	.00	.00	.00	170,332.00	253,000.00	82,668.00
Expenditures-Town Center Exact								
44-40-70	Exaction Fee Reimbursed to Dev	.00	39,542.50	.00	.00	241,332.00	241,332.00	.00
Total Expenditures-Town Center Exact:		.00	39,542.50	.00	.00	241,332.00	241,332.00	.00
TRANSFERS								
44-90-90	Transfers to Capital Imp Fund	.00	.00	.00	.00	.00	.00	.00
Total TRANSFERS:		.00	.00	.00	.00	.00	.00	.00
Town Center Exaction fee Cap Revenue Total:		.00	213,543.34	78,926.86	954.38	241,332.00	254,000.00	12,668.00
Town Center Exaction fee Cap Expenditure Total:		.00	39,542.50	.00	.00	241,332.00	241,332.00	.00
Net Total Town Center Exaction fee Cap:		.00	174,000.84	78,926.86	954.38	.00	12,668.00	12,668.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
SEWER FUND								
REVENUE								
52-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00	.00	.00	.00
LICENSES AND PERMITS								
52-32-10	Self Service Garbage Permits	.00	.00	.00	.00	.00	.00	.00
Total LICENSES AND PERMITS:		.00	.00	.00	.00	.00	.00	.00
REVENUE								
52-37-10	Sewer Services	1,414,600.38	1,459,569.04	1,507,018.81	1,170,076.89	1,505,000.00	1,566,000.00	61,000.00
52-37-20	Impact Fees	182,413.08	212,442.00	259,448.00	251,536.92	220,000.00	275,500.00	55,500.00
52-37-30	Penalties	.00	.00	.00	.00	.00	.00	.00
52-37-40	Garbage Collection Fees	.00	.00	.00	.00	.00	.00	.00
52-37-50	Sewer Finance	3,992.50	2,983.37	4,692.39	2,729.04	2,300.00	2,300.00	.00
Total REVENUE:		1,601,005.96	1,674,994.41	1,771,159.20	1,424,342.85	1,727,300.00	1,843,800.00	116,500.00
MISCELLANEOUS REVENUE								
52-38-10	Interest Earnings	4,360.69	8,117.75	7,845.45	6,605.20	6,000.00	6,000.00	.00
52-38-80	Miscellaneous	.00	.00	.00	.00	.00	.00	.00
52-38-90	Miscellaneous	.00	.00	.00	.00	.00	.00	.00
52-38-95	PY Carryover	.00	.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		4,360.69	8,117.75	7,845.45	6,605.20	6,000.00	6,000.00	.00
Contributions								
52-39-50	Developer Contributions	.00	.00	.00	.00	.00	.00	.00
Total Contributions:		.00	.00	.00	.00	.00	.00	.00
EXPENDITURES-SEWER FUND								
52-40-11	Salaries/Wages	156,248.70	122,907.48	123,088.61	100,876.75	126,115.00	150,074.00	23,959.00
52-40-12	Overtime	4,071.22	3,153.07	2,549.21	2,446.92	3,633.00	3,800.00	167.00
52-40-13	Employee Benefits	93,193.94	50,571.96	58,453.79	45,456.84	60,071.00	73,800.00	13,729.00
52-40-17	Radio Maintenance & Tower Rent	.00	456.00	729.12	137.00	965.00	.00	-965.00

Account Number	Account Title	2010-11	2011-12	2012-13	2013-14	2013-14	2014-15	2014-2015 Budg.
		Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Actual	Current year Budget	Future year Budget	minus 2013-2014 Budg.
52-40-18	Mobile Telephones	.00	1,197.63	984.35	737.85	1,200.00	1,000.00	-200.00
52-40-19	PW Building Utilities	.00	1,344.99	1,759.51	1,374.10	2,000.00	2,500.00	500.00
52-40-20	Insurance exp-liability	32,145.71	29,975.27	25,000.00	25,000.00	25,000.00	26,548.00	1,548.00
52-40-21	Professional Org. Memberships	.00	.00	.00	.00	250.00	.00	-250.00
52-40-22	Public Notices	.00	.00	.00	.00	.00	.00	.00
52-40-23	Continuing Education	500.00	624.00	322.13	949.28	1,000.00	1,000.00	.00
52-40-24	Office Supplies & Postage	19,618.07	.00	.00	.00	.00	.00	.00
52-40-25	Equip-Repair & Maintenance	13,767.86	.00	.00	.00	.00	.00	.00
52-40-26	Depreciation Expense	323,879.64	323,770.00	318,703.64	239,027.67	323,770.00	323,770.00	.00
52-40-27	Power for Lift Stations	14,985.57	12,659.16	13,483.02	11,649.18	14,500.00	16,000.00	1,500.00
52-40-28	Fuel and Oil	1,637.49	3,612.87	3,929.89	2,102.33	4,320.00	4,500.00	180.00
52-40-29	Uniforms & Safety Wear	935.47	2,782.31	2,195.41	1,054.77	1,500.00	2,000.00	500.00
52-40-30	Equipment Supplies	1,576.41	2,511.02	1,479.81	1,737.62	2,000.00	2,000.00	.00
52-40-31	Dump Passes	.00	.00	.00	.00	.00	.00	.00
52-40-32	Engineering/Prof Services	12,169.50	1,807.09	2,629.10	2,228.50	10,000.00	7,500.00	-2,500.00
52-40-33	Lift Stations Maint. & Repairs	.00	6,151.19	8,581.21	3,479.90	10,000.00	10,000.00	.00
52-40-34	PW Shop Tools & Supplies	.00	2,687.59	2,487.23	1,027.38	2,500.00	2,000.00	-500.00
52-40-35	Blue Stakes Expense	.00	.00	.00	.00	.00	.00	.00
52-40-36	Utility Billing	546.00	6,123.01	6,501.09	7,530.48	6,000.00	6,000.00	.00
52-40-37	Credit card fees	3,172.46	4,942.77	5,720.73	4,781.25	3,500.00	3,500.00	.00
52-40-40	Inspections	.00	.00	.00	.00	.00	.00	.00
52-40-41	System Repairs	8,976.45	3,306.46	13,817.81	9,743.89	15,000.00	10,000.00	-5,000.00
52-40-42	TSSD Collection & Disposal Fee	910,266.33	816,622.80	914,676.32	635,091.05	820,000.00	820,000.00	.00
52-40-43	American Fork Sewer Fees	.00	.00	29,142.00	21,856.50	32,500.00	32,500.00	.00
52-40-50	Scada Upgrade	3,920.00	1,845.60	.00	.00	1,000.00	500.00	-500.00
52-40-59	Capital Equipment Purchases	3,027.17	.00	.00	.00	.00	.00	.00
52-40-70	Capitay Outlay-Lift Station Ph	.00	.00	.00	.00	.00	.00	.00
52-40-72	Dry Creek Sewer Line/Lift St	.00	.00	.00	.00	.00	.00	.00
52-40-73	Capital Outlay-Improvements	.00	.00	.00	.00	.00	.00	.00
52-40-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	256,700.00	256,700.00
52-40-75	Interest Expense	.00	.00	.00	.00	.00	.00	.00
52-40-76	Bad Debt Expense	.00	91.81	9.46	218.80	350.00	350.00	.00
52-40-77	Reserve Fund SID	.00	.00	.00	.00	.00	.00	.00
52-40-78	Murdock Canal Piping Utilities	.00	27,090.00	13,545.00	.00	.00	.00	.00
52-40-80	Indirect Overhead	80,000.04	105,707.00	104,938.04	71,668.53	95,558.00	40,346.00	-55,212.00
52-40-90	Transfer to Capital Imp Fund	.00	.00	.00	.00	.00	.00	.00
52-40-91	Transfer to Storm Water Fund	.00	.00	.00	.00	.00	.00	.00
52-40-92	Transfer to Pressurized Irr	.00	275,000.00	125,000.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Total EXPENDITURES-SEWER FUND:	1,684,638.03	1,806,941.08	1,779,726.48	1,190,176.59	1,562,732.00	1,796,388.00	233,656.00
	SEWER FUND Revenue Total:	1,605,366.65	1,683,112.16	1,779,004.65	1,430,948.05	1,733,300.00	1,849,800.00	116,500.00
	SEWER FUND Expenditure Total:	1,684,638.03	1,806,941.08	1,779,726.48	1,190,176.59	1,562,732.00	1,796,388.00	233,656.00
	Net Total SEWER FUND:	-79,271.38	-123,828.92	-721.83	240,771.46	170,568.00	53,412.00	-117,156.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
PRESSURIZED IRRIGATION FUND								
REVENUE								
53-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
53-30-91	Transfer From NW Capital	.00	.00	.00	.00	.00	.00	.00
53-30-92	Transfer from Sewer Fund	.00	275,000.00	125,000.00	.00	.00	.00	.00
Total REVENUE:		.00	275,000.00	125,000.00	.00	.00	.00	.00
REVENUE								
53-37-05	Transfer from Other funds	.00	.00	.00	.00	.00	.00	.00
53-37-10	Service Charges	759,674.17	1,204,540.16	1,237,756.90	933,618.30	1,240,000.00	1,232,000.00	-8,000.00
53-37-15	PI Bond Tax Levy	.00	.00	.00	.00	.00	.00	.00
53-37-20	Impact Fees	19,950.66	29,908.00	51,776.32	75,917.72	35,000.00	60,000.00	25,000.00
53-37-30	Penalties	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		779,624.83	1,234,448.16	1,289,533.22	1,009,536.02	1,275,000.00	1,292,000.00	17,000.00
MISCELLANEOUS REVENUE								
53-38-10	Interest Earnings	1,535.11	1,581.24	1,370.62	157.76	1,000.00	100.00	-900.00
53-38-90	Water Share-Grant Revenue	.00	.00	.00	.00	.00	.00	.00
53-38-95	PY Carryover	.00	.00	.00	.00	170,000.00	.00	-170,000.00
Total MISCELLANEOUS REVENUE:		1,535.11	1,581.24	1,370.62	157.76	171,000.00	100.00	-170,900.00
REVENUE-OTHER								
53-39-50	Developer Contributions	3,196.44	.00	.00	.00	.00	.00	.00
53-39-90	Gravel Contract Revenue	137,908.00	133,312.00	.00	.00	.00	.00	.00
53-39-95	Other Non-Operating Revenue	.00	.00	148,426.00	.00	.00	.00	.00
Total REVENUE-OTHER:		141,104.44	133,312.00	148,426.00	.00	.00	.00	.00
EXPENDITURES-PI FUND								
53-40-11	Salaries/Wages	43,789.62	71,872.67	65,643.83	58,906.72	69,591.00	96,491.00	26,900.00
53-40-12	Overtime	1,960.70	2,945.77	2,141.28	1,635.72	1,970.00	2,000.00	30.00
53-40-13	Employee Benefits	36,264.46	42,293.93	39,387.98	33,126.60	39,862.00	54,682.00	14,820.00
53-40-15	Technical Manuals & Code Books	.00	.00	.00	.00	.00	.00	.00
53-40-16	Security System Maintenance	.00	2,117.50	1,750.00	874.98	2,500.00	2,500.00	.00
53-40-17	Radio Maintenance & Tower Rent	.00	456.00	728.62	137.00	965.00	.00	-965.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Total EXPENDITURES-PI FUND:	1,229,088.08	1,429,268.72	1,448,440.41	1,267,114.32	1,445,885.00	1,743,562.00	297,677.00
	PRESSURIZED IRRIGATION FUND Revenue Total:	922,264.38	1,644,341.40	1,564,329.84	1,009,693.78	1,446,000.00	1,292,100.00	-153,900.00
	PRESSURIZED IRRIGATION FUND Expenditure Total:	1,229,088.08	1,429,268.72	1,448,440.41	1,267,114.32	1,445,885.00	1,743,562.00	297,677.00
	Net Total PRESSURIZED IRRIGATION FUND:	-306,823.70	215,072.68	115,889.43	-257,420.54	115.00	-451,462.00	-451,577.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
STORM SEWER FUND								
REVENUE								
54-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
54-30-91	Contribution From Sewer Fund	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00	.00	.00	.00
LICENSES AND PERMITS								
54-32-10	Permits	.00	.00	.00	.00	.00	.00	.00
Total LICENSES AND PERMITS:		.00	.00	.00	.00	.00	.00	.00
REVENUE								
54-37-40	Storm Sewer Collection Fees	251,328.27	314,057.36	324,967.89	249,577.52	330,000.00	338,000.00	8,000.00
54-37-60	Storm Sewer NW Impact Fees	.00	.00	.00	.00	.00	.00	.00
54-37-70	Permit Fee New Construction	.00	64,036.00	84,750.00	80,250.00	70,000.00	90,000.00	20,000.00
Total REVENUE:		251,328.27	378,093.36	409,717.89	329,827.52	400,000.00	428,000.00	28,000.00
MISCELLANEOUS REVENUE								
54-38-10	Interest Earnings	287.12	1,331.33	1,543.41	716.81	1,000.00	800.00	-200.00
54-38-90	Miscellaneous	.00	10,000.00	5,000.00	.00	.00	.00	.00
54-38-95	PY Carryover	.00	.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS REVENUE:		287.12	11,331.33	6,543.41	716.81	1,000.00	800.00	-200.00
REVENUE-OTHER								
54-39-50	Developer Contributions	.00	.00	.00	.00	.00	.00	.00
Total REVENUE-OTHER:		.00	.00	.00	.00	.00	.00	.00
EXPENDITURES-STORM SEWER								
54-40-11	Salaries/Wages	85,581.70	110,047.48	110,365.48	70,792.37	101,072.00	107,304.00	6,232.00
54-40-12	Overtime	40.59	2,211.89	758.86	602.41	2,896.00	1,000.00	-1,896.00
54-40-13	Employee Benefits	47,207.63	44,247.91	52,583.00	37,606.37	45,855.00	63,127.00	17,272.00
54-40-15	Seasonal Employees	.00	.00	11,532.55	4,380.00	10,500.00	12,500.00	2,000.00
54-40-16	Technical Manuals & Code Books	.00	100.00	.00	.00	.00	.00	.00
54-40-17	Radio Maintenance & Tower Rent	.00	456.00	1,268.44	137.00	965.00	.00	-965.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
54-40-18	Mobile Telephones	.00	.00	613.59	423.46	600.00	600.00	.00
54-40-19	PW Building Utilities	.00	1,023.17	1,591.18	1,985.88	2,000.00	2,500.00	500.00
54-40-20	Continuing Education	.00	1,307.10	1,169.56	370.00	1,500.00	1,500.00	.00
54-40-21	Computer Programs & Software	.00	105.70	1,159.00	.00	500.00	750.00	250.00
54-40-22	Uniforms & Safety Wear	.00	653.57	198.78	192.19	250.00	250.00	.00
54-40-23	Professional Org. Memberships	.00	.00	.00	.00	.00	.00	.00
54-40-24	Office Supplies & Postage	1,252.64	.00	.00	.00	.00	.00	.00
54-40-25	System Reconstruction	85,320.84	-2,249.65	24,626.00	17,998.00	30,000.00	35,000.00	5,000.00
54-40-26	Depreciation Expense	131,625.36	123,828.35	120,060.36	90,045.09	123,829.00	123,829.00	.00
54-40-29	Equipment Supplies	3,733.44	822.77	814.29	63.48	1,000.00	500.00	-500.00
54-40-30	Cell Phone	439.42	1,433.16	.00	.00	.00	.00	.00
54-40-31	Fuel and Oil Expense	1,718.61	1,704.30	900.78	1,074.54	1,620.00	1,700.00	80.00
54-40-32	Professional Services	5,258.85	5,154.72	3,413.00	1,874.00	3,000.00	3,000.00	.00
54-40-33	School Education Programs	.00	.00	.00	.00	.00	.00	.00
54-40-34	Contractor Education Programs	.00	171.45	1,043.72	.00	750.00	.00	-750.00
54-40-35	Public Information	.00	481.93	390.42	.00	500.00	500.00	.00
54-40-36	Utility Billing	112.28	4,591.09	6,091.22	4,682.81	4,500.00	4,500.00	.00
54-40-37	Utah County Coalition	.00	2,040.00	2,380.03	2,040.00	2,500.00	2,500.00	.00
54-40-38	PW Shop Tools & Supplies	.00	2,500.00	2,499.56	1,103.63	2,500.00	1,200.00	-1,300.00
54-40-40	Debris Basin Annual Maintenanc	.00	.00	3,520.56	152.56	5,000.00	5,000.00	.00
54-40-41	System Repairs & Maintenance	705.25	2,072.00	12,000.00	719.00	7,000.00	7,000.00	.00
54-40-42	Maintenance & Repairs:Vehicles	.00	.00	256.90	.00	500.00	2,100.00	1,600.00
54-40-43	Sweeper Truck:Brooms & Parts	.00	3,610.04	5,545.04	3,733.65	10,000.00	10,000.00	.00
54-40-44	Sweeper Truck: Maint. & Repair	.00	290.99	8,031.22	7,907.66	6,000.00	8,000.00	2,000.00
54-40-45	Sweeper Truck: Fuel & Oil	.00	6,874.34	2,679.30	3,032.10	6,000.00	4,500.00	-1,500.00
54-40-50	Storm Sewer Construction	.00	.00	.00	.00	.00	.00	.00
54-40-51	6150 W Storm Drain Pipe	.00	.00	.00	.00	.00	.00	.00
54-40-52	Beacon Hills Sports Park	.00	.00	.00	.00	.00	.00	.00
54-40-53	Highland Sub Pl #1 Det Basin	4,346.25	.00	.00	.00	.00	.00	.00
54-40-59	Capital Equipment Purchase	.00	.00	.00	.00	.00	.00	.00
54-40-60	Salt Bin Storage	.00	.00	.00	.00	.00	.00	.00
54-40-74	Capital Outlay-Equipment	.00	.00	.00	.00	.00	.00	.00
54-40-76	Interest Expense	.00	.00	.00	.00	.00	.00	.00
54-40-77	Bad Debt Expense	.00	.00	.00	.00	.00	.00	.00
54-40-80	Indirect Overhead	.00	24,458.00	24,553.96	17,006.22	22,675.00	6,110.00	-16,565.00
54-40-90	Transfer to Debris Basin Fund	.00	.00	.00	.00	.00	.00	.00
54-40-91	Transfer to Capital Proj Build	.00	.00	.00	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
	Total EXPENDITURES-STORM SEWER:	367,342.86	337,936.31	400,046.80	267,922.42	393,512.00	404,970.00	11,458.00
Transfers								
54-90-92	Transfer to Road Capital proj	.00	.00	.00	.00	.00	.00	.00
	Total Transfers:	.00	.00	.00	.00	.00	.00	.00
	STORM SEWER FUND Revenue Total:	251,615.39	389,424.69	416,261.30	330,544.33	401,000.00	428,800.00	27,800.00
	STORM SEWER FUND Expenditure Total:	367,342.86	337,936.31	400,046.80	267,922.42	393,512.00	404,970.00	11,458.00
	Net Total STORM SEWER FUND:	-115,727.47	51,488.38	16,214.50	62,621.91	7,488.00	23,830.00	16,342.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
CULINARY WATER FUND								
REVENUE								
55-30-90	Contribution from General Fund	.00	.00	.00	.00	.00	.00	.00
55-30-91	Transfer from NW Capital Fund	.00	.00	.00	.00	.00	.00	.00
Total REVENUE:		.00	.00	.00	.00	.00	.00	.00
REVENUE								
55-37-10	Service Charges	687,960.66	723,931.40	723,642.27	522,504.48	720,000.00	736,000.00	16,000.00
55-37-15	PI Biond Tax Levy	.00	.00	.00	.00	.00	.00	.00
55-37-20	Connection Fees	71,025.00	67,295.00	114,740.45	128,985.00	70,000.00	130,000.00	60,000.00
55-37-30	Penalties	.00	.00	.00	.00	.00	.00	.00
55-37-31	Meter Fees	28,131.39	26,420.00	32,505.00	31,954.00	30,000.00	36,000.00	6,000.00
55-37-32	Acct Set-up/Close	6,950.00	5,275.00	5,550.00	4,250.00	7,500.00	5,000.00	-2,500.00
Total REVENUE:		794,067.05	822,921.40	876,437.72	687,693.48	827,500.00	907,000.00	79,500.00
MISCELLANEOUS REVENUE								
55-38-10	Interest Earnings	1,173.21	3,412.03	5,003.58	4,256.61	4,000.00	3,500.00	-500.00
55-38-51	Contribution Highland Water Co	.00	.00	.00	.00	.00	.00	.00
55-38-90	Water Share-Grant revenue	.00	.00	.00	.00	.00	.00	.00
55-38-95	PY Carryover	.00	.00	.00	.00	36,000.00	200,000.00	164,000.00
Total MISCELLANEOUS REVENUE:		1,173.21	3,412.03	5,003.58	4,256.61	40,000.00	203,500.00	163,500.00
REVENUE-OTHER								
55-39-05	Tranfer from Other funds	.00	.00	.00	.00	.00	.00	.00
55-39-50	Municipal Contributions	.00	.00	.00	.00	.00	.00	.00
55-39-90	Sundry Revenues	.00	.00	.00	.00	.00	.00	.00
Total REVENUE-OTHER:		.00	.00	.00	.00	.00	.00	.00
EXPENDITURES-CULINARY WATER								
55-40-11	Salaries/Wages	83,980.21	87,233.31	87,751.16	76,888.00	86,970.00	125,007.00	38,037.00
55-40-12	Overtime	1,806.71	2,213.91	3,476.51	2,326.93	2,494.00	3,000.00	506.00
55-40-13	Employee Benefits	35,606.34	55,418.81	39,339.89	34,962.09	42,979.00	62,541.00	19,562.00
55-40-15	Technical Manuals & Code Books	.00	.00	.00	.00	.00	.00	.00
55-40-17	Radio Maint. & Tower Rental	.00	696.00	788.52	138.00	965.00	.00	-965.00

Account Number	Account Title	2010-11	2011-12	2012-13	2013-14	2013-14	2014-15	2014-2015 Budg.
		Prior year 3 Actual	Prior year 2 Actual	Prior year Actual	Current year Actual	Current year Budget	Future year Budget	minus 2013-2014 Budg.
55-40-18	Mobile Telephones	.00	-503.98	.00	.00	.00	.00	.00
55-40-19	PW Building Utilities	.00	1,491.43	1,692.28	1,600.46	2,500.00	2,500.00	.00
55-40-20	Security System Maintenance	.00	2,122.50	1,750.00	1,749.96	2,500.00	2,500.00	.00
55-40-21	Professional Org. & Training	1,251.00	450.00	150.00	1,010.00	675.00	675.00	.00
55-40-22	Uniforms & Safety Wear	.00	1,499.91	587.24	267.24	1,000.00	1,000.00	.00
55-40-23	Continuing Education	2,230.00	1,571.00	1,905.90	1,670.92	2,500.00	2,500.00	.00
55-40-24	Office Supplies & Postage	5,935.74	.00	.00	874.98	.00	.00	.00
55-40-25	Equip.-Repairs & Maintenance	16,301.37	10,270.67	.00	.00	.00	.00	.00
55-40-26	Depreciation Expense	307,189.08	312,049.56	303,764.08	227,823.03	312,050.00	312,050.00	.00
55-40-27	Power For Wells & Lift Station	109,793.59	139,288.15	151,740.16	99,699.36	122,500.00	150,000.00	27,500.00
55-40-28	Fuel Expense Vehicles	4,861.55	5,715.11	7,489.89	3,817.13	6,750.00	7,000.00	250.00
55-40-29	Mobile Phones	1,754.22	2,514.79	2,345.97	1,614.36	2,760.00	2,700.00	-60.00
55-40-30	Water Testing & Notification	8,922.48	5,985.00	9,410.99	8,659.76	18,000.00	14,000.00	-4,000.00
55-40-31	Engineering & Professional Ser	15,332.20	15,798.03	15,885.32	9,491.30	10,000.00	10,000.00	.00
55-40-32	Credit Card Fees	1,911.58	5,930.22	.00	.00	.00	.00	.00
55-40-33	Liability Insurance	.00	4,431.49	11,291.89	20,446.09	16,000.00	13,422.00	-2,578.00
55-40-34	Equipment Supplies	7,143.44	2,664.30	4,785.06	1,172.75	3,500.00	3,500.00	.00
55-40-35	Blue Stakes Expenses	1,364.66	2,008.41	612.09	542.60	2,000.00	2,000.00	.00
55-40-36	Utility Billing	352.88	9,052.52	15,241.38	12,131.00	7,500.00	7,500.00	.00
55-40-37	PW Shop Tools & Supplies	287.24	2,474.67	2,470.24	2,461.09	2,500.00	2,000.00	-500.00
55-40-38	Pump Station & Booster Repairs	.00	20,837.39	77,272.53	13,422.16	20,000.00	20,000.00	.00
55-40-39	SCADA Maintenance	.00	1,459.00	1,200.00	85.00	1,500.00	1,000.00	-500.00
55-40-41	System Repairs	259.65	17,286.70	28,564.28	9,286.71	15,500.00	15,500.00	.00
55-40-50	Capital Outlay	.00	.00	.00	.00	.00	.00	.00
55-40-51	Capital Outlay Equipment	.00	.00	.00	.00	.00	.00	.00
55-40-52	SCADA Upgrade	.00	.00	.00	.00	.00	.00	.00
55-40-55	Water Meter Purchases	.00	.00	49,619.35	38,996.45	40,000.00	50,000.00	10,000.00
55-40-72	Bond Election Costs	.00	.00	.00	.00	.00	.00	.00
55-40-73	Water Share Purchases	-48	.00	.00	.00	.00	.00	.00
55-40-74	Water Share Assessments	24,189.00	936.00	50.00	1,764.00	.00	.00	.00
55-40-75	Interest Expense	.00	.00	.00	.00	.00	.00	.00
55-40-76	Bad Debt Expense	.00	86.00	-38.26	199.13	350.00	350.00	.00
55-40-77	Pressure Reducing Valves	.00	.00	.00	.00	.00	.00	.00
55-40-78	Capital Outlay	-12	.00	.00	.00	.00	184,330.00	184,330.00
55-40-79	Cross Conn. Control Upgrades	1,568.40	4,938.75	.00	209.68	2,500.00	10,000.00	7,500.00
55-40-80	Indirect Overhead	91,115.63	49,782.00	49,983.00	35,424.00	47,232.00	23,523.00	-23,709.00
55-40-81	Well Rebuilds	.00	.00	.00	.00	70,000.00	70,000.00	.00
55-40-82	Water Tank Demolition	.00	.00	.00	.00	.00	.00	.00
55-40-83	Water Line 4800 West	.25	.00	3,999.56	.00	.00	.00	.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
55-40-84	Murdock Canal Piping Utilities	.00	67,298.00	32,510.00	.00	.00	.00	.00
55-40-85	Equipment Rental & Maintenance	.00	.00	.00	3,250.00	4,500.00	4,500.00	.00
55-40-90	Transfer to Capital Projects	.00	.00	.00	.00	.00	.00	.00
Total EXPENDITURES-CULINARY WATER:		723,156.62	832,999.65	905,639.03	611,984.18	847,725.00	1,103,098.00	255,373.00
CONSTRUCTION								
55-44-13	Employee Benefits	.00	.00	.00	.00	.00	.00	.00
55-44-24	Office Supplies & Postage	.00	.00	.00	.00	.00	.00	.00
55-44-28	Fuel Expense Vehicles	.00	.00	.00	.00	.00	.00	.00
55-44-29	Mobile Phones	.00	.00	.00	.00	.00	.00	.00
55-44-31	Engineering & Professional Ser	.00	.00	.00	.00	.00	.00	.00
55-44-32	Engineering Expense	.00	.00	.00	.00	.00	.00	.00
55-44-40	Inspections	.00	.00	.00	.00	.00	.00	.00
55-44-41	Repairs	.00	.00	.00	.00	.00	.00	.00
55-44-43	New Service Installation	.00	.00	.00	.00	.00	.00	.00
55-44-44	New Meter Installation	.00	.00	.00	.00	.00	.00	.00
55-44-45	Well House Preliminary Assessm	.00	.00	.00	.00	.00	.00	.00
55-44-78	Capital Outlay	.00	.00	.00	.00	.00	.00	.00
55-44-79	Loss On Disposition of Assets	.00	.00	.00	.00	.00	.00	.00
55-44-90	Transfer to Capital Imp Fund	.00	.00	.00	.00	.00	.00	.00
Total CONSTRUCTION:		.00	.00	.00	.00	.00	.00	.00
CULINARY WATER FUND Revenue Total:		795,240.26	826,333.43	881,441.30	691,950.09	867,500.00	1,110,500.00	243,000.00
CULINARY WATER FUND Expenditure Total:		723,156.62	832,999.65	905,639.03	611,984.18	847,725.00	1,103,098.00	255,373.00
Net Total CULINARY WATER FUND:		72,083.64	-6,666.22	-24,197.73	79,965.91	19,775.00	7,402.00	-12,373.00
Net Grand Totals:		477,673.01	1,039,776.39	10,053.64	131,994.03	1,021,482.00	-233,146.00	-1,254,628.00

Account Number	Account Title	2010-11 Prior year 3 Actual	2011-12 Prior year 2 Actual	2012-13 Prior year Actual	2013-14 Current year Actual	2013-14 Current year Budget	2014-15 Future year Budget	2014-2015 Budg. minus 2013-2014 Budg.
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Report Criteria:

- Print Fund Titles
 - Page and Total by Fund
 - Print Source Titles
 - Total by Source
 - Print Department Titles
 - Total by Department
 - All Segments Tested for Total Breaks
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