

MURRAY NORTH STATION AREA PLAN

JANUARY 23, 2024 DRAFT

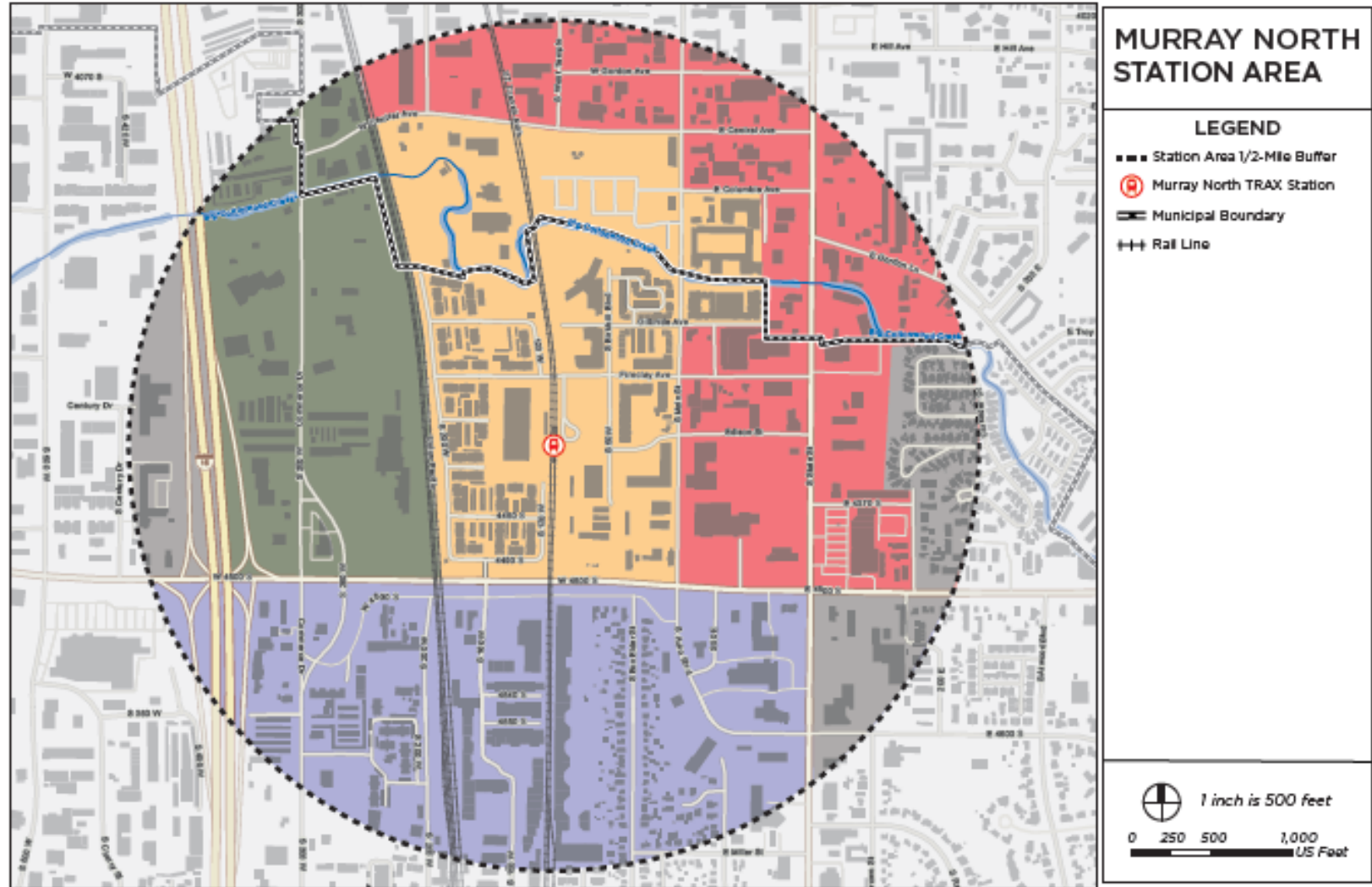


FIGURE 2.1: MURRAY NORTH "CHARACTER AREAS"

BACKGROUND

According to an implementable timeframe and market conditions, this plan focuses on the "core" or yellow areas more in depth

There are plans for the other areas as well, although these are more on a long term vein



VISION:

THE MURRAY NORTH STATION AREA IS AN ACCESSIBLE, VIBRANT, *COMPLETE COMMUNITY* THAT PROVIDES RESIDENTS AND VISITORS ALIKE WITH AN INTERESTING, ENGAGING MIX OF LAND USES TO SERVE THEIR NEEDS

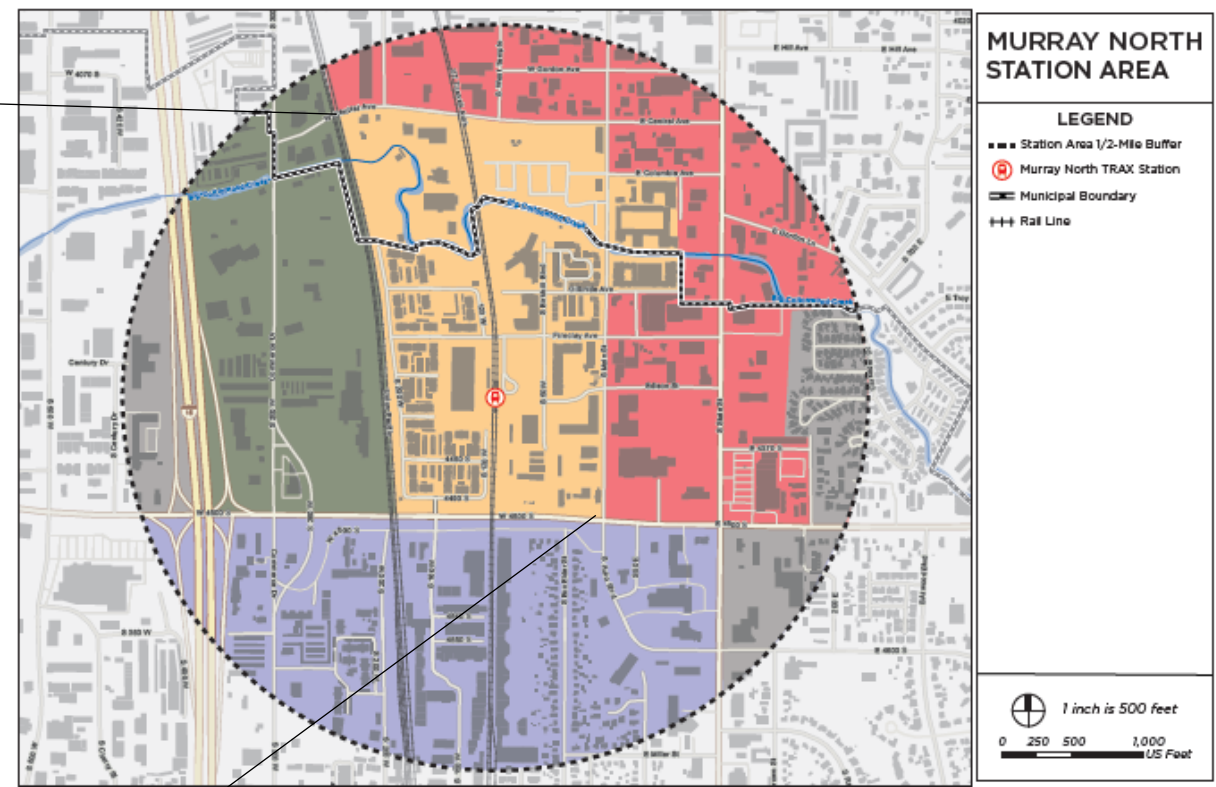
MURRAY NORTH STATION AREA

LEGEND

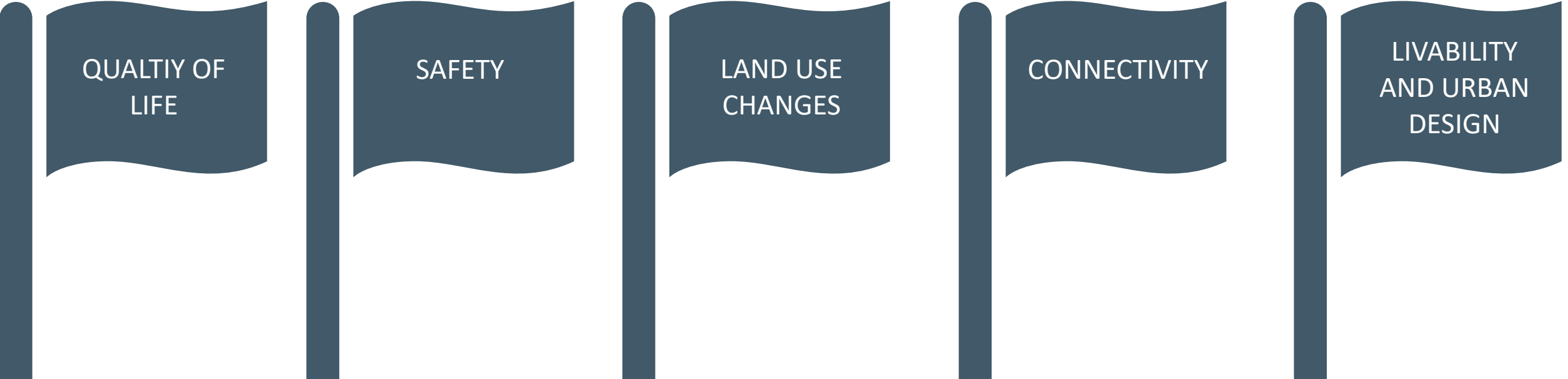
- Station Area 1/2-Mile Buffer
- Murray North TRAX Station
- Municipal Boundary
- Rail Line

1 inch is 500 feet

0 250 500 1,000 US Feet



Plan Framework



QUALITY OF
LIFE

SAFETY

LAND USE
CHANGES

CONNECTIVITY

LIVABILITY
AND URBAN
DESIGN

WHAT DOES THIS MEAN FOR MILLCREEK IMPLEMENTATION?

Enhanced gateways, pedestrian environment, and crossings

Implementing trails and parks along Big Cottonwood Creek

Connecting Meadowbrook with Fireclay



Implementing more housing for all incomes

Increased connections across State

Staff Review

Murray North Station Area Plan

Ordinance 24-24

Community Council Feedback

The MCC voted 9-0 in favor of a motion to **approve the MNSAP** with the items noted in their letter to be considered.

Planning Commission Recommendation

The Millcreek Planning Commission **voted unanimously to recommend the adoption of the proposed MNSAP** with the following considerations:

- 1) Special attention to crime prevention strategies in developing new parking structures, and
- 2) Clarify that the acres specified for parks are blended and not one that is specific to Millcreek.

Staff Recommendation

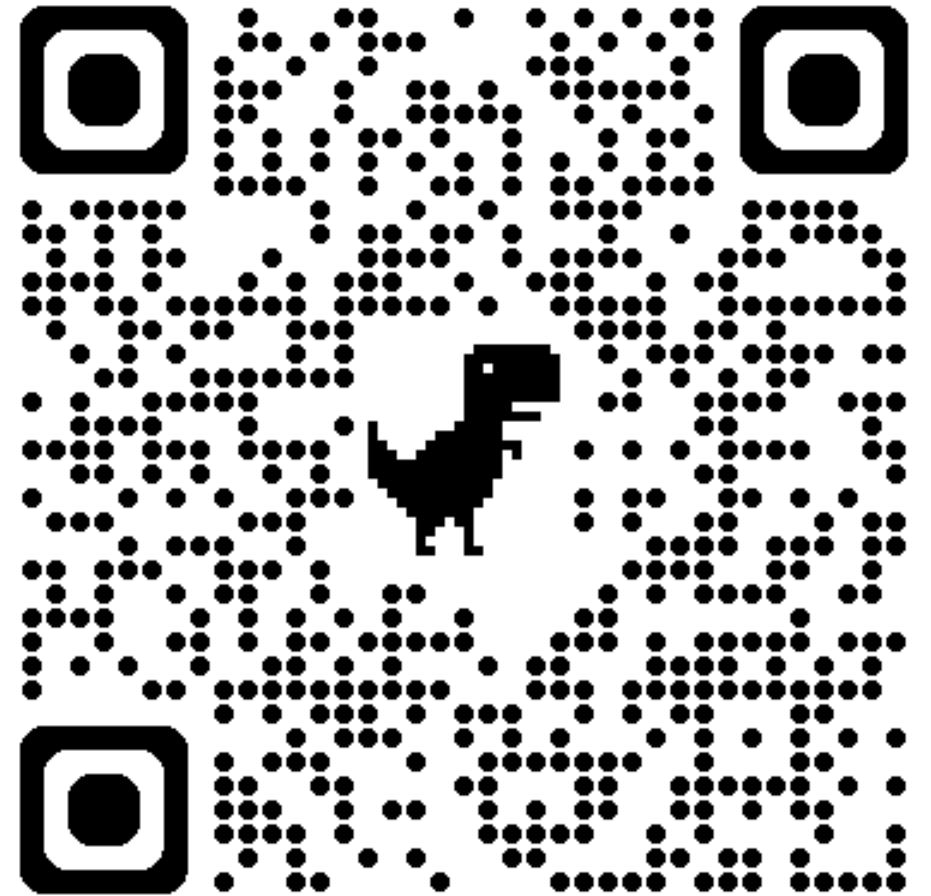
Staff is recommending the adoption of the Murray North Station Area Plan based on the following staff's findings:

1. The vision and implementation initiatives of the proposed MNSAP are in direct alignment with the goals and objectives outlined in the seven vision themes that make up the Millcreek General Plan.
2. The proposed MNSAP embraces the principles of the Millcreek General Plan around creating vibrant gathering centers arranged around public transit, particularly for the Meadowbrook Area.
3. The implementation of the MNSAP will serve as a catalyst for economic development, attracting investment and revitalizing underutilized areas surrounding the transit station.
4. The Murray North Station Area Plan includes the necessary components and objectives required per HB 462 of Utah State Code.

Model Motion

- ❑ I, move, that the Millcreek City Council, adopt **Ordinance 24-24**, the proposed Murray North Station Area Plan as an element of the Millcreek General Plan, based on the findings identified by staff and recommendations made by the Planning Commission.

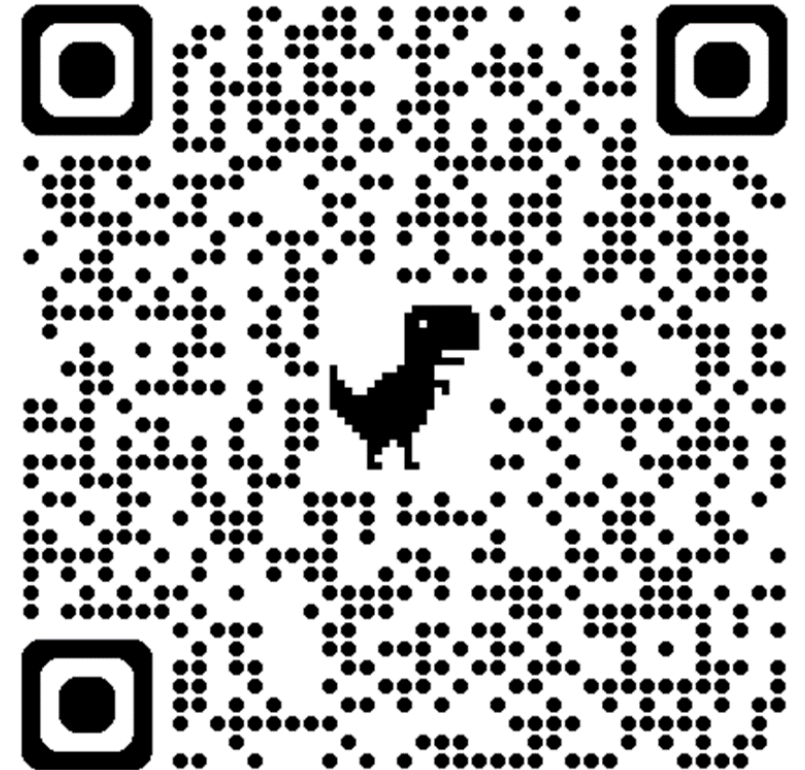
RCOZ
AMENDMENTS
ORDINANCE 24-25



SUGGESTED AMENDMENT CHANGES

- ❑ Ordinance to help residents take advantage of the new development options of the proposed R-1 Zone/RCOZ ordinance during the summer construction months.
- ❑ Suggested changes are included in the newly proposed Single-Family Household draft code that has received a positive recommendation from the Community Councils and Planning Commission. City Council has discussed the proposed code in two different work sessions.

1. **Maximum building height elevation increased from 28 feet to 30 feet for R-1-3, R-1-4, R-1-5, R-1-6, and R-1-8 Zones.**
2. **Adding two additional building envelope types, providing flexibility to those properties located in the R-1-5 and R-1-6 zones.**
3. **Revising the 25% “Combined Side Yard Setback” requirement.**
4. **Removal of the RCOZ Option C Special Exception.**



MODEL MOTION

- ❑ I, move, that the Millcreek City Council, adopt **Ordinance 24-25**, Amending Title 19 of the Millcreek Code of Ordinances, and Revising Chapter 19.71 (“Residential Compatibility Overlay Zone”) based on the findings identified by staff and recommendations made by the Planning Commission.

Maximum building height elevation increased from 28 feet to 30 feet for R-1-3, R-1-4, R-1-5, R-1-6, and R-1-8 Zones.

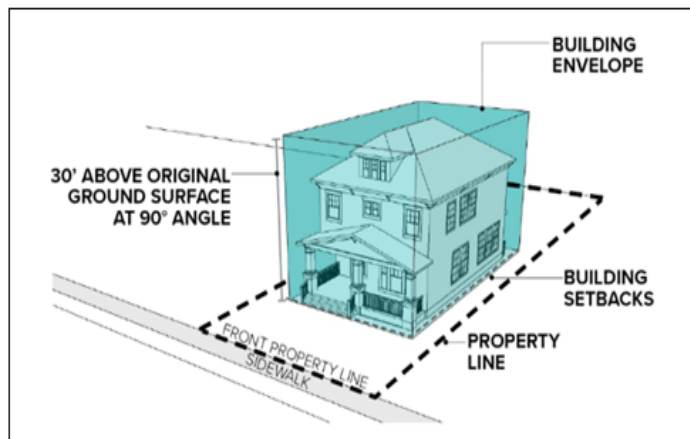
Building Envelopes.

1. Building Envelope. The height of structures may be further limited by the building envelope. The building envelope is formed by a box defined by the perimeter of the property line extended vertically perpendicular to the property line to a height and subsequent angle as set forth in Table 19.71.1. The entire building shall fit under this envelope except as described in the Projections section below. See figures 19.71.1, 19.71.2, and 19.71.3 below for building envelope illustrations.

Table 19.71.1 Building Envelope for R-1 Zones

	R-1-3 R-1-4 R-1-5	R-1-6	R-1-8	R-1-10 R-1-15	R-1-21
Building Height Maximum	30'	30'	30'	32'	32'
Building Envelope Wall Height and Angle	30'	12'	8'	8'	8'
Building Envelope Angle	0°	60°	45°	45°	45°

Figure 19.71.1 R-1-3, R-1-4, and R-1-5 Building Envelope



E. Table I below summarizes and further defines lot coverage and distance in the various zones under Options A and B:

ZONE (a)	OPTION A MAXIMUM BUILDING HEIGHT ⁽¹⁾ (b)	OPTION B MAXIMUM BUILDING HEIGHT ⁽¹⁾ (c)	OPTION A MAXIMUM LOT COVERAGE ⁽²⁾ (d)	OPTION B MAXIMUM LOT COVERAGE ⁽²⁾ (e)	OPTION B PROXIMATE NEIGHBORHOOD ⁽³⁾ (f)
R-1-3	30 ft	33 ft	35 %	40%	100 ft.
R-1-4	30 ft	33 ft.	35%	40%	100 ft.
R-1-5	28 ft. 30 ft.	33 ft.	35%	40%	100 ft.
R-1-6	28 ft. 30 ft.	33 ft.	35%	40%	100 ft.
R-1-8	28 ft. 30 ft.	33 ft.	33%	38%	150 ft.
R-1-10	30 ft.	35 ft.	31%	36%	175 ft.
R-1-21	32 ft.	37 ft.	25%	30%	200 ft.
R-1-43	35 ft.	40 ft.	23%	28%	300 ft.
R-2-6.5	28 ft.	33 ft.	40%	45%	100 ft.
R-2-8	28 ft.	33 ft.	38%	43%	150 ft.
R-2-10	30 ft.	35 ft.	35%	40%	175 ft.
A-1	30 ft.	35 ft.	31%	36%	175 ft.

(1) Main dwelling

(2) All structures

(3) Radial distance from property boundaries

Adding two additional building envelope types

Building Envelopes.

1. Building Envelope. The height of structure envelope. The building envelope is for property line extended vertically perpendicular to subsequent angle as set forth in Table 19.71.1 this envelope except as described in 19.71.1, 19.71.2, and 19.71.3 below.

Table 19.71.1 Building Envelope for R-1 Zones

	R-1-3 R-1-4 R-1-5	R-1-6
Building Height Maximum	30'	30'
Building Envelope Wall Height and Angle	30'	12'
Building Envelope Angle	0°	60°

Figure 19.71.1 R-1-3, R-1-4, and R-1-5 Building Envelope

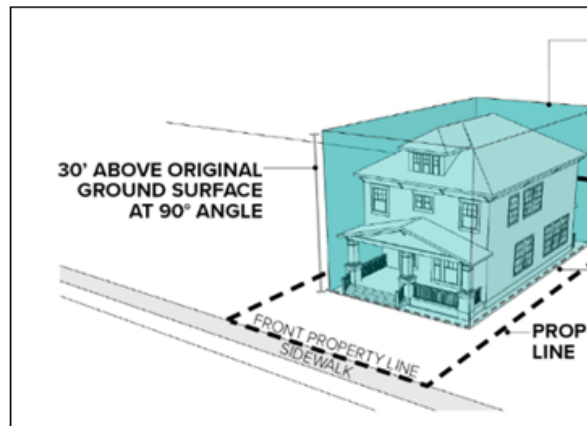


Figure 19.71.2 R-1-6 Building Envelope

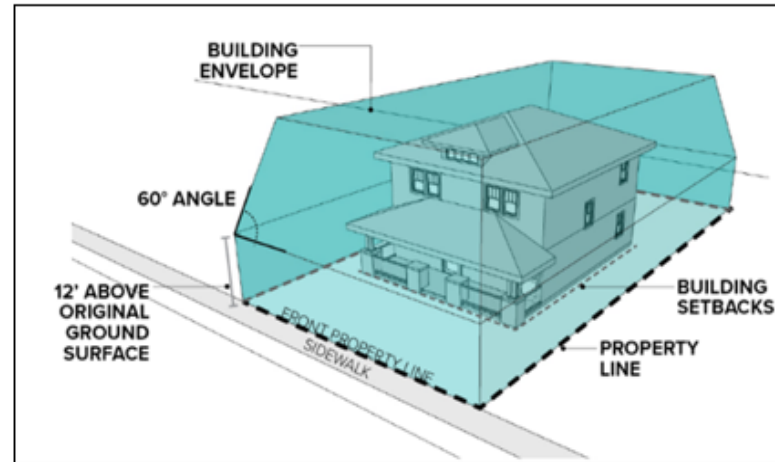


Figure 19.71.3 R-1-8, R-1-10, R-1-15, and R-1-21 Building Envelope

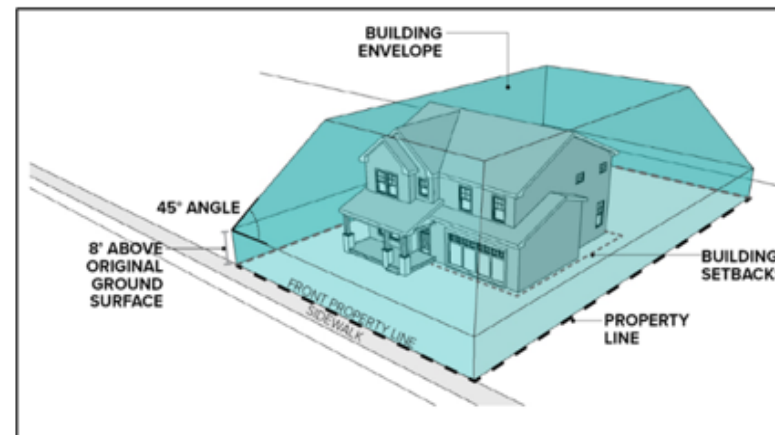
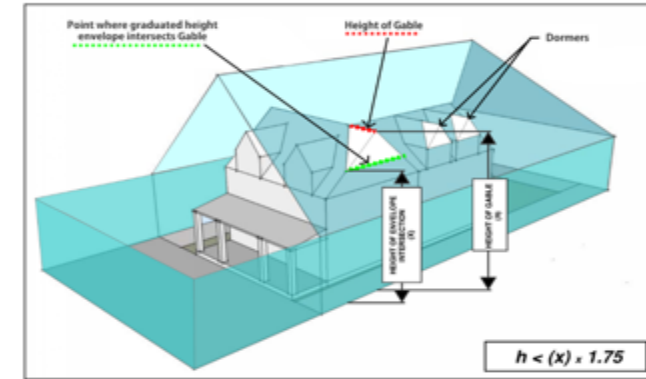
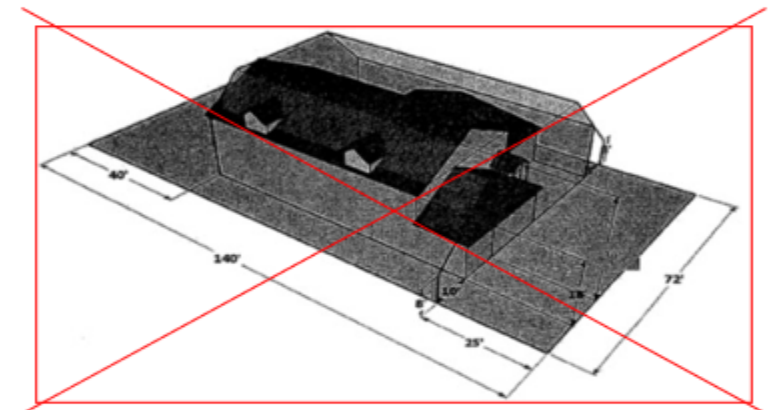


Figure 19.71.4 Dormer and Gable illustration with height envelope exception.



7. Mass and Scale. To avoid a large, continuous building mass of uniform height; no portion of any building shall continue more than forty feet horizontally without a minimum of an eighteen-inch break in the roofline or an architectural element such as an overhang, projection, inset, material, and textural change to create shadow patterns along the elevation of the building. The elements required by this section are in addition to all other requirements under this Part.
8. Accessory Building. Accessory buildings shall meet all of the requirements established in MKZ 19.14.070 and the building envelope and lot coverage requirements of this chapter.
9. ~~The following figure depicts selected building limitations as described above and is for illustrative purposes only:~~



Revising the 25% “Combined Side Yard Setback” requirement

19.71.030 Option A General Standards: Planning And Development Services Review

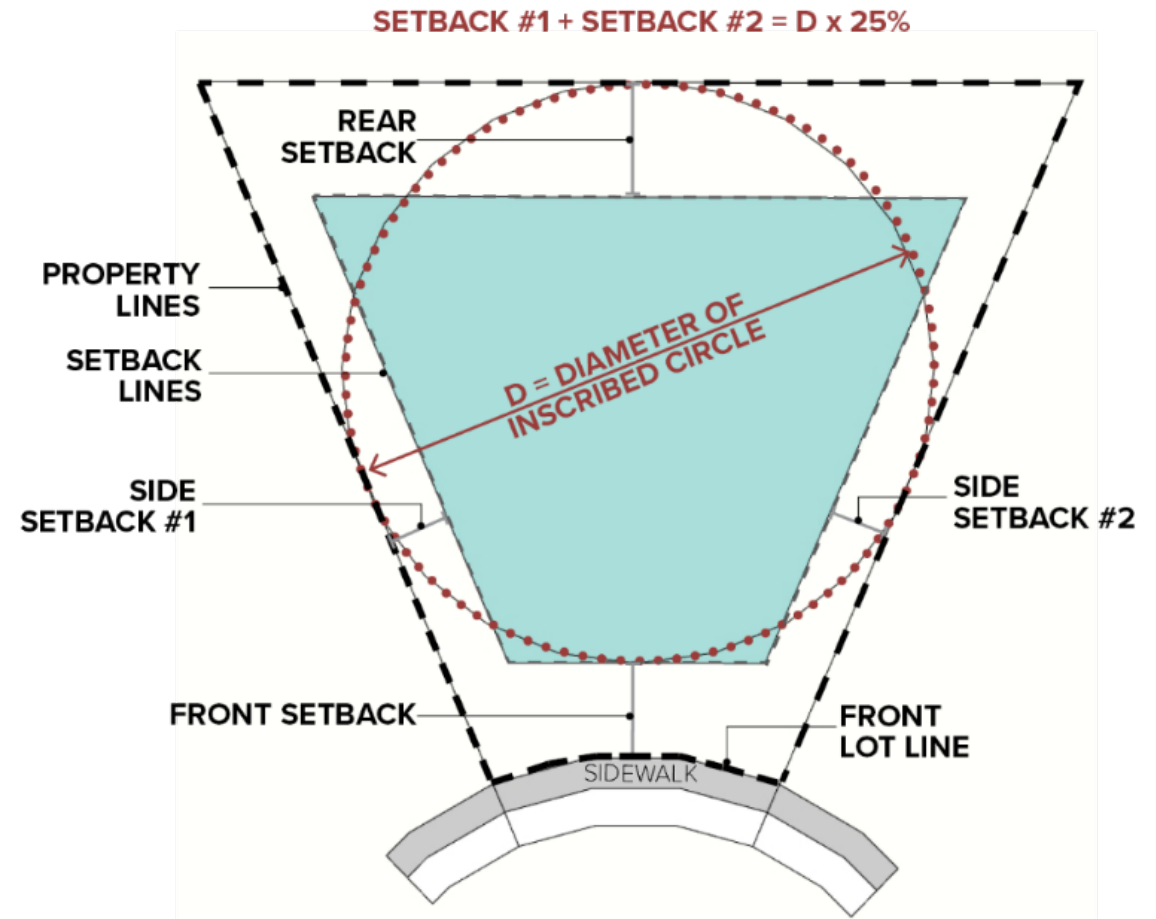
A. Application. Any person seeking to build a new residential structure or to significantly reconstruct, renovate or rebuild an existing structure in any zone listed in Table I shall obtain land-use approval from the division. An applicant may seek a determination of the applicable limits under Option A from the division prior to the submission of any building plans.

B. Standards. Unless applying for approval under Option B ~~or Option C~~, all applications shall comply with the following minimum standards:

1. Maximum Building Height. Each point on the highest ridge of the structure shall be no more than that specified in Table I, column (b) for the zone in which the property is situated. Maximum building height shall be measured in feet from that point on the original grade vertically below the referenced ridge height (not including chimneys and vent stacks).
2. Maximum Lot Coverage. The lot coverage of all structures on the lot shall be not more than the percentages given in Table I, column (d).
3. Front Yard. The minimum front yard setback shall be as specified in the applicable City code.
4. ~~Side Yard. The combined side yard setbacks for any main structure shall be at least twenty five percent of the lot width with no side setback less than eight feet. For purposes of this provision, "lot width" is the diameter of the largest circle that can be inscribed entirely within the lot, not including streams, floodplains, wetlands, areas of thirty percent slope or greater or other natural hazard areas. No extensions, bay windows or similar building elements may encroach into the required setbacks under Option A, except for (a) attached air conditioning units, electrical boxes, utility meters and the like and (b) roof overhangs or eaves that extend no more than two feet into the area of the minimum side setback.~~

Side Yard Setbacks on Lots 50% Larger Than Minimum Lot Width. Lots with a width 50% or more larger than the required minimum lot width shall measure side yard setbacks per the following:

- a. The combined measurements of the side yard setbacks shall be at least 25% of the lot width.
- b. No side setback shall be less than the required minimum side yard setback.
- c. The width of the lot is measured as the diameter of the largest circle that can be inscribed entirely within the lot excluding any streams, floodplains, wetlands, areas of thirty percent slope or greater, or other natural hazard areas shall be excluded from the circle.



Removal of the RCOZ Option C Special Exception.

19.71.50 Option C Special Exception: Planning Commission Review

A. An applicant whose proposed residential structure meets neither the requirements of Option A nor of Option B may seek extraordinary relief and exceptions to the limitations of MKZ 19.71.030.B.5, B.6, or B.7 or MKZ 19.71.040.D.1, D.2, D.3 or D.4 by submitting an original and seven copies of an application to the applicable planning commission setting forth in detail:

1. The specific provisions from which the applicant seeks exceptions and the requested relief;
2. Detailed information and explanation establishing that:
 - a. The proposed residence will be in harmony with the purpose of this chapter, the general plan and any other land use document applicable to the area.
 - b. The proposed residence will be compatible with existing residential development within a reasonable distance in terms of height, mass and lot coverage, with particular focus on the proximate neighborhood.

- c. The proposed residence will not be detrimental to the health, safety and general welfare of persons residing within a reasonable distance, with particular focus on the proximate neighborhood.
- d. Each point on the highest ridge of the structure will be no more than forty feet above the point on the original grade vertically below it (with allowances for chimneys and vent stacks).
- e. The front yard setback will be at least eighteen feet.

3. Additional factors that the planning commission may consider in deciding whether to grant an exception under this Part include:

- a. Unusual lot shape;
- b. Unusual or difficult terrain;
- c. Drainage problems;
- d. Situations that appear not to be clearly addressed by the provisions of Options A or B.

4. An application for an exception under this Option C will be subject to a public evidentiary hearing before the planning commission, for which notice of no less than ten days prior to the hearing will be given to:

- a. All property owners appearing on the latest plat in the Salt Lake County recorder's office who own property within three hundred feet of the boundary of the subject lot; and
- b. The chair of the community council for the area in which the subject lot is located.

the highest ridge of the structure will be no more than forty feet above the original grade vertically below it (with allowances for chimneys and vent stacks). The front yard setback will be at least eighteen feet.

The planning commission may consider in deciding whether to grant an exception under this Option C will be subject to a public evidentiary hearing, for which notice of no less than ten days prior to the hearing will be given to:

- a. All property owners appearing on the latest plat in the Salt Lake County recorder's office who own property within three hundred feet of the boundary of the subject lot; and
- b. The chair of the community council for the area in which the subject lot is located.

An application for an exception under this Option C will be subject to a public evidentiary hearing before the planning commission, for which notice of no less than ten days prior to the hearing will be given to:

- a. All property owners appearing on the latest plat in the Salt Lake County recorder's office who own property within three hundred feet of the boundary of the subject lot; and
- b. The chair of the community council for the area in which the subject lot is located.

The planning commission may impose such conditions and requirements of this chapter necessary to protect the health, safety and general welfare of the neighborhood of the subject lot.

Following meanings:

As used in Table I, column (a), "subject lot," excluding the subject lot, column (d). For the purpose of this chapter, a "subject lot" is a multi-resident structure or part of the proximate lot.

Represents the portion of the lot but excluding all other land and open porches.

ZT-24-001
Text Amendment for
Millcreeks ADU Code



Proposal

Millcreek staff is proposing a text change to alter rules and regulations surrounding Accessory Dwelling Units (ADU)s within Millcreek. The current ADU ordinance was adopted in 2021, with minor changes made since adoption. Millcreek staff is proposing changes to how detached ADU sizes are regulated, which lots can have internal & attached ADUs, and consideration of allowing for detached & attached ADUs on flag lots.



Proposal

What's changing:

- How size is calculated for detached ADUs
- Lot coverage requirements for detached ADUs
- Parking standards
- Added attached and detached ADUs as permitted on flag lots
- Allowing for lots under 6,000 sf to have internal ADUs



Proposal

Detached ADU size:

Current code reads,

“The total area of an ADU shall not exceed fifty percent (50%) of the square footage of the habitable area of the building footprint of primary residence and in no case exceed eight hundred fifty (850) square feet.”

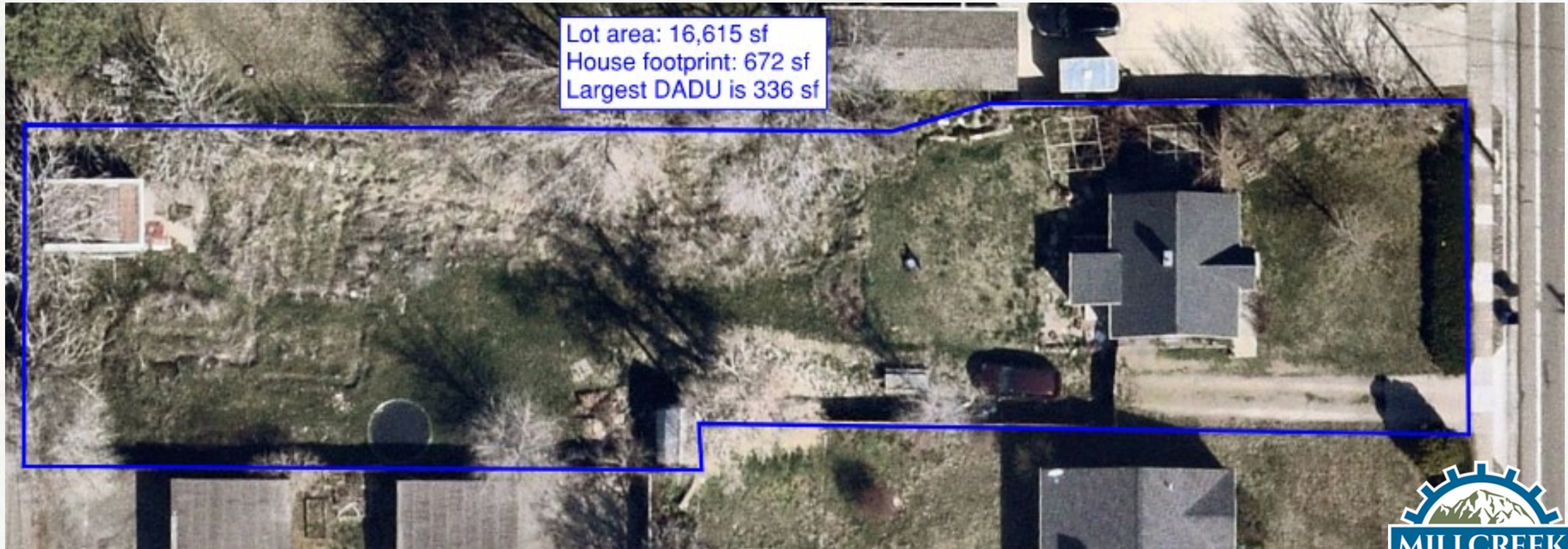
Proposed code reads,

“The size of the ADU cannot exceed the gross square footage of the existing main building footprint and can be up to maximum of 1000 sq ft, whichever is less.”



Proposal

The current detached ADU ordinance severely limits the ability for some residents to build a detached ADU in a size that makes sense. Many of Millcreek lots are large with smaller homes on them. The current ordinance punishes homeowners with more modest sized homes when they go to build a detached ADU.



Proposal

Detached ADU rear yard coverage:

Current code reads that a detached ADU can only cover up to 25% of the rear yard area.

Proposed code removes this rule and instead leans on total lot coverage for the property.

Table 19.XX.2 Spatial Requirements for the Single-Household Residential (R-1) Zones

Zone	Min. lot area (A)	Min. lot width (B)	Min. Front Setback (C)	Residential Use Min. Side Setbacks on interior lots (D)	Residential Use Min. Side Setbacks on corner (E)	Civic/Institutional and Non- Residential Use Min. Side Setback	Min. Rear Setback (F)	Max. lot Coverage
R-1-3	3,000 sq ft	25'	20'	5' *	20'	20'	15'	40%
R-1-4	4,000 sq ft	25'	20'	5' *	20'	20'	15'	40%
R-1-5	5,000 sq ft	25'	20'	5' *	20'	20'	15'	35%
R-1-6	6, 000 sq ft	60'	25'	8'	20'	20'	15'	35%
R-1-8	8,000 sq ft	65'	25'	8'	20'	20'	15'	33%
R-1-10	10, 000 sq ft	80'	30'	10'	20'	20'	15'	31%
R-1-15	15,000 sq ft	80'	30'	10'	20'	20' .	15'	25%
R-1-21	21,000 sq ft	100'	30'	10'	20'	20'	15'	25%



Proposal

Internal and attached ADU lot size:

Current code reads that no property that is less than 6,000 square feet can have an internal or attached ADU.

Planning staff is proposing dropping this rule for lots under 6,000 square feet.

Millcreek Planning Commission recommended keeping this lot size rule due to potential parking issues on these smaller lots.



Proposal

Other changes:

Parking requirements have been changed to one spot per bedroom in the ADU up to two spots total.

Removed language outlining guesthouses found in R-1-21 zones.



General Plan Considerations

CHOICE. GOAL N-2: Strive for a variety of housing choices in types, styles, and costs of housing throughout Millcreek.

Strategy 1.1: Consider Citywide and/or identify appropriate locations and standards that could allow for accessory dwelling units (ADUs), tiny homes, and small homes in Millcreek as a means to offer more housing choices. Consider initially allowing for interior ADUs (mother-in-law apartments) as a strategy to evaluate ADU impacts and compatibility in selected locations. Consider 2300 East as an area to test the compatibility of allowing accessory dwelling units, using 1100 East in Salt Lake City as a template.

Strategy 1.5: Promote the maintenance and improvement of the existing housing stock and allow for remodeling, expansion, and additions as appropriate in the area to accommodate the changing sizes and varieties of household types.

Strategy 1.6: Support a diverse supply of accessible housing to meet the needs of older adults and people with disabilities, especially in centers and other places which are in close proximity to services and transit.

The proposed ordinance helps reduce barriers to building new ADUs within Millcreek. ADUs allow for residents to access additional rental income, provide housing for family members, and increase property values. As residents age, ADUs can help citizens age in place and allow for multi-generational families to live on the same property.



General Plan Considerations

INFILL. GOAL GP-9: Support complementary infill development and land use investment in the mature and developed areas of the city.

Strategy 9.5: Evaluate zoning regulations for opportunities to be more streamlined and flexible regarding infill, redevelopment, and mixed-use development, especially in older, underutilized commercial areas.

Since Millcreek is a largely built out City, infill development is paramount for addressing housing affordability and access. Streamlining ADU processes and standards will help citizens conduct small scale infill around Millcreek.



Community Council Recommendations

Millcreek Community Council:

During their regularly scheduled meeting, the Millcreek Community Council (MCC) discussed issues with parking, why we need to change the ADU code, and how sizing for detached ADUs should be determined. After a healthy discussion, MCC made a motion to recommend the ordinance as proposed by staff with the changes that 1 parking stall be required per adult that will use the ADU, only count floor area to the total detached ADU size (basements, lofts, and attic spaces should not count towards the total ADU allowable square footage), add a hyperlink in the ADU code to the enforcement chapter of the Millcreek code, and allow for up to 33% of the rear yard to be covered instead of 50%.

This motion passed unanimously.

Canyon Rim Citizens Association:

The Canyon Rim Citizens Association (CRCA) did not have a full quorum during their regularly scheduled meeting, but still had enough members present to hear the proposed ADU ordinance and discuss it. Members of the CRCA did not see issues with the proposed changes. CRCA also did not have issues with the proposal that detached and attached ADUs be allowed on flag lots so long as they met all the underlying regulations in code for ADUs.



Community Council Recommendations

East Mill Creek Community Council:

East Mill Creek Community Council (EMCCC) met on May 5 to hear and discuss the proposed changes to the ADU ordinance. One of the main concerns revolved around if there was enough off street parking for all types of ADUs. Council members also stated that the ADU code needed updating to ensure it works for residents that wish to build ADUs. When asked about allowing attached and detached ADUs on a flag lot, some members didn't want to see the added density, while other members did not see an issue with them so long as there was enough parking for them. In the end, a motion was made to recommend the ordinance as presented by staff. The motion passed 7 to 1. The dissenting vote was against updating the ADU ordinance at all.

Mount Olympus Community Council:

Mount Olympus Community Council (MOCC) met on May 6 to hear and discuss the changes to the ADU ordinance. Like other community councils, there was concern about parking, specifically for detached ADUs if they are allowed on flag lots. Some members did not want the parking requirement for a detached ADU to be higher than the main house on the property. MOCC motioned for a positive recommendation to Planning Commission for the ordinance as proposed by staff, with the added stipulation that designated off street parking for detached ADUs on flag lots should have 1 designated spot per bedroom. The motion passed unanimously.



Planning Commission Recommendation

A final motion was made recommending the proposed changes to the ADU ordinance to the City Council as proposed by staff with the conditions added that total lot coverage calculations should be used instead of rear yard calculations, one parking stall per bedroom up to two parking stalls per ADU, flag lots should be allowed to build attached and detached ADUs so long as they meet all the ADU standards in code, keeping the two adults and any number of children language for attached and detached ADUs, and keeping the limit on lots under 6,000 square feet from having internal ADUs. This motion passed five to two. The two dissenting votes stated that they wanted to see four adults allowed per ADU, allowing larger ADUs for large lots, and removing the limit on lots under 6,000 square feet.



Staff Findings & Conclusions

Findings

1. The current size restrictions for detached ADUs based on primary building footprint punishes homeowners with smaller homes when they wish to build a detached ADU.
2. Rear yard lot coverage requirements of 25% max for detached ADUs do not affect all properties proportionally and can severely limit the feasibility of a resident being able to build an ADU on their property.
3. The max size requirements for detached ADUs do not always allow for citizens to build detached ADUs that are financially feasible, or comfortable for multiple people to live in.
4. Internal and attached ADU restrictions on lot sizes limits property owners with smaller lots from accessing the benefits ADUs can bring to their property.

Conclusions

1. Removing the 50% rule for detached ADU sizing will lift the limitation on residents with smaller homes from being required to build ADUs that are too small to be feasible.
2. Removing the rear yard coverage rule and instead leaning on a total lot coverage calculation reduces cumbersome code and streamlines the ADU process.
3. Increasing the potential max size of an ADU will make detached ADUs more financially feasible and livable for people residing within them.
4. Removing the minimum lot size requirements for internal and attached ADUs will give residents with smaller lots the ability to access the benefits ADUs can bring.



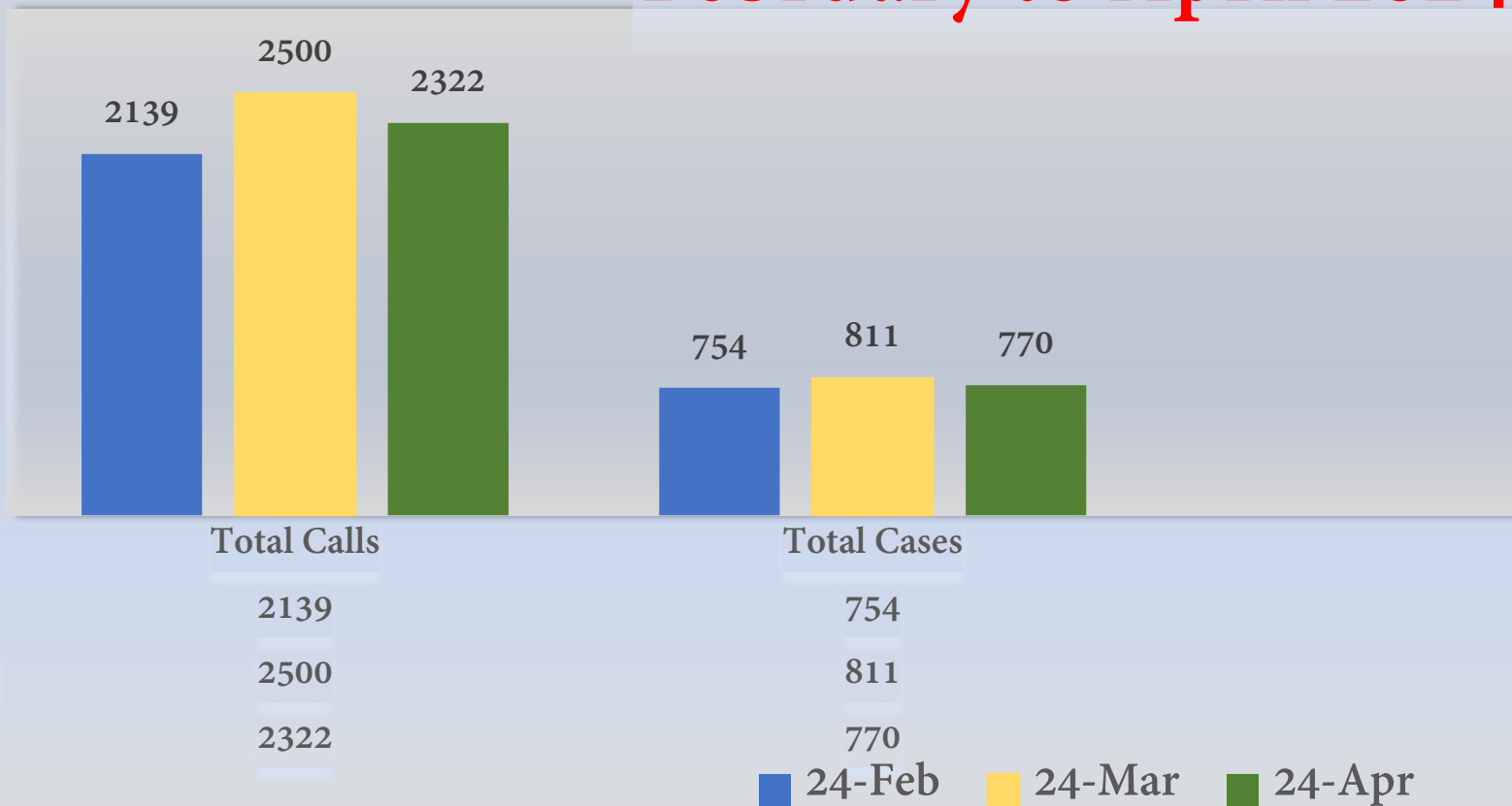


Unified Police Department *Millcreek Precinct*

May 2024

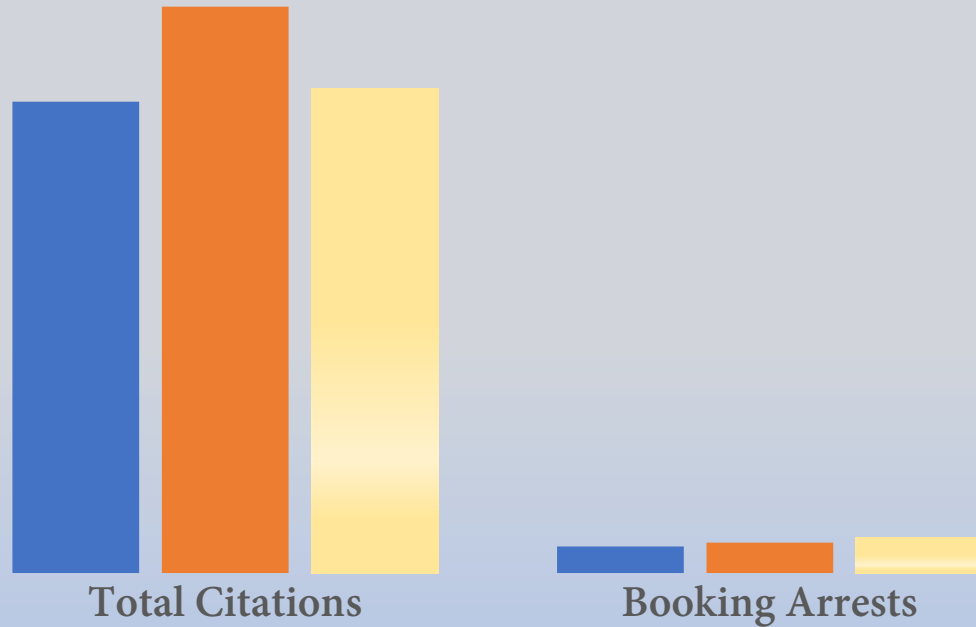
Total Calls for Service and Total Cases

February to April 2024



Citations and Booking Arrests

February to April 2024



■ 24-Feb 356
■ 24-Mar 428
■ 24-Apr 366

20
23
27

■ 24-Feb ■ 24-Mar ■ 24-Apr

Unified Police Departments Investigations

April 2024

Violent Crimes Unit (VCU)

Total Active Cases	152
New Cases	8
Homicide/Suspicious Death	0
Death Investigations	3
Felony Assaults	1
Misdemeanor Assaults/Threats	2
Robbery	1
Other Suspicious	1

April 2024

Mental Health Unit MHU

Total Active Cases	180
New	58

April 2024

Special Victims Unit (SVU)

Total Active Cases	124
New Cases	9
Adult Sex Cases	1
Child Sex Cases	2
Child Abuse Cases	1
Other	0
Missing	3
Runaway	2

March 2024

Crash Accident Reconstruction Unit (CAR TEAM)

Total Call Outs	3
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Unified Police Department

Special Operations

SWAT

April 2024

New Call Outs 0

K9 Unit

April 2024

New Calls 18

Weapons Offense 1

Traffic Offense 3

Traffic Accident 2

Lost/Missing Person 1

Property Crime 2

Person Crime 2

Welfare Check 2

Millcreek City Crime Review

April 2024

Assault	3
Burglary	7
Drug Offenses	20
Family Offense	67
Fraud	21
Homicide	0
Larceny	38
Robbery	1
Sex Offense	3
Stolen Vehicles	8





**Millcreek
Traffic Enforcement
Unit**

**In April 2024, Millcreek Officers
responded to 76 traffic accidents,
investigated 17 Hit and Runs and
issued 366 Citations**



Community Crime Suppression Unit April 2024

Arrests: 6
Traffic Stops: 84
Stolen Vehicles Investigated: 3
Nuisance Home Investigation:
1
Narcotics Investigations: 9
Fleeing Vehicles: 3
Assisted Patrol with Calls: 17
Seized Firearms: 1 Glock 26

Drug Seizures:

- Meth: 33.6 gms
- Marijuana: .6 gms
- Fentanyl: 9 Pills
- Crack Cocaine: 111.6 gms
- Heroin: 6.4 gms



Millcreek Investigations

For the month of April, Millcreek Investigations Detectives were assigned 87 cases. During the same month, 43 cases were submitted for charges with either the District Attorney's Office or the Holladay Justice Court.

Mental Health Related Calls for Service

- In the month of April, Millcreek Officers responded to 60 Mental Health Related Calls for Service.



Transient Related Calls

In the month of April,
Millcreek Officers
responded to 22 calls
related to transient
activity.



Community Oriented Policing Unit

The Millcreek C.O.P. Detectives gave a building tour of UPD's floor at the new building. An after school youth group enjoyed seeing where Officers worked and asked questions of what Police Officers do everyday.



5/28/2024 City Treasurer's Report
given by: Cheri Jackson, Millcreek Treasurer



Date	Shared or Pooled Cash Accounts	Amount
5/28/2024	Operating Account	\$ 3,226,201
5/28/2024	PTIF	42,053,625
	Total of Shared Cash	\$ 45,279,826

Tax revenues have different lag times from collection of the tax to distribution to the City.
With that understanding, my report on the major tax revenues are as follows:

General Revenue Sources Status / any concerns	Received as of 05/28/24	% of Estimated Revenues	Likely to meet or exceed budget
Current Property Taxes Received	\$ 11,799,226	99.82%	Yes
General Sales Taxes (8 months rev)	11,437,915	77.55%	Yes
Building Permits	1,707,360	113.82%	Yes
Total Gen Fund Revenue	37,811,066	94.65%	Yes
Report Any Revenue Anomalies			

Disbursements for the month of April 2024

General Fund Disbursements Status / any concerns	Quantity	Amount
Checks	193	\$ 5,025,365
EFT / Bank Drafts	18	309,212
Direct Deposit	2 Payroll Periods	304,573
Report Any Expenditure Anomalies		
Total Disbursements - April 2024		\$ 5,639,149