

**WORK MEETING AGENDA OF THE  
CITY COUNCIL OF LAYTON, UTAH**

PUBLIC NOTICE is hereby given that the City Council of Layton, Utah, will hold a public meeting in the Council Conference Room of the City Center Building, 437 North Wasatch Drive, Layton, Utah, commencing at **5:30 PM on May 2, 2024**.

**AGENDA ITEMS:**

1. Mayor's Report
2. Councilmembers' Report
3. Update – Weber Basin Water
4. Public Hearing and Adoption of the Tentative Budget for Fiscal Year 2024-2025 – Resolution 24-17
5. Proposed Amendments to Layton City Municipal Code, Title 19 Zoning, Chapter 19.02 Definitions, Chapter 19.06 Land Use Regulations, and Chapter 19.26 Mixed-Use/Transit Oriented Development (MU-TOD) Zoning District to Add Inpatient Medical Facility as a Definition and Land Use – Ordinance 24-10
6. New Development Required to Pay for Project Improvements Installed by the City – Layton Parkway/2700 West Construction, Project 20-59 – Resolution 24-14

**ADJOURN:**

Notice is hereby given that:

- This meeting will also be live streamed via [laytoncitylive.com](http://laytoncitylive.com) and [facebook.com/Laytoncity](https://facebook.com/Laytoncity)
- In the event of an absence of a full quorum, agenda items will be continued to the next regularly scheduled meeting.
- This meeting may involve the use of electronic communications for some of the members of this public body. Elected Officials at remote locations may be connected to the meeting electronically.
- By motion of the Layton City Council, pursuant to Title 52, Chapter 4 of the Utah Code, the City Council may vote to hold a closed meeting for any of the purposes identified in that chapter.

**Date:** \_\_\_\_\_ **By:** \_\_\_\_\_  
**Kimberly S Read, City Recorder**

This public notice is posted on the Utah Public Notice website [www.utah.gov/pmn/](http://www.utah.gov/pmn/), the Layton City website [www.laytoncity.org](http://www.laytoncity.org), and at the Layton City Center.

In compliance with the Americans with Disabilities Act, persons in need of special accommodations or services to participate in this meeting shall notify the City at least 24 hours in advance at 801-336-3826 or 801-336-3820.

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 1.

**Subject:**  
Mayor's Report

**Background:**  
N/A

**Alternatives:**  
N/A

**Recommendation:**  
N/A

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 2.

**Subject:**

Councilmembers' Reportu

**Background:**

N/A

**Alternatives:**

N/A

**Recommendation:**

N/A

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 3.

**Subject:**

Update – Weber Basin Water

**Background:**

Darren Hess, Assistant General Manager, and Calysta Bravo, Finance Manager, of Weber Basin Water Conservancy District will discuss water rates with the Mayor, Council, and Staff.

**Alternatives:**

N/A

**Recommendation:**

N/A

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 4.

**Subject:**

Public Hearing and Adoption of the Tentative Budget for Fiscal Year 2024-2025 – Resolution 24-17

**Background:**

Utah State Code Section 10-6-111 requires the Governing Body to adopt a tentative budget on or before the first regularly scheduled meeting in May.

The Governing Body must set a public hearing on the tentative budget and adopt a final budget on or before June 22nd. If the tentative budget proposes a property tax increase, the final budget must be adopted on or before September 1<sup>st</sup> following the State truth in taxation process. The tentative budget must be available for public inspection at least ten days before the public hearing and adoption of the final budget.

Staff has met with the Mayor and Council in several budget work meetings and has prepared the tentative budget document for adoption.

A copy of the tentative budget will be provided to the Council dropbox prior to the meeting.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 24-17 approving the tentative budget and setting a public hearing for June 6, 2024; 2) Adopt Resolution 24-17 with changes to the tentative budget and/or the public hearing date; or 3) Remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 24-17 approving the tentative budget and setting a public hearing for June 6, 2024, at 7:00 p.m.

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 5.

**Subject:**

Proposed Amendments to Layton City Municipal Code, Title 19 Zoning, Chapter 19.02 Definitions, Chapter 19.06 Land Use Regulations, and Chapter 19.26 Mixed-Use/Transit Oriented Development (MU-TOD) Zoning District to Add Inpatient Medical Facility as a Definition and Land Use – Ordinance 24-10

**Background:**

Over the last year, the City has received multiple requests for properties and zones where the City would allow inpatient medical facilities to be located. These facilities typically provide short overnight stays (between one and seven nights) for uses such as centers for sleep studies and rehabilitation centers that do not require a hospital stay. After reviewing the Code it was determined there was neither a definition nor a land use that would fit this requested use.

Current Code does allow for medical and dental clinics. However, these uses do not permit inpatient or overnight care except for in a hospital. A hospital as defined in the Code provides inpatient health services that are “primarily medical or surgical care,” which would not include a separate facility for sleep studies or facilities that provide skilled nursing and medical care requiring overnight stays.

The draft amendment would permit inpatient medical facilities for sleep studies, surgery centers, medical detox facilities and similar uses; and provide parameters for their use. Inpatient medical facility will be added as a new definition. This will specify the maximum size of the building, the maximum number of nights permitted for each patient, and require medical professionals and staff on site. These facilities would not include hospitals, assisted living, or other similar facilities. The inpatient medical facility will also be added as a new permitted use to Table 6-1. The proposed use would be permitted in all commercial and office zones and the mixed-use transit oriented zone.

The Planning Commission held a public hearing to review the proposed amendment. The Commission expressed concern that permitting the Inpatient Medical Facility in the MU (Mixed Use) zone could allow for a detox facility within a building that also included residential uses. They requested that changes be made to the ordinance to exclude the use from MU zones and to limit inpatient facilities in the MU-TOD zone to non-residential buildings.

**Alternatives:**

Alternatives are to: 1) Adopt Ordinance 24-10, amending Title 19 Zoning, Chapter 19.02 Definitions, 19.06 Land Use Regulations, and 19.26 Mixed-Use/Transit Oriented Development (MU-TOD) Zoning District; 2) Adopt Ordinance 24-10 with modifications; 3) Not adopt Ordinance 24-10 and deny the proposed amendments.

**Recommendation:**

The Planning Commission has forwarded a positive recommendation to the Council to adopt the proposed amendments to Layton City Municipal Code, Title 19 Zoning, Chapter 19.02 Definitions, Chapter 19.06 Land Use Regulations, and Chapter 19.26 Mixed-Use/Transit Oriented Development (MU-TOD) Zoning District to add Inpatient Medical Facility as a definition and land use.

Staff supports the Planning Commission's recommendation.

**LAYTON CITY COUNCIL WORK MEETING  
AGENDA ITEM COVER SHEET**

**Item Number:** 6.

**Subject:**

New Development Required to Pay for Project Improvements Installed by the City – Layton Parkway/2700 West Construction, Project 20-59 – Resolution 24-14

**Background:**

The City has installed a portion of Layton Parkway, from 2200 West to 2700 West and all of 2700 West from Layton Parkway to Gentile Street, by installing street improvements, including road base, asphalt, curb, gutter, sidewalk, and street lights and utilities including water, sewer, storm drain, and secondary water. The City has determined, pursuant to Section 12.24.060 of the Layton Municipal Code that new development should pay its proportional share of the costs of infrastructure and improvements, that constitute “project improvements” and that specifically benefit development activity within the City. The City has calculated the cost of those improvements, based on actual costs incurred by the City in making those improvements and, pursuant to the above ordinance, desires to impose, by resolution, those costs on future development.

**Alternatives:**

Alternatives are to: 1) Adopt Resolution 24-14 requiring that the project improvement costs, attributable to new development, be assessed to new development; 2) Adopt Resolution 24-14 with any amendments the Council deems appropriate; or 3) Not adopt Resolution 24-14 and remand to Staff with directions.

**Recommendation:**

Staff recommends the Council adopt Resolution 24-14 requiring that the project improvement costs, attributable to new development, be assessed to new development and authorize the City Manager to sign the necessary documents.

**ADDITIONAL**

**PACKET**

**ATTACHMENTS**



WEBER BASIN WATER  
CONSERVANCY DISTRICT

# Water Rate Increases

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2025-2028



# New Development

- NOT being financed through these water rate increases
- New water blocks (D4 & D5)
  - \$500MM of new infrastructures required
  - Financed through impact fee (\$0/\$15,000/\$22,405 per AF)
  - Annual rate for this block (\$1,658/\$724/\$319 per AF)

# Rate Increases

- 2018-Current rate increases
  - In response to O&M study completed in 2016 & 17B-2a-1010
    - Adjusted to bring contracts up to appropriate O&M funding levels
    - Dedicated revenue stream for state mandated CAP (Capital Asset Plan)
- 2025-2028 rate increases
  - Adjust to bring contracts up to appropriate R&R funding levels
  - 4-year look ahead provided to customer agencies for planning
- 2029 forward
  - Anticipate rates after this point will be adjusted by inflation

# Driving Factors

- Inflation
  - Projects are more costly
  - Influx of ARPA funds (No ARPA funds received)
- Federal Project
  - Facilities reaching engineered useful life (60-70 years)
  - Until the last ~10 years, reasonable expectation of federal assistance
    - Only assistance currently through grants and low interest loans
- Limitation on reserves prior to 2013
  - 17B-2a-1010
  - Capital Asset Plan -Required by State (updated every 5 years)
  - Completion of 2022 CAP (50-60 year planning horizon)
    - 5-10 year focused planning

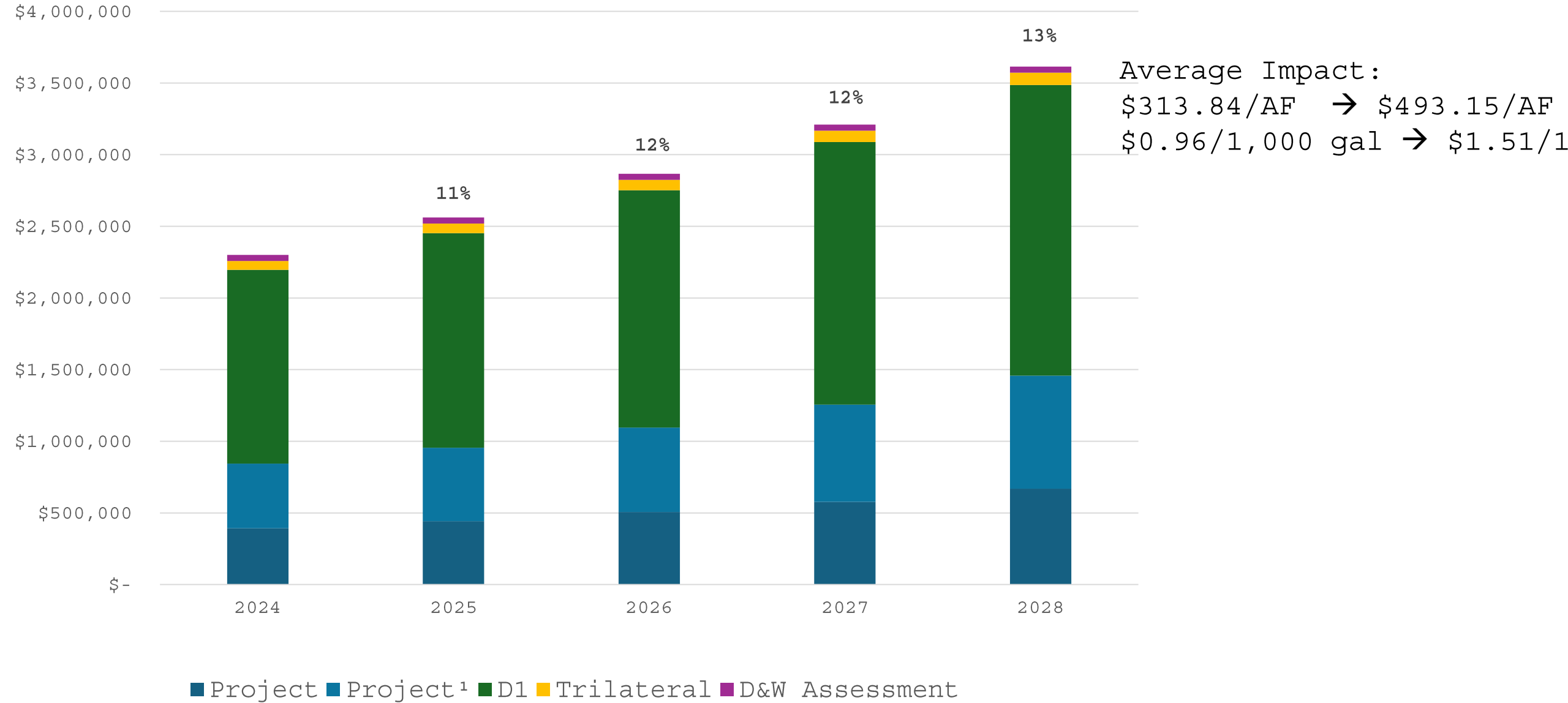
# Capital Asset Plan Highlights

- \$285MM in Repair/Replacement Projects (FY2024-FY2034)
  - \$152MM in the next 5 years
- Davis Aqueduct (50%): \$47.5 MM (grant will cover a portion)
- WTP Tank Replacement: \$18.0 MM
- PAC Silo: \$3.8 MM
- WTP Dewatering: \$7.5 MM
- Well Rehab: \$9.7 MM
- Gateway Slide Stabilization: \$8.5 MM
- Pipelines/Valves/Vaults: \$115 MM

# Impacts to the City

- Water rate increases vary by type and tier of water
  - Oldest blocks of water have the lowest capital component
    - as a percentage, these rates are increasing the most
- Layton City contracts are among the lowest cost rates
- 7,329 AF Treated Water Contract
  - 46.6% Project (3,416 AF)
    - Annual average increase 13%
  - 53.4% District 1 (3,913 AF)
    - Annual average increase 11%

# Total TREATED Water Contracts





**Layton**

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Community • Prosperity • Choice



# 2025 Proposed Budget

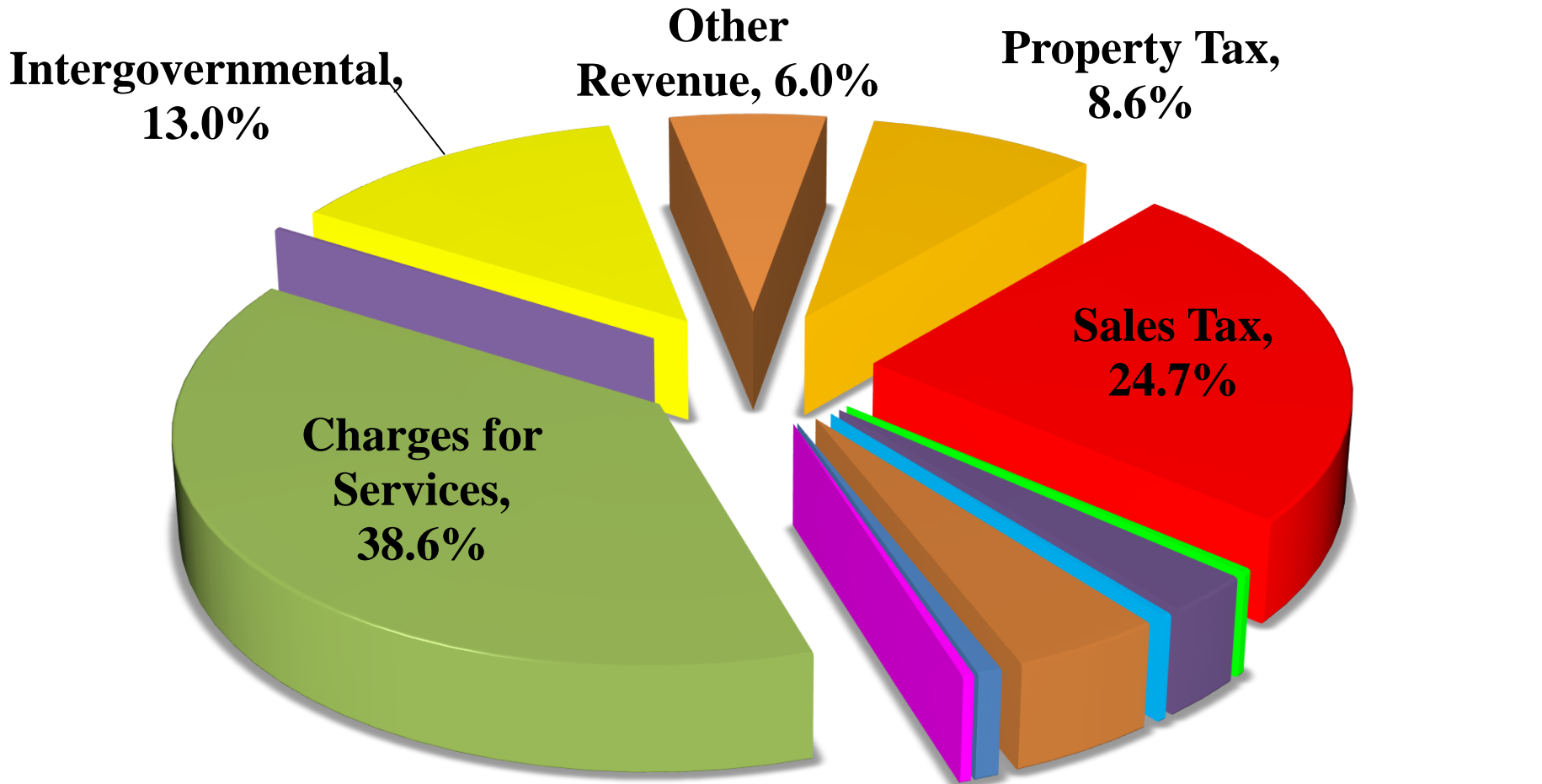
The Fiscal Year 2024-2025 Budget proposes:

- General Fund budget just over \$46,539,000
- Total City-Wide budget just over \$138,306,000
- Market and Cost of living adjustments for officers and employees
- Merit adjustments for employees
- \$2,439,000 in capital equipment
- \$13,860,000 in capital projects (Utilities, Streets, Parks, Dispatch, etc.)
- Sales tax revenue is anticipated to be slightly lower than previous years

Major projects include:

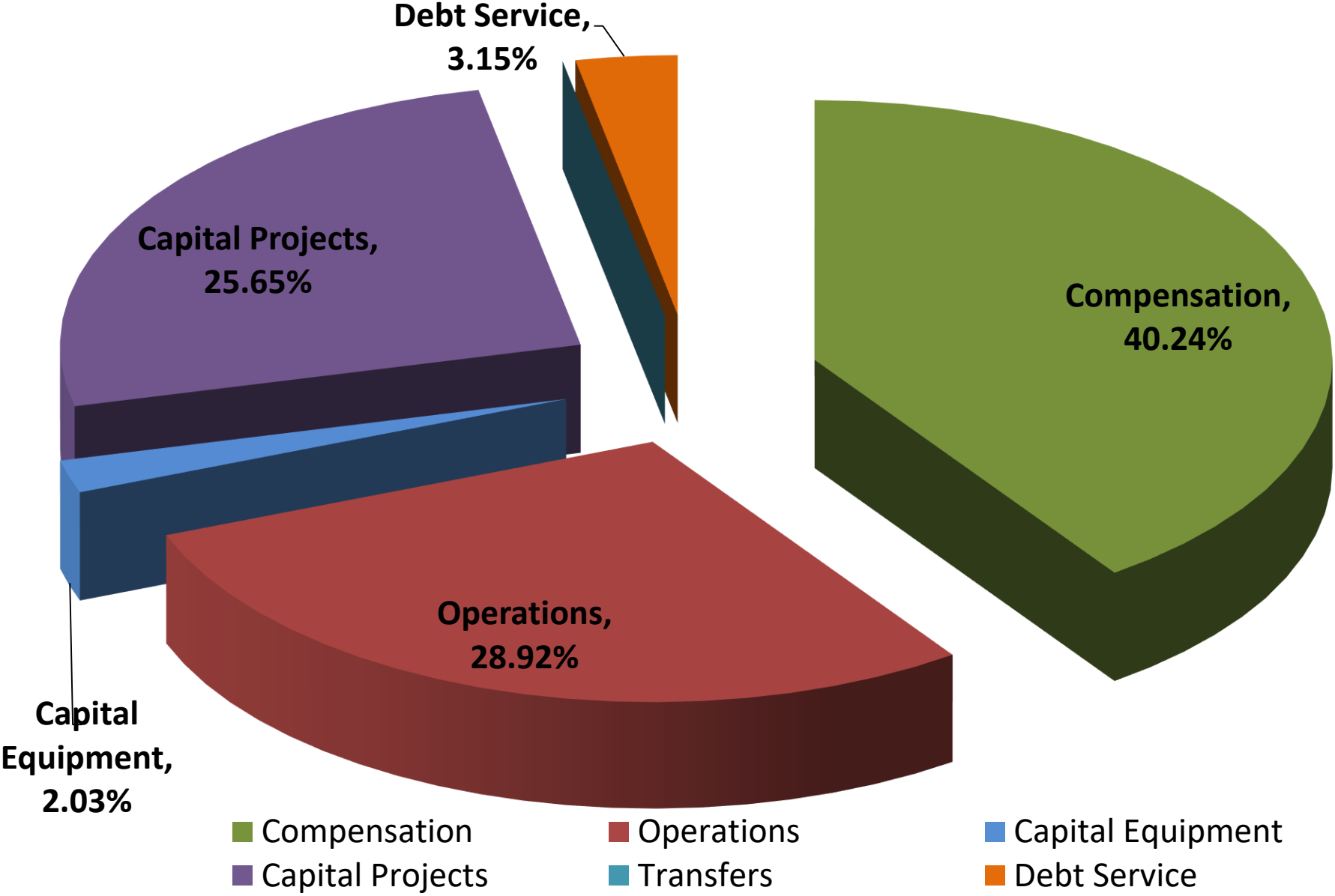
- Emergency Communications Dispatch Center – Intergovernmental funding
- West Hill Field road: 2700 West to 3200 West
- Public Works shop expansion – land purchase
- Sugar Street Realignment – land purchase
- Utility projects

# City Revenue FY 2025



- |                      |                       |                   |                   |
|----------------------|-----------------------|-------------------|-------------------|
| Property Tax         | Sales Tax             | Franchise Tax     | Interest          |
| Telecommunications   | Municipal Energy      | Other Taxes       | Business Licenses |
| Charges for Services | Fines and Forfeitures | Intergovernmental | Other Revenue     |

# City Expenditures FY 2025





# Sewer Rate Update

May 2, 2024

City Council Work Meeting

# Wastewater Master Plan Update

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- Received draft of final report end of April.
- Engineering staff completing final reviews.
- Present full report to City Council at future meeting.

# Wastewater Master Plan Update

## Capital Improvement Plan

Time Frame	Construction Year <sup>1</sup>	Project ID	Project Description	Proposed Diameter (in)	Estimated Length (LF)	Estimated Pipe Unit Cost (\$/LF)	Estimated Manholes @ \$25K Each <sup>2</sup>	Estimated Construction Cost	Estimated Total Cost
Short Term	2025	8.1	Sugar St South of Kroger	18	1,706	\$600	6	\$1.17M	\$1.58M
	2030	8.2	Sugar St North of Kroger	15	1,199	\$540	5	\$0.77M	\$1.04M
	2026	5	Gentile, 2520 E to 2800 E	12	2,355	\$480	8	\$1.33M	\$1.80M
	2027	3.1	Oakridge Dr, 2200 E to 2650 E	12	1,480	\$480	6	\$0.86M	\$1.16M
	2029	4	Gordon, 400 W to 150 W	12	937	\$480	4	\$0.55M	\$0.74M
<b>Short Term Total</b>					<b>7,676</b>	<b>\$516</b>	<b>29</b>	<b>\$4.69M</b>	<b>\$6.33M</b>

## System Renewal Budgets for Pipeline Rehabilitation/Replacement Scenarios

System Renewal Scenario	Annual Budget (2024 Dollars) <sup>1</sup>
Replacement of 100 percent of system components in 100 years <sup>2</sup>	\$5.056 M
Rehabilitation of 100 percent of components over 100 years <sup>3</sup>	\$1.000 M
50 percent replacement, 50 percent rehabilitation over 100 years <sup>3</sup>	\$3.025 M

1. ENR Construction Cost Index = 13,515

2. Includes allowance for surface restoration

3. Assumes rehabilitation is 20-30 percent of replacement + surface restoration costs

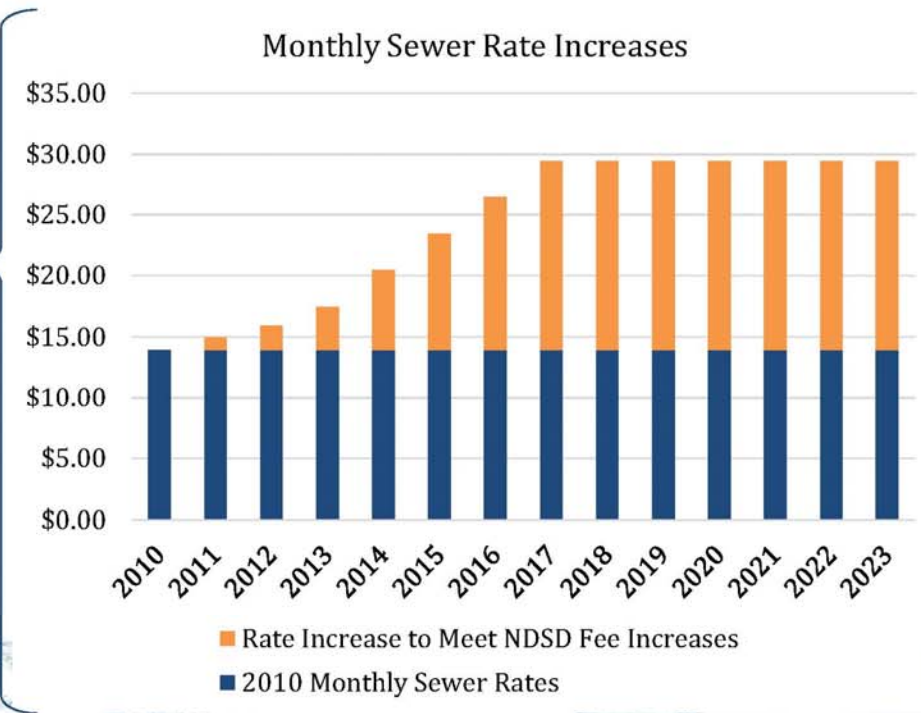
# Current Rate

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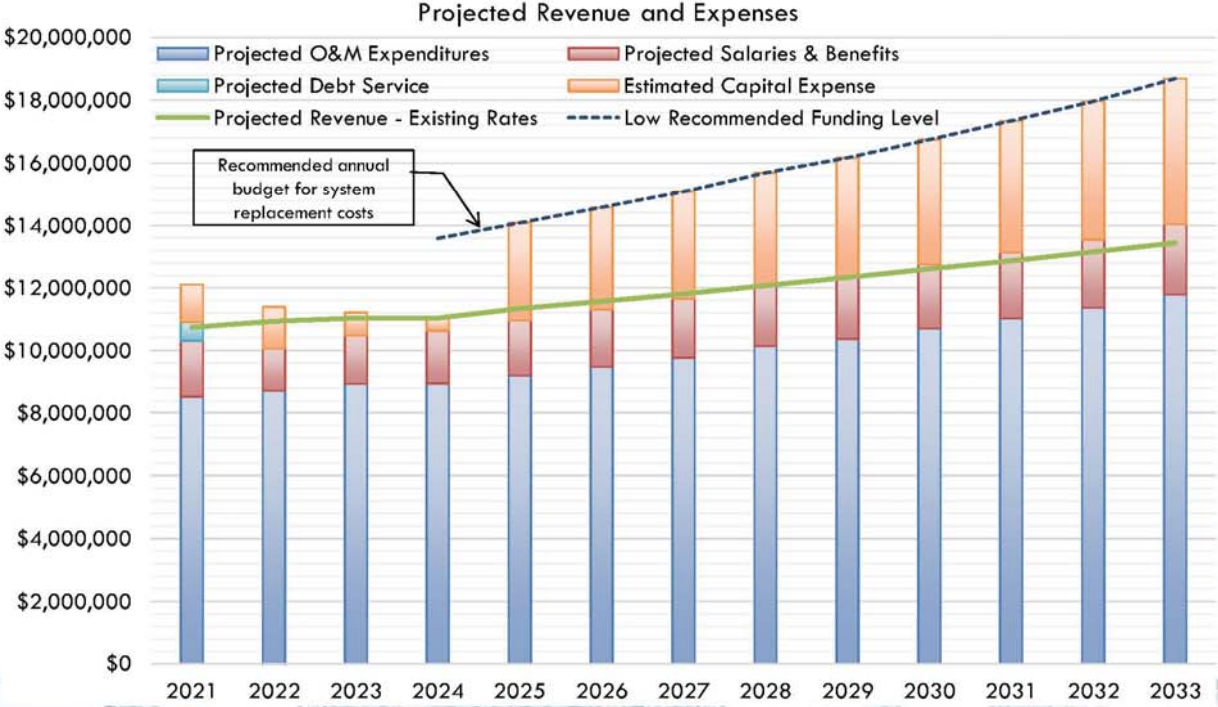
- Residential User Fee
  - \$29.54 per month
    - City portion \$7.95
    - NDSD portion \$21.50

# Background | Historic Rate Increases

- North Davis Sewer District fees historically have increase substantially
- Layton rates increased to offset these treatment costs (2011-2017) →
- No Layton sewer rate increases since 2017
- Operating costs have increased significantly since 2017:
  - Construction Labor & Pipe costs increased ~30%



# Revenue Requirements

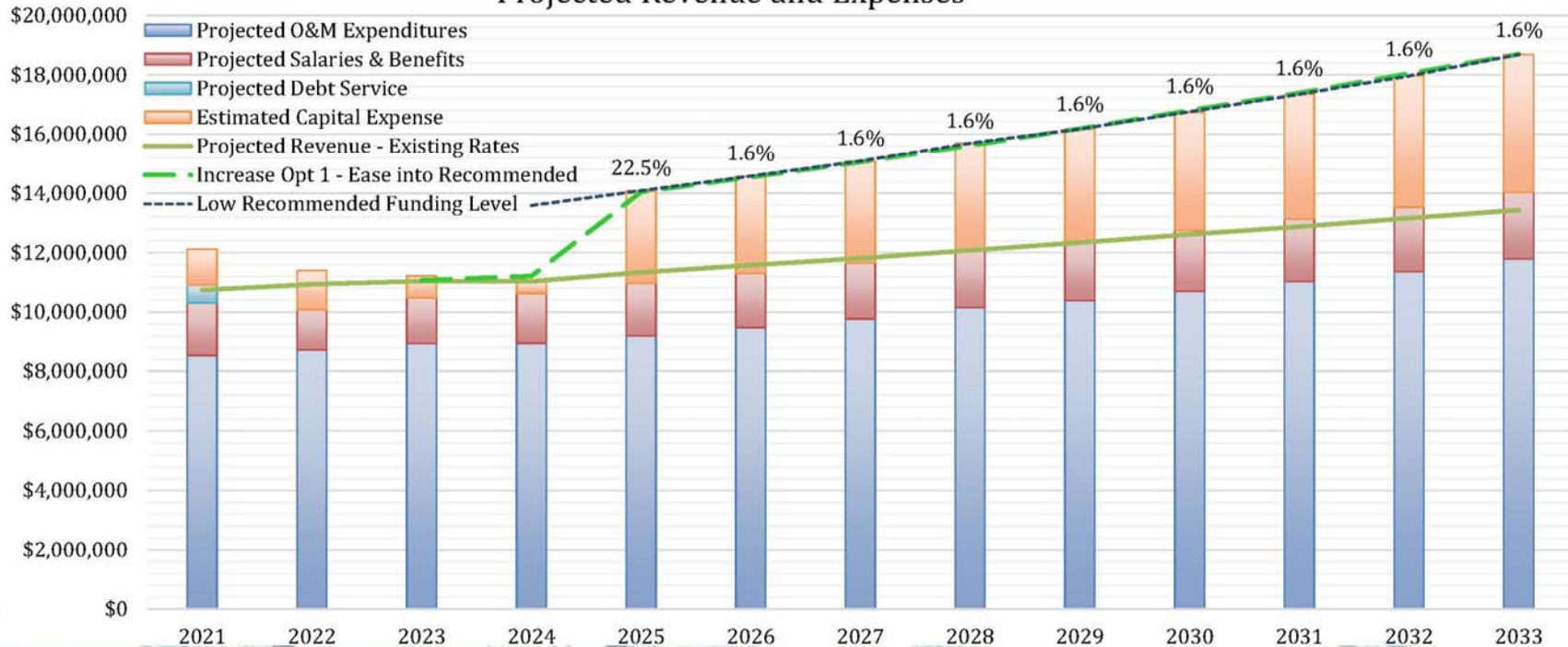


- Historic rate revenue and expenses shown
- Expenses projected using inflation (3% annually) and City growth
- Future capital expenses assumed to reach minimum recommended funding levels.

# Rate Increase | Alternative 1

## High Initial Increase

Projected Revenue and Expenses



Layton City Sewer Rate Update

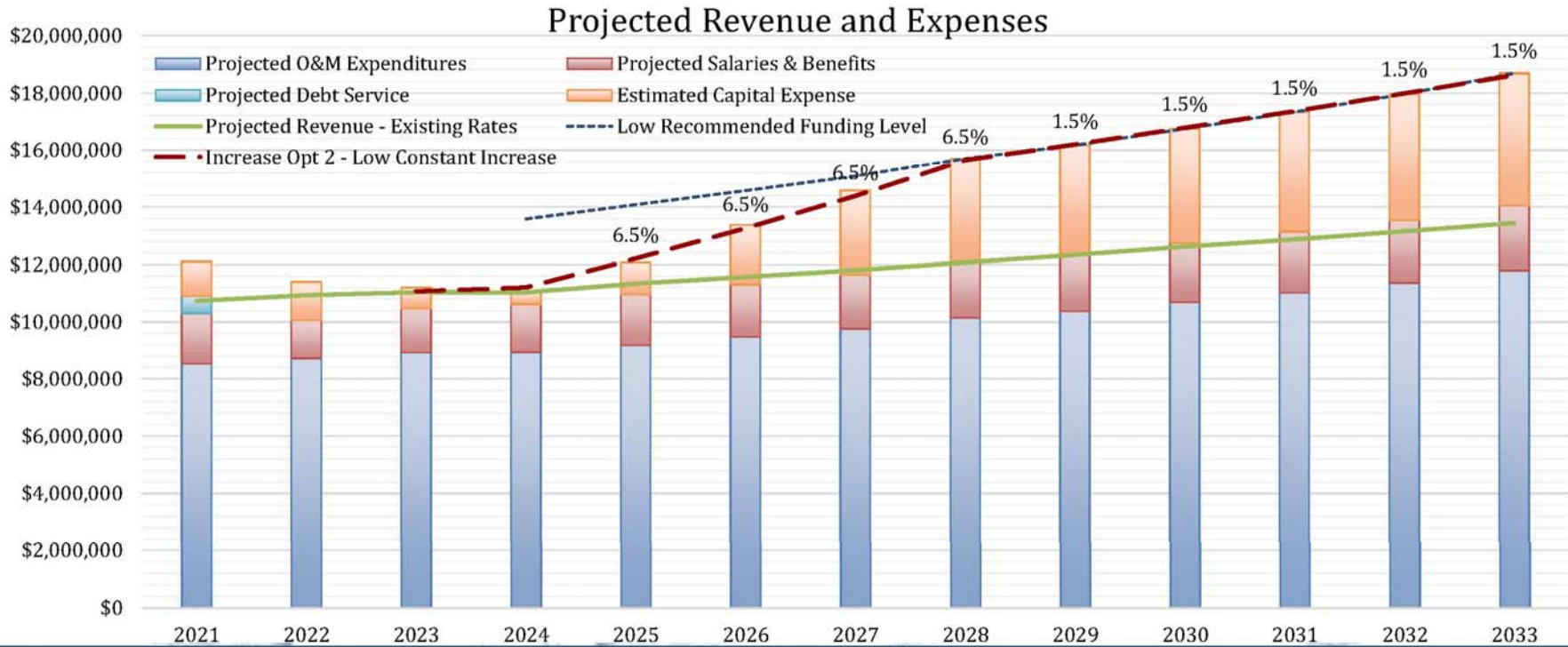
	Base Rate
Existing 2023	\$29.45
2024	\$36.08
2025	\$36.65
2026	\$37.24
2027	\$37.84
2028	\$38.44

Increase of \$6.63 per month

City portion \$14.58

# Rate Increase | Alternative 2

## Slow and Steady Increase



Layton City Sewer Rate Update

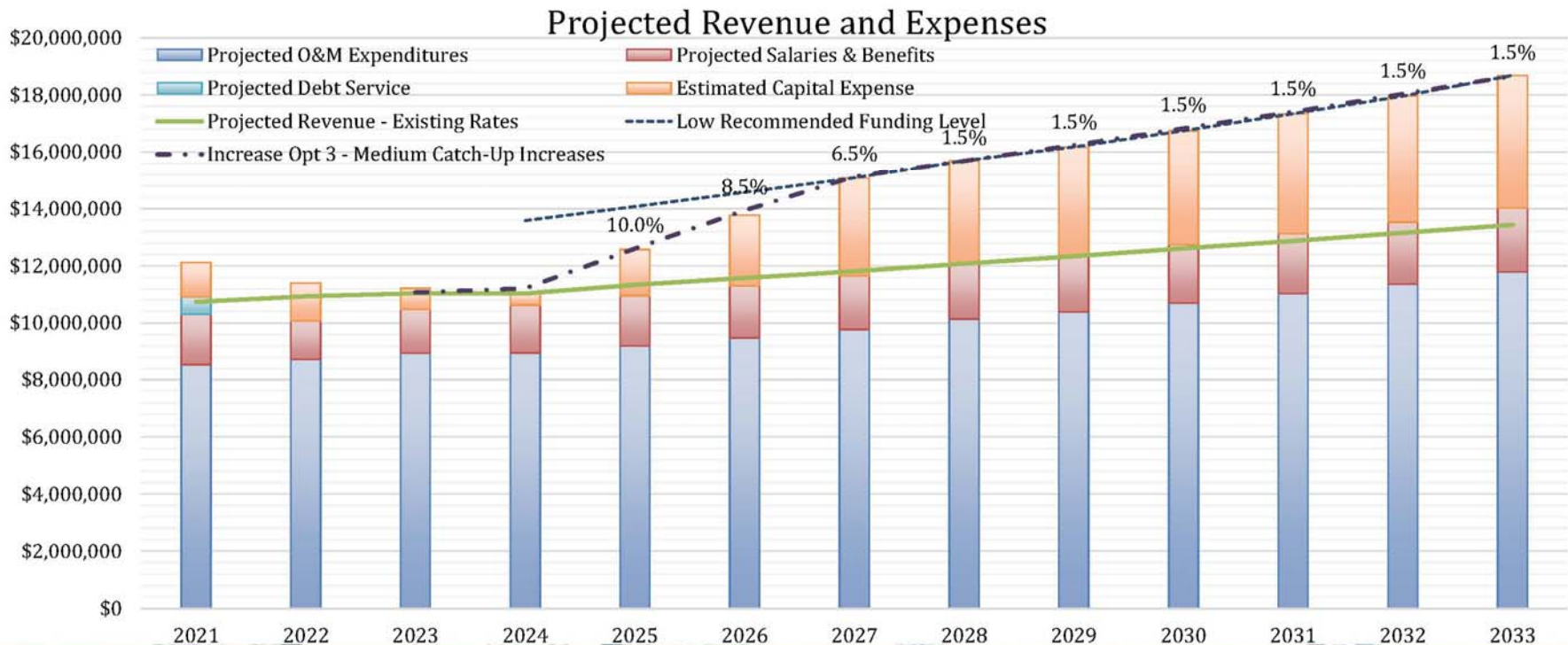
	Base Rate
Existing 2023	\$29.45
2024	\$31.36
2025	\$33.40
2026	\$35.57
2027	\$37.89
2028	\$38.45

1<sup>st</sup> Year Increase of \$1.91 per month  
 2<sup>nd</sup> Year Increase of \$2.04 per month  
 3<sup>rd</sup> Year Increase of \$2.17 per month  
 4<sup>th</sup> Year Increase of \$2.31 per month  
 Total Increase of \$8.43 per month

City portion \$9.86  
 City Portion \$11.90  
 City Portion \$14.07  
 City Portion \$16.38

# Rate Increase | Alternative 3

## Gradual Increases Over 3 Years



Layton City Sewer Rate Update

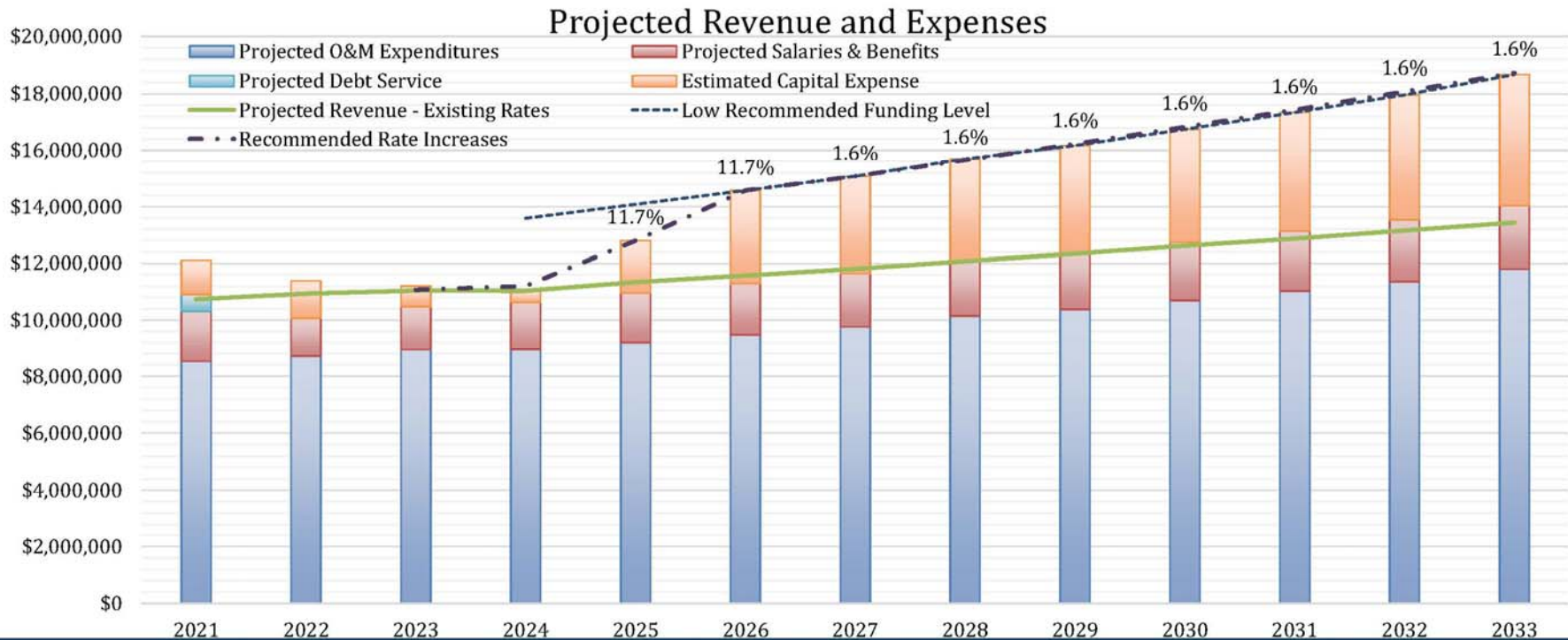
	Base Rate
<b>Existing 2023</b>	\$29.45
<b>2024</b>	\$32.40
<b>2025</b>	\$35.15
<b>2026</b>	\$37.78
<b>2027</b>	\$37.99
<b>2028</b>	\$38.56

1<sup>st</sup> Year Increase of \$2.95 per month  
 2<sup>nd</sup> Year Increase of \$2.75 per month  
 3<sup>rd</sup> Year Increase of \$2.28 per month  
 Total Increase of \$7.98 per month

City portion \$10.90  
 City Portion \$13.65  
 City Portion \$15.93

# Rate Increase | Alternative 4

## Gradual Increases Over 2 Years



Layton City Sewer Rate Update

	Base Rate
<b>Existing</b>	\$29.45
<b>2023</b>	\$29.45
<b>2024</b>	\$32.90
<b>2025</b>	\$36.74
<b>2026</b>	\$37.33
<b>2027</b>	\$37.93
<b>2028</b>	\$38.54

1<sup>st</sup> Year Increase of \$3.45 per month  
 2<sup>nd</sup> Year Increase of \$3.85 per month  
 Total Increase of \$7.30 per month

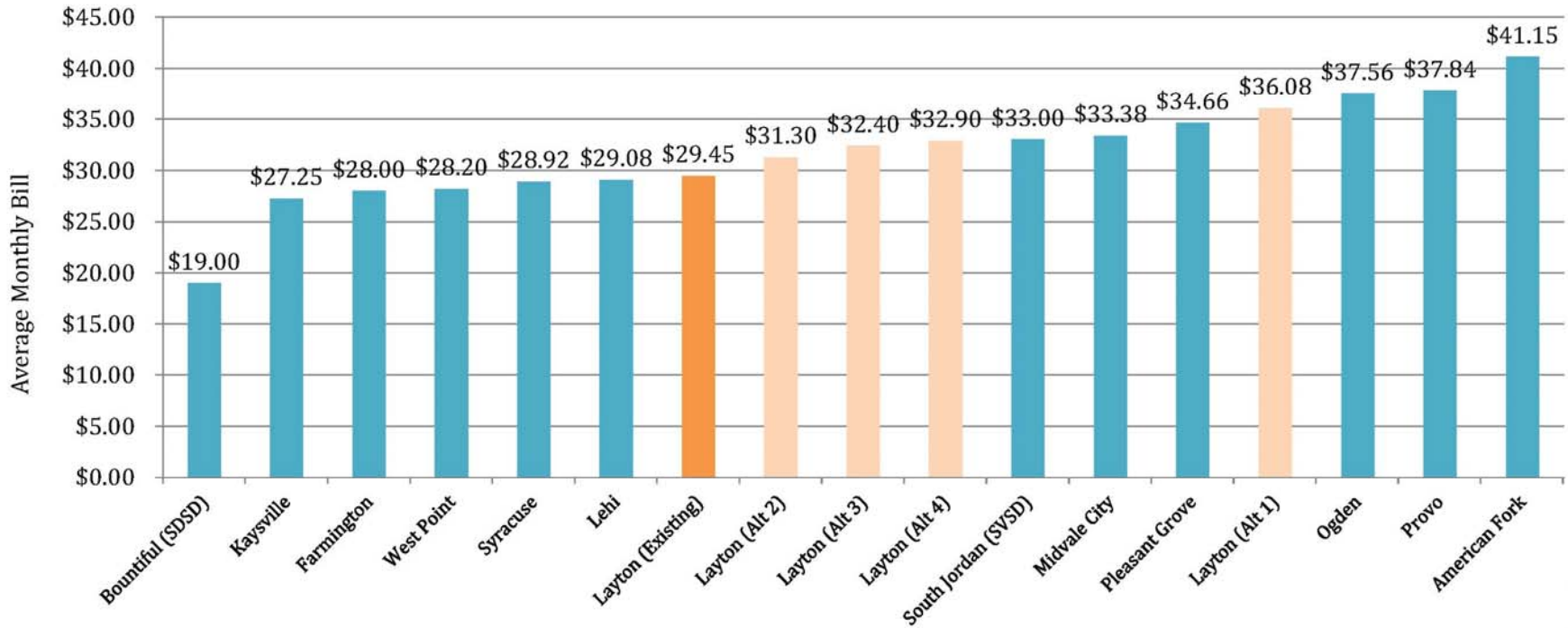
City portion \$11.40  
 City Portion \$15.25

# Sewer Fund Rate Alternatives

Revenue Generated by Rate Increase Alternatives							Additional Revenue Received Annually
	Base	22.50%	1.60%	1.60%	1.60%	1.60%	
<b>Alternative 1</b>	\$ 11,025,773	\$ 2,480,799	\$ 216,105	\$ 219,563	\$ 223,076	\$ 226,645	\$ 3,366,188
North Davis Rate	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	<b>Cummulative</b>
City Rate	\$ 7.95	\$ 14.58	\$ 15.15	\$ 15.74	\$ 16.34	\$ 16.94	<b>Revenue Received</b>
	\$ 29.45	\$ 36.08	\$ 36.65	\$ 37.24	\$ 37.84	\$ 38.44	<b>\$ 14,599,900.46</b>
	Base	6.50%	6.50%	6.50%	6.50%	1.50%	
<b>Alternative 2</b>	\$ 11,025,773	\$ 716,675	\$ 763,259	\$ 812,871	\$ 865,708	\$ 212,764	\$ 3,371,277
North Davis Rate	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	
City Rate	\$ 7.95	\$ 9.86	\$ 11.90	\$ 14.07	\$ 16.39	\$ 16.95	
	\$ 29.45	\$ 31.36	\$ 33.40	\$ 35.57	\$ 37.89	\$ 38.45	<b>\$ 11,019,205.18</b>
	Base	10.00%	8.50%	6.50%	1.50%	1.50%	
<b>Alternative 3</b>	\$ 11,025,773	\$ 1,102,577	\$ 1,030,910	\$ 855,352	\$ 210,219	\$ 213,372	\$ 3,412,431
North Davis Rate	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	
City Rate	\$ 7.95	\$ 10.90	\$ 13.65	\$ 15.93	\$ 16.49	\$ 17.06	
	\$ 29.45	\$ 32.40	\$ 35.15	\$ 37.43	\$ 37.99	\$ 38.56	<b>\$ 12,836,392.14</b>
	Base	11.70%	11.70%	1.60%	1.60%	1.60%	
<b>Alternative 4</b>	\$ 11,025,773	\$ 1,290,015	\$ 1,440,947	\$ 220,108	\$ 223,629	\$ 227,208	\$ 3,401,908
North Davis Rate	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	\$ 21.50	
City Rate	\$ 7.95	\$ 11.40	\$ 15.24	\$ 15.83	\$ 16.43	\$ 17.04	
	\$ 29.45	\$ 32.90	\$ 36.74	\$ 37.33	\$ 37.93	\$ 38.54	<b>\$ 13,548,656.07</b>

# How Do These Rates Compare with Other Cities?

Comparison of 2024 Average Monthly Sewer Charges  
Average Residential Customer





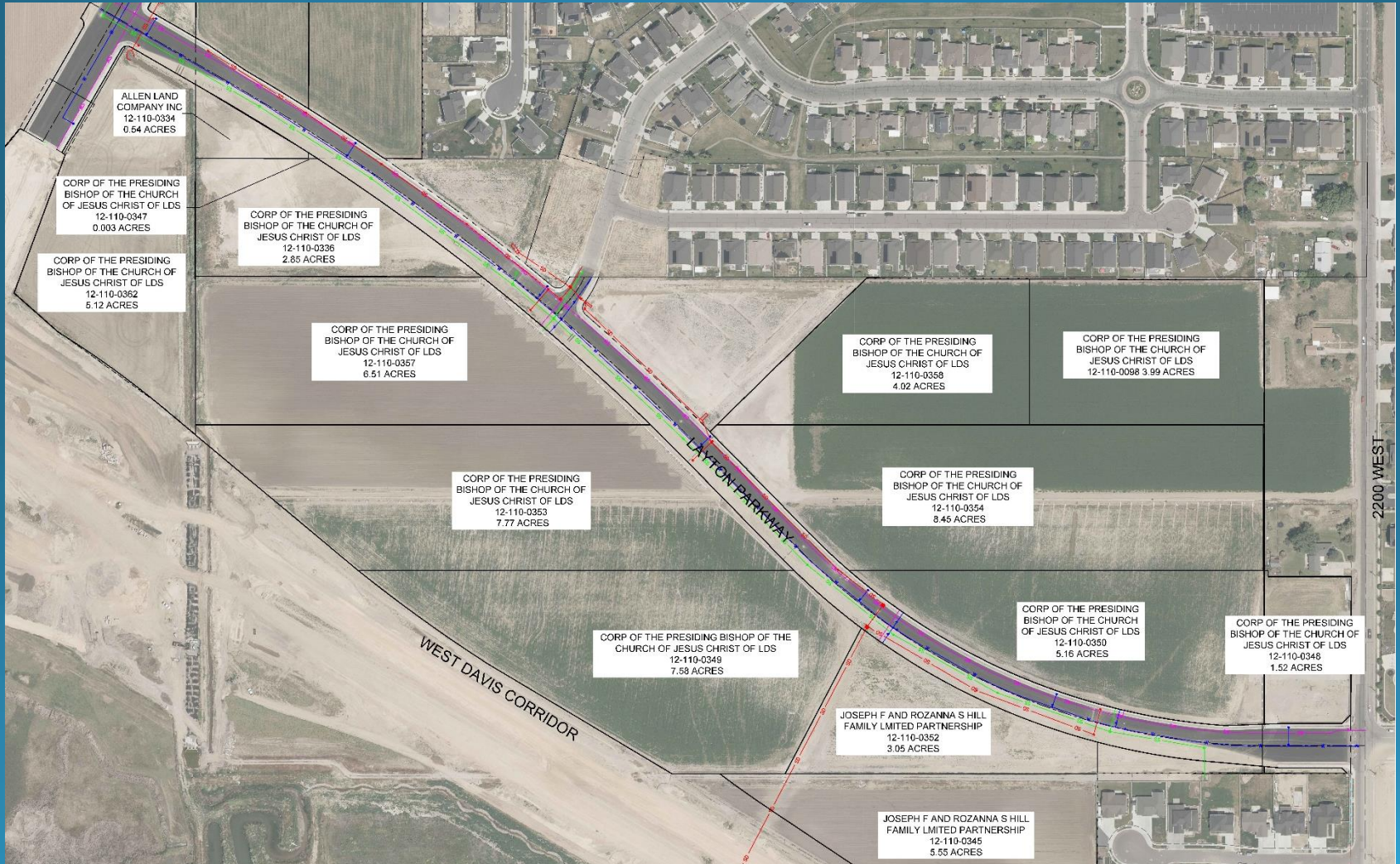
# Layton Parkway and 2700 West New Development Payback for Project Improvements

May 2, 2024

City Council Work Meeting

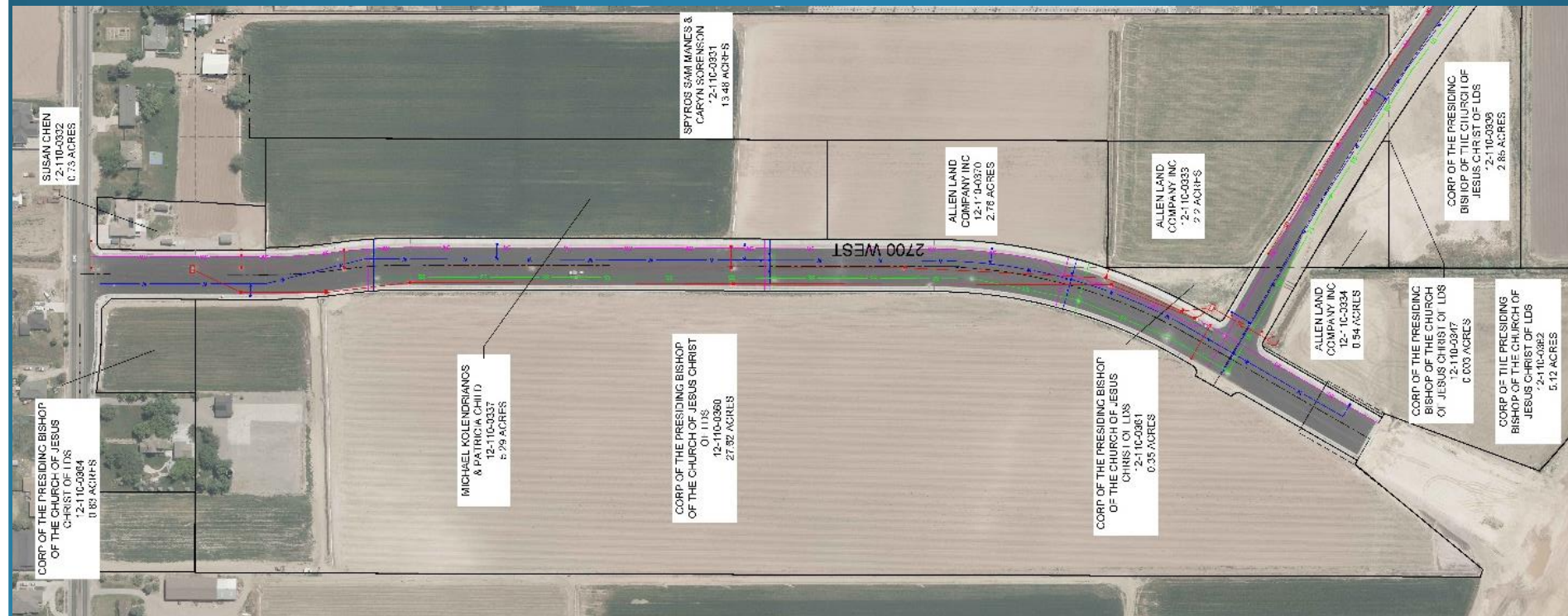
# Layton Parkway

Purchased full 84 foot wide right-of-way and constructed half width roadway and utilities.



# 2700 West

- Purchased full 105 foot wide right-of-way and constructed full width roadway and utilities.
- Received Davis County COG funding for a portion of the improvements.



# Layton City Municipal Code

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## 12.24.060 Recoupment Of Costs By The City For Improvements

- The City shall be entitled to collect from new development, prior to the issuance of any permit or approval, the costs of any improvements for which the City has paid for and constructed, that would constitute a project improvement to the development activity.
- The project improvements shall include any improvement that specifically benefits the development activity by providing improvements that have to be installed by the developer or property owner prior to development.

# Project Improvements

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Project improvements are based on ½ of a 60 foot cross section.

## Right-of-Way

- 30 feet of property

## Street and Street Lighting

- 18 feet of asphalt (3" thick)
- 8" thick roadbase
- Standard Curb and Gutter
- 5 foot wide sidewalk
- SL-04 Street Lights

## Utilities

- 8" Culinary Water
- 8" Secondary Water
- 8" Sanitary Sewer
- 15" Storm Drain

# Payback Examples

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- 2005 – West Hill Field Road – 2200 West (1/2 Mile)
  - City constructed
  - Developer paid proportional share of right-of-way, street, and utilities.
- 2008 – Layton Parkway – Angel to 1700 West
  - Developer constructed south half
  - City reimbursed for oversizing of right-of-way, street, and utilities.
- 2011 (recorded 2019) – Layton Parkway – Flint Street to Angel Street
  - City constructed full width
  - Developers will be required to reimburse for right-of-way and street.
- 2014 – Layton Parkway and Angel Street
  - Developer constructed full width
  - City reimbursed for oversizing of right-of-way and street.
- 2014 – Layton Parkway – 1350 West to 1475 West
  - Developer constructed north half
  - City reimbursed for oversizing of right-of-way and street.
- 2015 – Layton Parkway – 1475 West to 1700 West
  - Developer constructed north half
  - City reimbursed for oversizing of right-of-way and street.
- 2017 – Layton Parkway – Sugar Pine Dr. to 2200 West
  - Developer constructed north half
  - City reimbursed for oversizing of right-of-way, street, and utilities.
- 2017 – Layton Parkway – 1700 West to 1900 West
  - Developer constructed north half
  - City reimbursed for oversizing of right-of-way, street, and utilities.
- 2018 – Layton Parkway – 1900 West to Sugar Pine Dr.
  - City constructed north half
  - Developer will be required to reimburse for right-of-way, street, and street lighting at time of development.

# Project Improvement Costs

<b>Layton Parkway</b>	
	<b>Payback</b>
ROW	\$612,397.91
Street and Street Lighting	\$281,428.74
Utilities	\$1,091,756.61
<b>Layton Parkway Total</b>	<b>\$1,985,583.26</b>

<b>2700 West</b>	
	<b>Payback</b>
ROW/Easements	\$702,818.10
Street and Street Lighting	\$624,980.30
Utilities	\$446,805.71
DAVIS COG Funding Credit	\$ (533,526.11)
<b>2700 West Total</b>	<b>\$1,241,078.00</b>

<b>Combined Project Total</b>	<b>\$3,226,661.26</b>
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# Payback Amounts - Tax ID

Owner	Tax ID	Total Acres in Area	
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0098	3.99	\$88,564.09
SPYROS SAM MANES AND CARYN SORENSON	12-110-0331	13.48	\$341,400.90
SUSAN CHEN	12-110-0332	0.73	\$62,975.84
ALLEN LAND COMPANY INC.	12-110-0333	2.2	\$104,010.94
ALLEN LAND COMPANY INC.	12-110-0334	0.54	\$49,025.04
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0336	2.85	\$75,551.52
MICHAEL KOLENDRIANOS AND PATRICIA CHILD	12-110-0337	5.29	\$279,988.53
JOSEPH F AND ROZANA S HILL FAMILY PARTNERSHIP	12-110-0345	5.55	\$107,998.68
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0347	0.003	\$3,150.48
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0348	1.52	\$67,783.24
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0349	7.58	\$174,282.74
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0350	5.16	\$283,367.72
JOSEPH F AND ROZANA S HILL FAMILY PARTNERSHIP	12-110-0352	3.05	\$170,268.96
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0353	7.77	\$101,914.09
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0354	8.45	\$188,489.80
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0357	6.51	\$100,722.52
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0358	4.02	\$89,229.98
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0360	27.62	\$586,842.27
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0361	0.35	\$46,225.06
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0362	5.12	\$93,964.28
CORP OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LDS	12-110-0364	0.83	\$31,406.29
ALLEN LAND COMPANY INC.	12-110-0370	2.76	\$142,492.44
VILLAS AT HARMONY PLACE POND	12-110-0359	3.81	\$37,005.85

**\$3,226,661.26**