NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL MEETING

AUGUST 27, 2024 AT 6:00 PM

515 E 2600 N | NORTH OGDEN, UT 84414

AGENDA

PUBLIC CAN ATTEND:
In-person OR: Click the link to join the Webinar: https://us02web.zoom.us/j/81799238216
Webinar ID: 817 9923 8216
Telephone Dial: 1 346 248 7799 or 1 669 900 9128 or 1 253 215 8782
YouTube: https://www.youtube.com/@northogdencity7620

Welcome: Mayor Berube
Invocation/Thought & Pledge of Allegiance: Council Member Dalpias

PRESENTATIONS

1. Recognition of the North View Senior Center Director Zella Richards

CONSENT AGENDA

2. Call for Conflict of Interest Disclosure
3. Action to approve the August 6, 2024, City Council Meeting Minutes

ACTIVE AGENDA

4. Public Comments*
5. Discussion and/or action for appointment of new City Treasurer, Casey Hunsaker
   Presenter: Mayor Berube
   a. Swearing in of new City Treasurer
6. Discussion and/or action to consider Ordinance 2024-16 adopting the final budget and tax rate for Fiscal Year 2024-2025
   Presenter: Finance Director Jami Jones
7. Discussion and/or action to approve A15-2024, the Amendment to the Patriot Pointe Development Agreement – Site Plan and Building Footprints
   Presenter: Community and Economic Development Director Scott Hess
8. Discussion on the received Redevelopment Agency (RDA) Grant applications
   Presenter: Community and Economic Development Director Scott Hess
9. Presentation and Discussion on the North Ogden Public Safety Building Cost Report
   Presenter: City Manager/Attorney Jon Call
10. Discussion on the Barker Park Chicken Coop Trail
    Presenter: Council Member Pulver

CERTIFICATE OF POSTING
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda were posted within the North Ogden City limits on this 22nd day of August, 2024 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website at https://www.utah.gov/pmn/, and at http://www.northogdencity.com. The 2024 meeting schedule was posted on 12/13/2023.
Rian Santoro, North Ogden City Recorder.
The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. The Council reserves the right to enter into a closed meeting at any time in accordance with 52-4-204. In compliance with the Americans with Disabilities Act, those needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by a two-thirds vote to go into a closed meeting.

11. Council Department Reports
    a. Mayor Berube – Finance Department
    b. Council Member Pulver – Public Works
    c. Council Member Watson – Administration and Recreation Departments
    d. City Manager/Attorney Jon Call – Capital Projects
12. Public Comments*
13. Mayor/Council/Staff Comments
14. Adjournment

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.
b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name and city residing in.
c. Citizens will be asked to limit their remarks/questions to five (5) minutes each.
d. The Mayor shall have discretion as to who will respond to a comment/question.
e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.
f. Some comments/questions may have to wait for a response until the next regular Council Meeting.
g. The Mayor will inform a citizen when he or she has used the allotted time.

NORTH OGDEN CITY COUNCIL
MEETING MINUTES

August 6, 2024

The North Ogden City Council convened on August 6, 2024, at 6:00 p.m. at the North Ogden City Public Safety Building at 515 East 2600 North.
Notice of time, place, and agenda of the meeting was posted on the bulletin board at the municipal office and posted to the Utah State Website on September 26, 2024.
Notice of the annual meeting schedule was posted on the bulletin board at the municipal office and posted to the Utah State Website on December 13, 2023.

Note: The time stamps indicated in blue correspond with the recording of this meeting, which can be located on YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos **or by requesting a copy of the audio file from the North Ogden City Recorder.**

PRESENT:

S. Neal Berube	Mayor
Ryan Barker	Council Member
Blake Cevering	Council Member
Jay D Dalpias	Council Member
Chris Pulver	Council Member
Christina Watson	Council Member (Excused)

STAFF PRESENT:

Jon Call	City Manager/Attorney
Rian Santoro	City Recorder
Brian Eynon	Police Chief
Scott Hess	Community and Economic Development Director
Eric Casperson	City Engineer (Zoom)
Paige Hamblin	Police Records Supervisor (Zoom)

VISITORS:

Kevin Burns	Travis Taylor
Stefanie Casey	Ryan Forsyth
Brenda Ashdown	Colton Bryan
Charlotte Ekstrom	Larry Hill (Zoom)

0:0:02 Mayor Berube called the meeting to order and Council Member Dalpias gave the invocation and led in the Pledge of Allegiance.

CONSENT AGENDA

1. CALL FOR CONFLICT OF INTEREST DISCLOSURE

0:01:47 No conflict of interest was disclosed.

2. ACTION TO APPROVE THE JULY 9, 2024, CITY COUNCIL MEETING MINUTES

Council Member Barker motioned to approve the July 09, 2024, City Council Meeting Minutes. Council Member Pulver seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**excused**

The motion passed unanimously.

Two Consent Agenda items were postponed until later in the meeting due to the delayed arrival of the presenter.

ACTIVE AGENDA

3. PUBLIC COMMENTS

0:03:55 Kevin Burns, a North Ogden City resident, expressed his gratitude for Public Works Director/Assistant City Manager Dave Espinoza and his crew for their excellent work in resurfacing the streets in his neighborhood, noting that it has improved the conditions significantly. He also highlighted a specific instance where Dave quickly responded to a request for signs to assist a child with impairments in the neighborhood. Kevin praised Dave as a man of action and a positive example for the City.

4. DISCUSSION ON THE COMMERCIAL DEVELOPMENT ALONG 2700 NORTH

0:06:03 Property owner and Developer Ryan Forsyth provided an update on the development of the property he recently acquired located on 2700 North.

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The Barker family, who owned the land for over 100 years, initially resisted selling due to sentimental value and financial concerns. Ryan explained the challenges of securing financing and navigating the City's form-based code, which impeded attracting certain businesses. After negotiating with America First Credit Union and overcoming UDOT's access restrictions, he closed the deal in June. The development plan includes multiple businesses and restaurants. Ryan emphasized the need to address parking and layout issues and is working with the City to finalize site plans. Despite setbacks with potential tenants, he remains optimistic and committed to creating a vibrant commercial area. He also highlighted the importance of the City's cooperation in ensuring the project's success.

Council Member Barker motioned to move Agenda Item 10 to Item 5. Council Member Pulver seconded the motion.

5. PRESENTATION AND DISCUSSION OF THE NORTH OGDEN POLICE DEPARTMENT'S STRATEGIC PLAN

0:47:58 Chief Eynon presented the North Ogden Police Department's Strategic Plan emphasizing the goals, objectives, methods, priority tasks, and measures of success for the Department. The plan detailed intelligence-based policing, using data to drive proactive policing and special projects aimed at reducing crime. By analyzing crime statistics, the Department can prioritize efforts and allocate resources effectively. Chief Eynon highlighted the importance of maintaining high visibility through patrols, community engagement, and the use of technology to manage resources and reduce crime. The plan includes new values for the Department: integrity, compassion, excellence, loyalty, courage, and innovation. By leveraging data from various crime reporting systems and collaborating with the Area Tactical Command Center, the Department aims to enhance its operational efficiency. Goals include reducing Group A National Incident-Based Reporting System (NIBRS) crimes, maintaining a sense of order, and improving community relations through transparency and engagement. Chief Eynon also discussed the importance of training, leadership development, and effective documentation.

POSTPONED CONSENT AGENDA ITEMS

6. DISCUSSION AND/OR ACTION ON THE FINAL ACCEPTANCE OF WHITE ROCK SUBDIVISION PHASE 1

1:41:38 City Manager/Attorney Jon Call reported on the progress of the White Rock Subdivision Phases 1 and 2. Jon discussed the efforts of the City Engineer Eric Casperson and Public Works Inspector Dylan Hill in working with the developer to complete improvements, including streetlights and landscaping.
A significant point of concern was the installation and maintenance of swales designed to manage surface water and debris, ensuring it does not impact neighboring properties. While most improvements in Phase 1 are up to standards, a few lots still require completion.
Mayor Berube inquired about the compliance of the swales and whether all issues had been resolved before final acceptance. Jon confirmed that although one lot remains uncompleted, the swales are in place and functioning correctly and noted that the responsibility for maintaining these swales will eventually fall on the residents.
Council Member Dalpias questioned the possibility of delaying final acceptance to ensure all issues were addressed. Jon explained that escrowing funds for swales is problematic as they are considered private improvements. The engineering team confirmed compliance, and the matter will now be managed by Code Enforcement and the Building Department.
Council Member Dalpias suggested implementing a system to flag lots that haven't received occupancy to prevent future oversight. Jon assured that the Building Department is aware and has mechanisms to verify compliance during permit reviews.

Council Member Cevering motioned to approve the final acceptance of White Rock Subdivision Phase 1. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**excused**

The motion passed unanimously.

7. DISCUSSION AND/OR ACTION ON THE FINAL ACCEPTANCE OF WHITE ROCK SUBDIVISION PHASE 2

1:50:48 City Manager/Attorney Jon Call noted that the swale system is more effectively implemented in Phase 2.

Council Member Pulver motioned to approve the final acceptance of White Rock Subdivision Phase 2. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**excused**

The motion passed unanimously.

RESUMPTION OF ACTIVE AGENDA ITEMS

8. DISCUSSION AND/OR ACTION TO CONSIDER THE PETITION OF ANNEXATION FOR PROPERTY LOCATED AT 1661 NORTH WASHINGTON BOULEVARD

1:52:24 City Recorder Rian Santoro introduced Travis Taylor from Westates Company, who is representing Jim Hill in the Petition for Annexation at 1661 North Washington Boulevard. The Weber County Surveyor has reviewed and approved the annexation plat. It was explained that if the Council accepts the Petition, it will proceed to the Planning Commission for a recommendation on the zoning, which is being proposed as R-4, before returning to the Council for a final decision.
It was confirmed that the Council decided not to force nearby properties into annexation, a program that the County has not yet implemented, noting that adjacent property owners will need to fund their annexation independently.

Council Member Dalpias motioned to accept the Petition of Annexation for property located at 1661 N Washington Boulevard. Council Member Barker seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**excused**

The motion passed unanimously.

9. DISCUSSION AND/OR ACTION TO APPROVE THE CONTRACT WITH TECHSERV FOR IT SERVICES

1:55:12 City Manager/Attorney Jon Call presented a contract for IT services, which requires Council approval due to its value exceeding $25,000. The contract, which has been in place for 8 years, sees an increase in after-hours rates from $145 to $175 per hour, while the monthly base cost remains around $3,050. Administrative Services Manager Bryce Nelson, handles many IT tasks, reducing the need for extensive external services. Unused hours can be banked for future projects.

Mayor Berube inquired about the potential for reducing costs given Bryce's role, to which Jon explained the feasibility and benefits of the current arrangement, including avoiding penalty rates.

The Council discussed the possibility of adjusting the contract based on future needs and noted the importance of maintaining a secondary IT service provider.

Council Member Dalpias affirmed the pricing as reasonable based on his professional experience. Jon also mentioned the State Auditor's recommendation for larger IT teams in cities, highlighting potential future staffing needs.

Council Member Barker motioned to approve the contract with TechServ for IT Services. Council Member Cevering seconded the motion.

Voting on the motion:

Council Member Barker	**aye**
Council Member Cevering	**aye**
Council Member Dalpias	**aye**
Council Member Pulver	**aye**
Council Member Watson	**excused**

The motion passed unanimously.

10. DISCUSSION ON THE POTENTIAL NEED FOR AN ORDINANCE REGULATING COMMERCIAL DUMPSTERS

2:04:07 Council Member Dalpias detailed a resident's complaint regarding dumpsters behind Lee's Marketplace, where birds are reportedly picking up raw meat and spreading it into the resident's yard, causing his dog to become sick. The resident had contacted non-emergency Dispatch, but no ordinance requires dumpsters to have closed lids. It was noted that Mayor Berube has spoken with Lee's Marketplace Director, who agreed to address the issue with the tenants.

Council Members expressed reluctance to create new ordinances if issues can be resolved through cooperation. Council Member Pulver highlighted the difficulty of enforcement, noting that wind could also contribute to garbage spread.

The consensus was to monitor the situation and work with the resident and Lee's Marketplace to find a solution before considering further action.

11. COUNCIL DEPARTMENT REPORTS:

a. Council Member Dalpias – Police Department

2:08:03 Council Member Dalpias commended Chief Eynon's comprehensive Strategic Plan and noted that there was an unfortunate conflict with the City Council Meeting and tonight's Night Out Against Crime event. He hoped the Chief managed to participate and interact with the community in that event after his presentation, acknowledging the event's success based on last year's experience.

b. Council Member Cevering – Building and Planning Departments

2:08:51 Council Member Cevering reported that North Ogden has completed its Moderate Income Housing Report and is awaiting State approval. Additionally, there will be a focus on improvements in the southwest area of town. He also mentioned receiving a notice from Building Inspector Nate Davis about new businesses coming to North Ogden and noted that Developer Ryan Forsyth had done a good job discussing this topic.

c. Council Member Barker – Parks Department

2:09:58 Council Member Barker reported that field maintenance is happening on all sports fields. Flooding on the east half of Orton Park has been addressed and that portion has been reseeded. The west half will be addressed later this year. The Parks Department is also working on repairs, including fixing broken slides and applying new sand to improve moisture retention and playability. Overall, significant efforts are being made to enhance the parks

2:10:22 Mayor Berube noted the importance of scheduling a discussion on the strategy for future Cherry Days. He explained that the current committee has indicated that they are dissolving, so it is crucial to quickly determine how to proceed moving forward

12. PUBLIC COMMENTS

2:11:47 Brenda Ashdown, a North Ogden resident, expressed disappointment over the lack of a rotating plan for the Cherry Days Committee, similar to how PTA leadership transitions annually.
Mayor Berube clarified that although a plan was in place, the Committee chose to dissolve due to negative feedback and personal attacks from both Committee Members and the public. He noted that the Committee was initially enthusiastic about continuing but ultimately decided it was not worth the effort due to the negativity they faced.
Brenda emphasized that the reasons behind the Committee's dissolution should be clearly communicated to the public, highlighting the personal attacks that led to their decision.

13. MAYOR/COUNCIL/STAFF COMMENTS

2:14:18 City Recorder Rian Santoro informed the Council that registration for the ULCT Annual Conference is open and requested responses to her email so she can complete the registration on their behalf if interested.

Rian proposed moving next week's meeting time to 5:00 or 5:30 P.M. to comply with the State Code, which requires addressing active items before the Truth in Taxation Public Hearing.
Mayor Berube suggested starting the meeting at 5:00, given the likely extensive discussion on the Century Farms Development Agreement.
Mayor Berube reminded the Council that attending the ULCT annual meeting would replace the need to attend a southern event, as the budget only covers one.

2:15:42 City Manager/Attorney Jon Call reported that he and Community and Economic Development Director Scott Hess attended a meeting with Ogden City regarding the Cooperstown boundary annexation adjustment, which will be discussed at Ogden City's upcoming Council meeting on the 20th. The discussion seemed favorable, though there were questions from Ogden's Public Works Department about a sewer agreement. Jon addressed these concerns by providing the agreement and invoices showing payments of $114,000 over the past four and a half years. He has not yet received further feedback but expects the issue to be resolved before the meeting.

2:16:59 Council Member Pulver suggested installing an electronic sign at the corner of Washington and 2700 to inform North Ogden residents about upcoming events. This sign would function similarly to those found in other cities. Mayor Berube touched on the need to consider the sign's location due to the area's high traffic and potential costs associated with it.

3:18:07 Council Member Dalpias inquired about the status of Mountain View Park and Oaklawn Park which is currently fenced off.
City Manager/Attorney Jon Call explained that Mountain View Park is scheduled for updates this year. Oaklawn Park, which has experienced vandalism, including damage to a slide by a butane torch, is closed for safety reasons but is not planned for replacement at this time.

14. ADJOURNMENT

Council Member Cevering motioned to adjourn the meeting.

The meeting adjourned at 8:19 p.m.

_____
S. Neal Berube, Mayor

_____
Rian Santoro
City Recorder

_____
Date Approved

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NORTH OGDEN CITY

SETTLED 1851

Budget Document

Fiscal Year 2024-2025

ORDINANCE 2024-___

ADOPTING THE BUDGET AND PROPERTY TAX RATE FOR NORTH OGDEN CITY FOR FISCAL YEAR JULY 1, 2024, THROUGH JUNE 30, 2025.

WHEREAS, a tentative budget was prepared, adopted, and made available to the public by the City Council as required by law; and

WHEREAS, the tentative budgets, together with supporting schedules and data have been available for public inspection in the office of the City Recorder as required by law; and,

WHEREAS, said public hearings, having been duly and regularly held and all persons present to be heard having been heard; and

WHEREAS, all statutory and legal requirements for the final budget adoption of said budgets have been completed; and,

WHEREAS, the City Council has duly and fully considered the proposed budget and is ready to adopt the budget and property tax rate for North Ogden City, Utah.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF NORTH OGDEN, UTAH:

SECTION I: **Enactment.** That the City Council of North Ogden, Weber County, State of Utah adopts the property tax rate of _____.

SECTION II: That the City does hereby adopt a budget for the fiscal year beginning July 1, 2024 in form and amount set forth in the written budget document attached hereto and made a part of this ordinance as though set forth in full herein.

SECTION III: That there are hereby appropriated funds from the estimated revenues of North Ogden City, such sums as necessary to pay the estimated expenditures hereto set forth and made a part hereof.

SECTION V: The final budget shall be certified and filed with the State Auditor and in the office of the City Recorder as required by law and shall be available to the public.

SECTION VI: **Severability.** If any section, subsection, sentence, clause, or phrase of this ordinance is declared invalid or unconstitutional by a court of competent jurisdiction, said portion shall be severed and such declaration shall not affect the validity of the remainder of the ordinance.

SECTION VII: **Effective Date.** This ordinance is necessary for the peace, health, and safety of the City shall become effective immediately upon posting.

PASSED AND ADOPTED by the City Council of North Ogden, Utah, this _____ day of August, 2024.

NORTH OGDEN CITY, a Municipal Corporation

By: _____
Neal Berube, Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	**Nay**
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Dalpias:	___	___
Council Member Pulver:	___	___
Council Member Watson:	___	___
(In event of a tie vote of the Council):		
Mayor Berube:	___	___

ATTEST:

_____
Rian Santoro
City Recorder

NORTH OGDEN CITY CORPORATION | Budget Worksheet - FY 2024-2025 FINAL BUDGET | Page: 1
Period: 00/24 | Aug 12, 2024 03:07PM

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
GENERAL FUND								
TAXES								
1031100	PROPERTY TAX	1,798,623.75	2,406,614.61	2,500,590	2,679,502	2,920,657	2,933,090	12,433
1031200	DELINQUENT PROPERTY TAX	30,590.74	38,661.48	25,000	32,000	32,000	32,000	.00
1031300	SALES TAX	4,314,606.78	4,534,356.50	4,650,000	4,800,000	4,800,000	4,800,000	.00
1031400	UTILITY REVENUE TAX	1,125,785.02	1,256,375.53	1,105,649	1,125,000	1,125,000	1,125,000	.00
1031700	MOTOR VEHICLE TAX	125,839.22	134,180.31	130,000	130,000	130,000	130,000	.00
Total TAXES:		7,395,445.51	8,370,188.43	8,411,239	8,766,502	9,007,657	9,020,090	12,433
LICENSES & PERMITS								
1032100	BUSINESS LICENSES	33,412.50	31,443.75	30,000	31,000	31,000	31,000	.00
1032150	BUSINESS LICENSES - LANDLORDS	4,055.00	3,375.00	3,000	3,300	3,300	3,300	.00
1032210	BUILDING PERMITS	470,567.00	355,798.26	300,000	300,000	300,000	300,000	.00
1032250	ANIMAL LIC & IMP FEES	9,200.00	13,297.00	11,000	11,000	11,000	11,000	.00
1032255	CHICKEN LICENSES	5.00	.00	.00	.00	.00	.00	.00
Total LICENSES & PERMITS:		517,239.50	403,914.01	344,000	345,300	345,300	345,300	.00
INTERGOVERNMENTAL REVENUE								
1033550	N VIEW SENIOR CTR CONTRIBUTION	.00	14,062.00	12,000	12,000	12,000	12,000	.00
1033560	STATE ROAD ALLOTMENT	953,106.04	1,018,839.86	915,000	950,000	950,000	950,000	.00
1033580	STATE LIQUOR ALLOTMENT	15,486.68	18,417.34	18,500	18,500	18,500	18,500	.00
1033581	HWY SAFETY GRANT	3,561.22	17,604.38	20,000	20,000	20,000	20,000	.00
1033585	VICTIM ADVOCATE GRANT	33,878.54	30,192.98	35,000	35,000	35,000	35,000	.00
1033590	WEBER COUNTY SCHOOL DISTRICT	46,875.00	46,875.00	59,500	59,500	73,828	73,828	.00
Total INTERGOVERNMENTAL REVENUE:		1,052,907.48	1,145,991.56	1,060,000	1,095,000	1,109,328	1,109,328	.00
CHARGES FOR SERVICES								
1034130	ZONING & SUBDIVISION FEES	39,825.00	23,185.00	32,000	32,000	32,000	32,000	.00
1034140	PLAN CHECK FEES	188,634.53	109,983.45	120,000	120,000	120,000	120,000	.00
1034145	ANNEXATION FEES	1,870.00	2,670.00	2,000	2,000	2,000	2,000	.00
1034190	CREDIT CARD SERVICE FEE	5,287.22	7,289.30	9,000	9,000	9,000	9,000	.00
1034310	STREET CUT FEE	.00	50.00	.00	.00	.00	.00	.00
1034312	EXCAVATION PERMIT FEE	17,104.00	83,192.00	85,000	8,000	8,000	8,000	.00
1034313	DEVELOPER PAYMENTS	3,800.00	.00	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1034314	DEVELOPER STREET SIGNS	2,100.00	.00	3,000	.00	.00	.00	.00
1034700	RECREATION	55,956.87	98,419.63	67,200	70,000	70,000	70,000	.00
1034750	PARK RENTAL FEES	9,814.00	7,706.00	5,000	5,000	5,000	5,000	.00
1034790	CHERRY DAYS	9,419.35	26,502.92	.00	.00	.00	.00	.00
1034820	AMPHITHEATER REVENUE	258.00	3,559.00	.00	.00	.00	.00	.00
Total CHARGES FOR SERVICES:		334,068.97	362,557.30	323,200	246,000	246,000	246,000	.00
FINES & FORFEITURES								
1035110	COURT	191,085.42	189,783.08	190,000	190,000	190,000	190,000	.00
1035150	YOUTH CITY COURT	2,500.00	3,000.00	1,800	1,800	1,800	1,800	.00
1035200	CODE ENFORCEMENT	1,700.00	3,125.00	1,800	1,800	1,800	1,800	.00
Total FINES & FORFEITURES:		195,285.42	195,908.08	193,600	193,600	193,600	193,600	.00
MISCELLANEOUS								
1036100	INTEREST EARNINGS	40,594.73	127,927.39	280,000	210,000	210,000	210,000	.00
1036101	INTEREST EARNINGS - PTIF BOND	.00	245,590.05	.00	.00	.00	.00	.00
1036102	INTEREST EARNINGS - WF Invest	.00	162,574.85	.00	.00	.00	.00	.00
1036200	RENTS	7,311.55	8,272.80	.00	.00	.00	.00	.00
1036210	N VIEW SENIOR CTR RESERVATIONS	2,418.10	4,228.00	3,000	3,000	3,000	3,000	.00
1036225	LEASE AGREEMENT LOT 2	.00	1,062.00	.00	.00	.00	.00	.00
1036300	REPORTS PRINTS & COPIES	43.84	72.39	100	100	100	100	.00
1036310	POLICE REPORTS	7,601.40	11,637.75	10,000	10,000	10,000	10,000	.00
1036500	MISCELLANEOUS REVENUE	14,295.30	41,263.79	10,000	6,000	6,000	6,000	.00
1036505	HERO'S BLVD	.00	.00	.00	5,000	5,000	5,000	.00
1036600	COMMUNITY GARDEN	25.00	.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		72,289.92	602,629.02	303,100	234,100	234,100	234,100	.00
CONTRIBUTIONS & TRANSFERS								
1038110	GRANTS	45,387.54	39,213.49	60,156	54,800	54,800	54,800	.00
1038112	GRANT - MENTAL WELLNESS	.00	.00	.00	30,000	30,000	30,000	.00
1038121	TRANSFER FROM RDA	11,000.00	18,000.00	.00	.00	.00	.00	.00
1038130	DONATIONS - GENERAL	6,147.00	5,420.00	.00	.00	.00	.00	.00
1038132	DONATIONS - EVENTS	14,849.00	6,780.87	5,000	5,000	5,000	5,000	.00
1038133	DONATIONS - POLICE	3,820.00	11,850.00	10,000	10,000	10,000	10,000	.00
1038134	DONATIONS - RAMP MATCH	.00	230.10	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1038135	DONATIONS - RECREATION	.00	.00	5,000	5,000	5,000	5,000	.00
1038136	DONATIONS - PARKS	.00	.00	56,034	5,000	5,000	5,000	.00
1038800	CLASS C FB TO BE APPROPRIATED	.00	.00	280,000	88,000	88,000	88,000	.00
1038900	BEG BAL TO BE APPROPRIATED	.00	.00	1,000,000	.00	.00	.00	.00
Total CONTRIBUTIONS & TRANSFERS:		81,203.54	81,494.46	1,416,190	197,800	197,800	197,800	.00
COUNCIL								
1041115	LEGISLATIVE WAGES	53,839.09	51,927.13	50,820	50,900	50,900	50,900	.00
1041130	EMPLOYEE BENEFITS	4,306.97	4,184.08	4,219	4,200	4,200	4,200	.00
1041210	SUBSCRIPTION & MEMBERSHIPS	12,549.35	13,347.07	15,000	15,000	15,000	15,000	.00
1041220	PUBLIC NOTICES	1,718.40	1,191.60	1,000	1,000	1,000	1,000	.00
1041230	TRAVEL & TRAINING	5,428.29	1,033.38	5,000	5,000	5,000	5,000	.00
1041240	OFFICE SUPPLIES	194.37	268.54	700	700	700	700	.00
1041255	COMPUTER SERVICES	.00	.00	520	1,200	1,200	1,200	.00
1041280	TELEPHONE	1,127.84	576.00	2,100	1,600	1,600	1,600	.00
1041300	ELECTIONS	32,801.40	.00	42,000	.00	.00	.00	.00
1041330	YOUTH CITY COUNCIL	.00	.00	6,200	6,200	6,200	6,200	.00
1041690	MISCELLANEOUS	7,239.06	493.62	500	500	500	500	.00
1041740	PURCHASE EQUIPMENT	352.85	.00	.00	.00	.00	.00	.00
1041990	ADMIN FEE OFFSET	28,397.00-	20,114.04-	30,044-	12,400-	12,400-	12,400-	.00
Total COUNCIL:		91,160.62	52,907.38	98,015	73,900	73,900	73,900	.00
JUDICIAL								
1042110	SALARIES	57,300.06	61,711.84	64,253	66,400	66,400	66,400	.00
1042115	PART TIME WAGES	28,131.18	44,464.71	52,000	64,300	64,300	64,300	.00
1042130	EMPLOYEE BENEFITS	37,753.80	45,460.87	52,680	62,700	62,700	62,700	.00
1042210	SUBSCRIPTION & MEMBERSHIPS	.00	.00	145	200	200	200	.00
1042230	TRAVEL & TRAINING	701.55	1,290.82	2,500	2,500	2,500	2,500	.00
1042240	OFFICE SUPPLIES	1,945.78	1,524.51	2,500	2,500	2,500	2,500	.00
1042245	POSTAGE	892.87	537.89	1,300	1,300	1,300	1,300	.00
1042255	COMPUTER SERVICES	.00	.00	.00	700	700	700	.00
1042280	TELEPHONE	360.00	2,360.00	360	400	400	400	.00
1042310	ATTORNEY SERVICES	35,111.45	17,342.66	23,000	23,000	23,000	23,000	.00
1042620	WITNESS & JURY FEES	74.00	111.00	2,200	2,200	2,200	2,200	.00
1042630	WARRANTS	1,080.00	4,530.00	4,000	6,000	6,000	6,000	.00
1042640	BAILIFF	8,373.86	9,029.95	8,500	14,000	14,000	14,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1042650	CREDIT CARD FEES	5,866.80	6,198.91	6,000	6,000	6,000	6,000	.00
1042690	MISCELLANEOUS	61.63	.00	.00	.00	.00	.00	.00
1042700	SMALL EQUIPMENT	1,070.36	1,119.54	2,000	2,000	2,000	2,000	.00
Total JUDICIAL:		178,723.34	195,682.70	221,438	254,200	254,200	254,200	.00
RECORDER								
1043110	SALARIES	.00	.00	71,077	69,500	69,500	69,500	.00
1043115	PART TIME WAGES	.00	80,512.69	30,794	33,100	33,100	33,100	.00
1043130	EMPLOYEE BENEFITS	.00	27,794.98	53,440	46,100	46,100	46,100	.00
1043210	SUBSCRIPTION & MEMBERSHIPS	.00	600.00	575	700	700	700	.00
1043220	PUBLIC NOTICES	.00	.00	500	500	500	500	.00
1043230	TRAVEL & TRAINING	.00	1,430.41	3,250	3,300	3,300	3,300	.00
1043240	OFFICE SUPPLIES	.00	1,004.36	2,250	1,500	1,500	1,500	.00
1043245	POSTAGE	.00	14.48	400	400	400	400	.00
1043255	COMPUTER SERVICES	.00	1,589.56	10,273	4,900	4,900	4,900	.00
1043280	TELEPHONE	.00	360.00	360	400	400	400	.00
1043310	PROFESSIONAL SERVICES	.00	15,047.00	2,000	500	500	500	.00
1043690	MISCELLANEOUS	.00	871.78	100	100	100	100	.00
1043700	SMALL EQUIPMENT	.00	.00	2,500	2,500	2,500	2,500	.00
1043990	ADMIN FEE OFFSET	.00	19,896.00-	26,606-	23,300-	23,300-	23,300-	.00
Total RECORDER:		.00	109,329.26	150,913	140,200	140,200	140,200	.00
FINANCE								
1045110	SALARIES	181,661.03	165,264.32	170,000	289,860	289,860	289,860	.00
1045115	PART TIME WAGES	.00	.00	10,550	.00	.00	.00	.00
1045130	EMPLOYEE BENEFITS	80,054.75	57,416.24	90,000	140,800	140,800	140,800	.00
1045210	SUBSCRIPTION & MEMBERSHIPS	574.60	440.36	549	600	600	600	.00
1045230	TRAVEL & TRAINING	209.39	1,176.89	5,100	5,100	5,100	5,100	.00
1045240	OFFICE SUPPLIES	2,850.35	1,227.04	2,500	2,500	2,500	2,500	.00
1045245	POSTAGE	3,141.94	5,908.81	1,500	1,500	1,500	1,500	.00
1045255	COMPUTER SERVICES	.00	.00	500	500	500	500	.00
1045280	TELEPHONE	390.00	360.00	720	800	800	800	.00
1045310	PROFESSIONAL SERVICES	25,454.33	25,500.00	31,000	31,000	31,000	31,000	.00
1045690	MISCELLANEOUS	4,695.36-	2,126.12-	240	300	300	300	.00
1045695	BANKING/CREDIT CARD FEES	28,996.60	32,223.81	32,000	32,000	32,000	32,000	.00
1045700	SMALL EQUIPMENT	2,671.64	696.15	2,500	1,500	1,500	1,500	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1045990	ADMIN FEE OFFSET	117,121.00-	145,010.04-	154,939-	232,200-	232,200-	232,200-	.00
Total FINANCE:		204,188.27	143,077.46	192,220	274,260	274,260	274,260	.00
ADMINISTRATION								
1047110	SALARIES	352,491.95	281,876.29	322,648	337,700	337,700	337,700	.00
1047115	PART TIME WAGES	88,491.28	14,851.26	18,299	18,800	18,800	18,800	.00
1047130	EMPLOYEE BENEFITS	182,745.61	130,424.89	150,551	153,300	153,300	153,300	.00
1047210	SUBSCRIPTION & MEMBERSHIPS	3,024.72	823.33	1,465	1,500	1,500	1,500	.00
1047220	PUBLIC NOTICES	49.00	.00	100	100	100	100	.00
1047230	TRAVEL & TRAINING	7,500.30	6,694.22	11,400	11,000	11,000	11,000	.00
1047240	OFFICE SUPPLIES	3,626.27	1,525.36	2,150	2,200	2,200	2,200	.00
1047245	POSTAGE	547.54	222.14	300	300	300	300	.00
1047250	MOTOR POOL LEASE	11,335.00	.00	.00	.00	.00	.00	.00
1047251	FUEL & PARTS	2,759.47	.00	.00	.00	.00	.00	.00
1047255	COMPUTER SERVICES	.00	.00	500	500	500	500	.00
1047260	EQUIPMENT MAINTENANCE	1,210.00	.00	.00	.00	.00	.00	.00
1047280	TELEPHONE	3,000.43	535.20	1,120	1,200	1,200	1,200	.00
1047310	PROFESSIONAL SERVICES	1,720.00	.00	.00	.00	.00	.00	.00
1047690	MISCELLANEOUS	315.71	3,012.42	6,600	6,600	6,600	6,600	.00
1047695	PERSONNEL RELATED COSTS	539.85	.00	.00	.00	.00	.00	.00
1047700	SMALL EQUIPMENT	2,388.93	1,316.14	2,900	2,100	2,100	2,100	.00
1047990	ADMIN FEE OFFSET	156,402.00-	166,447.00-	205,363-	242,500-	242,500-	242,500-	.00
Total ADMINISTRATION:		505,344.06	274,834.25	312,670	292,800	292,800	292,800	.00
HUMAN RESOURCES								
1048110	SALARIES	.00	64,911.04	71,208	73,500	73,500	73,500	.00
1048130	EMPLOYEE BENEFITS	.00	39,649.01	35,000	22,800	22,800	22,800	.00
1048210	SUBSCRIPTION & MEMBERSHIPS	.00	728.95	250	300	300	300	.00
1048230	TRAVEL & TRAINING	.00	129.26	1,500	1,500	1,500	1,500	.00
1048240	OFFICE SUPPLIES	.00	148.80	500	500	500	500	.00
1048245	POSTAGE	.00	.00	100	100	100	100	.00
1048255	COMPUTER SERVICES	.00	.00	380	1,900	1,900	1,900	.00
1048280	TELEPHONE	.00	300.00	360	400	400	400	.00
1048640	PERSONNEL RELATED COSTS	.00	18,792.88	17,950	17,600	17,600	17,600	.00
1048700	SMALL EQUIPMENT	.00	.00	1,800	300	300	300	.00
1048990	ADMIN FEE OFFSET	.00	19,155.98-	20,441-	18,100-	18,100-	18,100-	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
Total HUMAN RESOURCES:		.00	105,503.96	108,607	100,800	100,800	100,800	.00
NON-DEPARTMENTAL								
1049210	SUBSCRIPTIONS & MEMBERSHIPS	382.24	.00	.00	.00	.00	.00	.00
1049230	TRAVEL & TRAINING	1,374.00	.00	.00	.00	.00	.00	.00
1049250	UNEMPLOYMENT	95.83	2,222.70	8,610	1,500	1,500	1,500	.00
1049255	COMPUTER SERVICES	56,311.80	25,554.18	47,240	60,000	60,000	60,000	.00
1049330	PROFESSIONAL SERVICES	85,314.58	97,448.55	99,950	107,600	107,600	107,600	.00
1049510	INSURANCE & SURETY BONDS	280,577.00	327,295.00	405,000	440,000	560,000	480,000	80,000-
1049600	COMMUNITY PROGRAMS/PUBLIC RE	8,075.25	9,000.00	8,000	15,000	15,000	15,000	.00
1049625	MAYOR'S PUBLIC RELATION FUND	230.20	196.98	400	400	400	400	.00
1049630	YOUTH COUNCIL	4,062.00	6,053.00	.00	.00	.00	.00	.00
1049640	PERSONNEL RELATED COSTS	31,207.08	690.06	5,500	5,500	5,500	5,500	.00
1049690	MISCELLANEOUS	20,285.15	6,725.54	4,000	4,000	4,000	4,000	.00
1049691	EMERGENCY MGMT	.00	19,745.10	26,000	10,000	10,000	10,000	.00
1049700	SMALL EQUIPMENT	1,310.74	9,877.11	.00	.00	.00	.00	.00
1049710	SALES TAX ADMIN FEES & CONTRIB	.00	.00	100,000	100,000	100,000	100,000	.00
1049990	ADMIN FEE OFFSET	121,715.00-	132,597.00-	147,579-	186,900-	218,200-	194,200-	24,000
Total NON-DEPARTMENTAL:		367,510.87	372,211.22	557,121	557,100	645,800	589,800	56,000-
GENERAL GOVERNMENT BUILDINGS								
1051240	BUILDING MAINT - PS BLDG	.00	.00	25,000	45,000	45,000	45,000	.00
1051241	UTILITIES - PUBLIC SAFETY BLDG	.00	.00	25,000	25,000	25,000	25,000	.00
1051250	MOTOR POOL CLEANING SERVICES	.00	1,833.33	15,303	6,700	6,700	6,700	.00
1051260	BLDG MAINT/SUPLLIES CITY HALL	30,865.05	24,526.37	25,000	32,000	32,000	32,000	.00
1051261	UTILITIES - CITY HALL	37,475.52	50,529.33	16,000	50,000	50,000	50,000	.00
1051270	BLDG MAINT/SUPL - PUBLIC WORKS	7,834.61	21,018.96	20,000	28,000	28,000	28,000	.00
1051271	UTILITIES - PUBLIC WORKS	59,892.29	94,840.27	80,000	80,000	80,000	80,000	.00
1051280	BLDG MAINT/SUP - SENIOR CENTER	15,437.71	24,409.43	20,000	30,000	30,000	30,000	.00
1051281	UTILITIES - SENIOR CENTER	24,884.93	22,399.23	25,000	25,000	25,000	25,000	.00
1051290	BLDG MAINT/SUPLLIES - R&E BLD	.00	.00	3,000	7,000	7,000	7,000	.00
1051291	UTILTIIES - R&E BLDG	.00	.00	8,000	8,000	8,000	8,000	.00
1051310	SENIOR CITIZEN PERSONNEL COSTS	30,615.57	31,907.79	32,000	17,000	17,000	25,000	8,000
1051990	ADMIN FEE OFFSET	76,000.00-	155,315.00-	110,530-	131,000-	131,000-	131,000-	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
Total GENERAL GOVERNMENT BUILDINGS:		131,005.68	116,149.71	183,773	222,700	222,700	230,700	8,000
PUBLIC SAFETY - POLICE DEPT								
1054110	SALARIES	1,667,006.01	1,988,482.37	2,150,907	2,087,800	2,087,800	2,087,800	.00
1054115	PART TIME WAGES	37,617.19	32,858.06	38,000	38,000	38,000	38,000	.00
1054120	BEER TAX WAGES	6,334.33	8,054.00	6,000	6,000	6,000	6,000	.00
1054121	HWY SAFETY GRANT WAGES	12,658.23	19,749.61	20,000	20,000	20,000	20,000	.00
1054130	EMPLOYEE BENEFITS	905,053.55	1,177,626.81	1,311,103	1,282,700	1,282,700	1,282,700	.00
1054140	UNIFORM ALLOWANCE	33,612.14	24,826.70	26,400	26,400	26,400	26,400	.00
1054210	SUBSCRIPTION & MEMBERSHIPS	7,951.47	8,458.51	9,135	10,400	10,400	10,400	.00
1054220	PUBLIC NOTICES	343.00	98.00	500	500	500	500	.00
1054230	TRAVEL & TRAINING	11,333.90	17,269.76	18,020	18,600	18,600	18,600	.00
1054240	OFFICE EXPENSE	5,865.70	6,706.44	6,500	6,500	6,500	6,500	.00
1054245	POSTAGE	760.70	533.45	800	800	800	800	.00
1054250	MOTOR POOL LEASE	307,995.00	560,000.00	627,948	744,500	744,500	744,500	.00
1054255	COMPUTER SERVICES	4,438.03	5,576.16	14,390	14,500	14,500	14,500	.00
1054260	EQUIPMENT MAINTENANCE	2,981.00	3,003.33	3,200	3,500	3,500	3,500	.00
1054280	TELEPHONE	9,079.23	12,152.11	16,400	16,400	16,400	16,400	.00
1054292	DONATIONS - CONTINGENT	1,821.15	7,190.18	10,000	10,000	10,000	10,000	.00
1054300	INVESTIGATIONS	1,218.65	948.87	30,900	30,900	30,900	30,900	.00
1054350	FORENSIC SERVICES	30,871.00	35,242.00	45,872	45,900	45,900	45,900	.00
1054390	YOUTH CITY COURT	1,136.87	1,042.14	1,800	1,800	1,800	1,800	.00
1054395	K-9 EQUIPMENT/TRAINING	911.05	967.02	1,000	1,000	1,000	1,000	.00
1054400	STRIKE FORCE	21,877.00	23,960.00	25,000	25,000	25,000	25,000	.00
1054450	DEPARTMENT SUPPLIES	7,418.66	7,820.52	8,550	10,500	10,500	10,500	.00
1054640	HOMELAND SECURITY	4,737.44	1,067.56	5,000	5,000	5,000	5,000	.00
1054690	MISCELLANEOUS	7,846.88	9,603.79	5,200	5,300	5,300	5,300	.00
1054700	SMALL EQUIPMENT	62,764.27	43,548.23	121,900	48,400	48,400	48,400	.00
1054701	BEER TAX EXPENSE	9,202.87	10,654.14	18,000	12,100	12,100	12,100	.00
1054702	VICTIM ADVOCATE	2,619.60	3,184.40	5,100	5,100	5,100	5,100	.00
1054703	HWY SAFETY GRANT EQUIPMENT	.00	5,591.00	6,000	6,000	6,000	6,000	.00
1054704	JAG Block Grant	3,498.00	3,565.00	4,000	5,000	5,000	5,000	.00
1054705	BULLET PROOF VEST GRANT	6,774.00	5,294.00	5,600	5,600	5,600	5,600	.00
1054706	MENTAL WELLNESS GRANT	.00	.00	.00	30,000	30,000	30,000	.00
1054820	PS BOND INTEREST EXPENSE	86,578.74	.00	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
Total PUBLIC SAFETY - POLICE DEPT:		3,262,305.66	4,025,074.16	4,543,225	4,524,200	4,524,200	4,524,200	.00
PLANNING								
1055110	SALARIES	178,233.08	150,082.94	153,000	177,200	177,200	177,200	.00
1055115	PART TIME WAGES	.00	1,560.00	.00	.00	.00	.00	.00
1055130	EMPLOYEE BENEFITS	93,712.34	80,432.23	83,000	94,700	94,700	94,700	.00
1055210	SUBSCRIPTIONS & MEMBERSHIPS	1,093.00	1,192.53	1,739	1,500	1,500	1,500	.00
1055220	PUBLIC NOTICES	.00	.00	1,000	1,000	1,000	1,000	.00
1055230	TRAVEL & TRAINING	2,123.98	4,358.08	9,975	6,300	6,300	6,300	.00
1055240	OFFICE SUPPLIES	190.65	342.08	1,000	1,000	1,000	1,000	.00
1055245	POSTAGE	74.88	.57	500	500	500	500	.00
1055255	COMPUTER SERVICES	259.70	783.18	2,121	2,000	2,000	2,000	.00
1055280	TELEPHONE	1,265.11	600.00	1,605	1,300	1,300	1,300	.00
1055310	PROFESSIONAL SERVICES	4,250.00	18,765.00	.00	.00	.00	.00	.00
1055340	PLAN COM & BD OF ADJ	958.98	307.94	1,000	1,000	1,000	1,000	.00
1055450	DEPARTMENT SUPPLIES	157.73	.00	.00	.00	.00	.00	.00
1055645	PUBLIC RELATIONS	61.23	.00	500	500	500	500	.00
1055690	MISCELLANEOUS	.00	30.00	100	100	100	100	.00
1055700	SMALL EQUIPMENT	2,736.10	319.98	3,500	800	800	800	.00
Total PLANNING:		285,116.78	258,774.53	259,040	287,900	287,900	287,900	.00
BUILDING INSPECTION								
1056110	SALARIES	168,459.32	225,696.56	260,210	199,800	199,800	199,800	.00
1056115	PART TIME WAGES	15,457.91	17,593.25	21,000	21,000	21,000	21,000	.00
1056130	EMPLOYEE BENEFITS	94,603.60	126,189.05	110,882	83,500	83,500	83,500	.00
1056140	UNIFORM ALLOWANCE	465.70	890.48	1,100	1,100	1,100	1,100	.00
1056210	SUBSCRIPTIONS & MEMBERSHIPS	1,948.00	669.00	1,852	1,900	1,900	1,900	.00
1056230	TRAVEL & TRAINING	1,101.90	7,087.10	11,800	11,200	11,200	11,200	.00
1056240	OFFICE SUPPLIES	1,319.37	234.67	1,000	1,000	1,000	1,000	.00
1056245	POSTAGE	1,302.50	938.93	100	100	100	100	.00
1056250	MOTOR POOL LEASE	.00	9,800.03	11,451	11,500	11,500	11,500	.00
1056251	FUEL & PARTS	3,179.50	3,714.72	4,000	4,000	4,000	4,000	.00
1056255	COMPUTER SERVICES	13,680.00	12,931.00	15,844	15,900	15,900	15,900	.00
1056280	TELEPHONE	6,969.43	2,553.25	6,140	2,800	2,800	2,800	.00
1056310	PROFESSIONAL SERVICES	16,179.29	18,180.00	10,000	15,000	15,000	15,000	.00
1056450	DEPARTMENT SUPPLIES	1,626.92	745.76	1,450	1,500	1,500	1,500	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1056690	MISCELLANEOUS	90.00	553.86	100	100	100	100	.00
1056700	SMALL EQUIPMENT	2,163.18	1,619.20	1,450	1,500	1,500	1,500	.00
1056740	PURCHASE EQUIPMENT	1,284.72	.00	.00	.00	.00	.00	.00
Total BUILDING INSPECTION:		329,831.34	429,396.86	458,379	371,900	371,900	371,900	.00
PUBLIC SFTY -COMMUNITY SERVICE								
1057110	SALARIES	64,848.40	83,892.00	94,814	97,500	97,500	97,500	.00
1057130	EMPLOYEE BENEFITS	31,000.40	29,382.70	28,902	29,800	29,800	29,800	.00
1057230	TRAVEL & TRAINING	65.00	1,812.74	2,200	2,200	2,200	2,200	.00
1057240	OFFICE SUPPLIES	843.12	512.57	800	800	800	800	.00
1057255	COMPUTER SERVICES	.00	.00	100	100	100	100	.00
1057260	EQUIPMENT MAINTENANCE	.00	.00	150	200	200	200	.00
1057280	TELEPHONE	1,266.38	705.60	1,000	1,000	1,000	1,000	.00
1057370	ANIMAL SHELTER	48,405.00	44,876.00	45,600	56,100	56,100	56,100	.00
1057450	DEPARTMENT SUPPLIES	632.99	924.87	900	1,100	1,100	1,100	.00
1057700	SMALL EQUIPMENT	2,690.92	85.10	.00	1,900	1,900	1,900	.00
Total PUBLIC SFTY -COMMUNITY SERVICE:		149,752.21	162,191.58	174,466	190,700	190,700	190,700	.00
STREETS & HIGHWAY								
1060110	SALARIES	228,923.51	270,490.81	275,736	278,000	278,000	278,000	.00
1060130	EMPLOYEE BENEFITS	116,742.34	168,127.82	155,000	143,800	143,800	143,800	.00
1060135	SNOW REMOVAL PERSONNEL	16,364.48	82,006.05	65,000	60,000	60,000	60,000	.00
1060140	UNIFORM ALLOWANCE	1,773.27	1,296.20	1,900	1,900	1,900	1,900	.00
1060220	PUBLIC NOTICES	.00	.00	250	300	300	300	.00
1060230	TRAVEL & TRAINING	2,995.53	1,532.37	5,105	3,000	3,000	3,000	.00
1060240	OFFICE SUPPLIES	1,741.00	2,076.14	2,300	2,300	2,300	2,300	.00
1060250	MOTOR POOL LEASE	131,975.00	263,011.80	446,450	368,200	368,200	381,600	13,400
1060251	FUEL & PARTS	36,491.02	71,887.14	38,000	30,500	30,500	30,500	.00
1060255	COMPUTER SERVICES	237.77	2,286.88	4,750	4,800	4,800	4,800	.00
1060260	SAFETY EQUIP & MAINT	1,277.26	.00	2,200	2,500	2,500	2,500	.00
1060275	SAFETY TRAINING	2,086.97	142.86	1,900	1,900	1,900	1,900	.00
1060280	TELEPHONE	2,750.72	4,057.55	6,400	7,200	7,200	7,200	.00
1060285	UTILITIES/STREET LIGHTS	8,102.89	13,247.78	14,500	14,500	14,500	14,500	.00
1060290	STREET LIGHT MAINTENANCE	13,907.27	15,681.47	20,000	35,000	35,000	35,000	.00
1060330	ENGINEERING SERVICES	3,888.77	1,879.00	7,000	7,000	7,000	7,000	.00
1060420	STREET MAINTENANCE	26,692.00	32,161.53	75,000	95,000	95,000	95,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1060421	PARKING LOT MAINTENANCE	.00	.00	5,000	5,000	5,000	5,000	.00
1060440	SIDEWALK REPAIRS/RAMPS	66,187.00	30,564.11	70,000	70,000	170,000	170,000	.00
1060445	SAFE SIDEWALK	15,500.00	.00	20,000	30,000	30,000	30,000	.00
1060450	DEPARTMENT SUPPLIES	3,217.79	1,896.08	3,000	3,500	3,500	3,500	.00
1060451	HERO'S BLVD BANNERS	658.00	1,286.00	.00	5,000	5,000	5,000	.00
1060500	SNOW REMOVAL	23,879.19	114,237.32	100,000	100,000	100,000	100,000	.00
1060510	STREET SIGNS & SIGNAL LIGHTS	8,748.22	10,819.05	18,000	25,500	25,500	25,500	.00
1060515	INSURANCE CLAIM CONTINGENCY	595.48	.00	.00	.00	.00	.00	.00
1060520	PAINT SUPPLIES	14,736.37	30,025.00	40,000	40,000	40,000	40,000	.00
1060690	SERVICES NOT CLASSIFIED	7,541.23	9,574.94	10,000	10,000	10,000	10,000	.00
1060700	SMALL EQUIPMENT	.00	6,077.78	6,000	5,500	5,500	5,500	.00
1060740	PURCHASE EQUIPMENT	.00	18,815.84	.00	.00	.00	.00	.00
1060990	ADMIN FEE OFFSET	179,799.00-	210,274.00-	217,044-	244,300-	244,300-	244,300-	.00
	Total STREETS & HIGHWAY:	557,214.08	942,907.52	1,176,447	1,106,100	1,206,100	1,219,500	13,400
PUBLIC SERVICES - INSPECTIONS								
1061110	SALARIES	245,165.24	250,604.27	282,930	292,700	292,700	292,700	.00
1061130	EMPLOYEE BENEFITS	121,454.19	125,151.86	135,000	149,300	149,300	149,300	.00
1061140	UNIFORM ALLOWANCE	2,868.44	3,639.40	3,150	3,000	3,000	3,000	.00
1061210	SUBSCRIPTIONS AND MEMBERSHIPS	9,991.01	5,555.73	7,900	7,700	7,700	7,700	.00
1061230	TRAVEL & TRAINING	2,771.41	4,656.52	12,100	14,100	14,100	14,100	.00
1061240	OFFICE SUPPLIES	4,225.99	991.15	800	800	800	800	.00
1061250	MOTOR POOL	10,353.00	20,166.64	27,172	36,500	36,500	36,500	.00
1061251	FUEL & PARTS	6,425.39	11,167.36	14,500	14,500	14,500	14,500	.00
1061255	COMPUTER SERVICES	.00	7,922.56	.00	2,400	2,400	2,400	.00
1061280	TELEPHONE	2,180.72	4,394.33	4,600	4,600	4,600	4,600	.00
1061330	ENGINEERING SERVICES	.00	1,965.00	.00	.00	.00	.00	.00
1061450	DEPARTMENT SUPPLIES	1,020.16	1,002.08	4,000	4,000	4,000	4,000	.00
1061690	SERVICES NOT CLASSIFIED	1,864.33	2,996.19	300	500	500	500	.00
1061700	SMALL EQUIPMENT	.00	2,216.00	4,000	500	500	500	.00
1061990	ADMIN FEE OFFSET	307,376.00-	344,221.00-	389,982-	367,800-	367,800-	367,800-	.00
	Total PUBLIC SERVICES - INSPECTIONS:	100,943.88	98,208.09	106,470	162,800	162,800	162,800	.00
COMMUNITY EVENTS (P&R ADMIN)								
1062110	SALARIES	127,529.86	83,201.68	39,174	38,600	38,600	38,600	.00
1062115	PART TIME WAGES	.00	2,241.46	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1062130	EMPLOYEE BENEFITS	71,699.54	52,796.63	21,853	23,000	23,000	23,000	.00
1062210	SUBSCRIPTION & MEMBERSHIPS	3,750.69	3,123.78	4,313	4,400	4,400	4,400	.00
1062220	PUBLIC NOTICES	1,473.47	.00	.00	.00	.00	.00	.00
1062230	TRAVEL & TRAINING	518.68	455.00	.00	.00	.00	.00	.00
1062240	OFFICE SUPPLIES	1,288.16	266.24	500	500	500	500	.00
1062255	COMPUTER SERVICES	1,500.00	1,500.00	1,500	3,100	3,100	3,100	.00
1062260	EQUIPMENT MAINTENANCE	454.62	270.89	500	1,500	1,500	1,500	.00
1062285	DNU - TELEPHONE & UTILITIES	15,949.80	12,469.16	.00	.00	.00	.00	.00
1062292	DONATIONS - CONTINGENT	.00	.00	.00	5,000	5,000	5,000	.00
1062330	PROFESSIONAL SERVICES	.00	7,500.00	25,000	25,000	25,000	25,000	.00
1062410	UNIFORM MAINTENANCE	358.01	384.51	.00	.00	.00	.00	.00
1062420	COMMUNITY BAND	5,843.67	971.09	2,000	2,000	2,000	2,000	.00
1062450	DEPARTMENT SUPPLIES	588.84	1,146.04	2,500	2,500	2,500	2,500	.00
1062500	MISCELLANEOUS PROGRAMS	4,631.69	11,766.73	7,250	7,300	7,300	7,300	.00
1062510	MUNICIPALITIES RAMP PROGRAMS	27,973.20	23,626.91	21,528	21,588	21,588	21,588	.00
1062605	CHERRY DAYS	33,498.60	55,005.46	.00	.00	.00	.00	.00
1062690	MISCELLANEOUS	678.66	611.09	600	600	600	600	.00
1062695	CREDIT CARD FEES	359.16	659.89	1,200	700	700	700	.00
1062700	SMALL EQUIPMENT	.00	.00	1,500	.00	.00	.00	.00
Total COMMUNITY EVENTS (P&R ADMIN):		298,096.65	257,996.56	129,418	135,788	135,788	135,788	.00
PARKS								
1064110	SALARIES	334,939.92	313,308.50	336,393	350,100	350,100	350,100	.00
1064115	PART TIME WAGES	75,438.76	57,320.77	60,000	60,000	60,000	60,000	.00
1064130	EMPLOYEE BENEFITS	171,878.92	148,974.95	148,607	155,600	155,600	155,600	.00
1064140	UNIFORM ALLOWANCE	7.04-	195.67	6,050	7,500	7,500	7,500	.00
1064210	SUBSCRIBTIONS & MEMBERSHIPS	.00	258.00	3,190	3,200	3,200	3,200	.00
1064220	PUBLIC NOTICES	99.04	49.00	500	500	500	500	.00
1064230	TRAVEL & TRAINING	5,694.84	4,434.63	8,250	8,300	8,300	8,300	.00
1064240	OFFICE SUPPLIES	58.41	259.34	400	400	400	400	.00
1064250	MOTOR POOL LEASE	73,260.00	99,252.00	123,986	190,000	190,000	203,400	13,400
1064251	FUEL & PARTS	26,452.94	36,424.52	25,000	25,000	25,000	25,000	.00
1064255	COMPUTER SERVICES	1,500.00	1,500.00	5,500	5,500	5,500	5,500	.00
1064260	EQUIPMENT MAINTENANCE	3,133.14	2,155.90	1,500	1,500	1,500	1,500	.00
1064265	BUILDING MAINTENANCE	26,504.96	19,256.36	11,000	11,000	11,000	11,000	.00
1064280	TELEPHONE & UTILITIES	.45-	.00	25,000	36,600	36,600	36,600	.00
1064290	PINEVIEW WATER ASSESSMENT	23,299.51	23,959.88	24,000	24,000	24,000	24,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1064292	DONATIONS - CONTINGENT	.00	.00	5,000	5,000	5,000	5,000	.00
1064310	PROFESSIONAL SERVICES	1,000.00	.00	.00	.00	.00	.00	.00
1064410	UNIFORM MAINTENANCE	4,961.63	4,588.32	.00	.00	.00	.00	.00
1064420	FIELD MAINTENANCE	2,362.07	3,369.23	5,500	8,000	8,000	8,000	.00
1064425	TRAIL MAINTENANCE	.00	603.61	2,000	2,000	2,000	2,000	.00
1064430	CHEMICALS	22,930.16	26,888.60	32,700	32,700	32,700	32,700	.00
1064440	IRRIGATION SUPPLIES	15,949.05	14,575.99	6,000	10,000	10,000	10,000	.00
1064450	DEPARTMENT SUPPLIES	11,856.93	3,819.80	8,000	8,000	8,000	8,000	.00
1064465	FORESTRY-TREE REMOVAL	68.25-	2,273.78	4,500	4,500	4,500	4,500	.00
1064475	GRAFFITTI REMOVAL	237.96	54.49	1,000	3,000	3,000	3,000	.00
1064480	PLAYGROUND MAINTENANCE	3,642.73	3,268.20	5,000	5,000	5,000	5,000	.00
1064485	RESTROOM RENOVATION	3,573.25	1,196.58	1,500	1,500	1,500	1,500	.00
1064530	VOLUNTEER PROJECTS	383.66	.00	.00	.00	.00	.00	.00
1064605	RESTROOM RENTAL	.00	.00	4,500	4,500	4,500	4,500	.00
1064610	RENTAL OF EQUIPMENT	8,001.23	6,263.89	4,000	4,000	4,000	4,000	.00
1064615	HOLIDAY DECORATIONS	4,679.48	294.86	4,500	4,500	4,500	4,500	.00
1064690	MISCELLANEOUS	1,513.05	1,183.51	5,200	1,500	1,500	1,500	.00
1064695	CREDIT CARD FEES	39.00	278.51	300	300	300	300	.00
1064700	SMALL EQUIPMENT	6,212.54	6,536.16	3,300	3,300	3,300	3,300	.00
1064990	ADMIN FEE OFFSET	6,000.00-	6,000.00-	.00	.00	.00	.00	.00
Total PARKS:		823,527.44	776,545.05	872,376	977,000	977,000	990,400	13,400
RECREATION								
1068110	SALARIES	78,838.68	67,991.05	64,324	65,500	65,500	65,500	.00
1068115	PART TIME WAGES	10,464.11	14,932.99	15,000	15,000	15,000	15,000	.00
1068130	EMPLOYEE BENEFITS	30,822.05	24,948.98	22,249	22,400	22,400	22,400	.00
1068140	UNIFORM ALLOWANCE	.00	.00	250	250	250	250	.00
1068220	PRINTING & PUBLICATIONS	104.50	.00	300	300	300	300	.00
1068230	TRAVEL & TRAINING	.00	.00	350	400	400	400	.00
1068255	COMPUTER SERVICES	1,500.00	1,500.00	1,500	1,500	1,500	1,500	.00
1068292	DONATIONS - CONTINGENT	.00	.00	5,000	5,000	5,000	5,000	.00
1068410	UNIFORM - DO NOT USE	215.79	267.72	.00	.00	.00	.00	.00
1068450	DEPARTMENT SUPPLIES	274.77	535.30	1,000	1,000	1,000	1,000	.00
1068500	COMMUNITY PROGRAMS	4,580.92	393.08	1,500	1,500	1,500	1,500	.00
1068501	SUMMER CAMPS	11,868.86	1,072.75	600	600	600	600	.00
1068503	OUTDOOR RECREATION	.00	.00	100	100	100	100	.00
1068630	BASEBALL	6,078.82	24,015.70	16,000	16,000	16,000	16,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
1068632	OTHER EQUIPMENT REPLACEMENT	.00	.00	500	500	500	500	.00
1068650	FOOTBALL	31,482.48	30,507.27	26,500	26,500	26,500	26,500	.00
1068660	BASKETBALL	15,755.56	16,439.18	15,500	15,500	15,500	15,500	.00
1068690	MISCELLANEOUS	1,590.00	1,290.00	2,500	2,500	2,500	2,500	.00
1068695	CREDIT CARD FEES	1,832.93	2,360.51	3,500	3,500	3,500	3,500	.00
	Total RECREATION:	195,409.47	186,254.53	176,673	178,050	178,050	178,050	.00
CONTRIBUTIONS AND TRANSFERS								
1080230	TRANS TO CAPITAL IMPROV FUND	1,015,446.00	400,000.00	1,251,244	178,904	245,687	279,320	33,633
1080235	TRANS TO CAP IMPROVE - CLASS C	565,177.52	740,000.00	450,000	450,000	450,000	450,000	.00
1080705	TRANSFER TO DEBT SERVICE FUND	.00	603,834.00	603,834	574,000	574,000	574,000	.00
1080715	TRANSFER - CHERRY DAYS FUND	.00	6,000.00	25,000	25,000	25,000	25,000	.00
	Total CONTRIBUTIONS AND TRANSFERS:	1,580,623.52	1,749,834.00	2,330,078	1,227,904	1,294,687	1,328,320	33,633
	GENERAL FUND Revenue Total:	9,648,440.34	11,162,682.86	12,051,329	11,078,302	11,333,785	11,346,218	12,433
	GENERAL FUND Expenditure Total:	9,060,753.87	10,256,878.82	12,051,329	11,078,302	11,333,785	11,346,218	12,433
	Net Total GENERAL FUND:	587,686.47	905,804.04	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
DEBT SERVICE FUND								
CONTRIBUTIONS & TRANSFERS								
1138705	TRANSFER FROM GENERAL FUND	.00	603,834.00	603,834	574,000	574,000	574,000	.00
1138713	TRANSFER FROM PS IMPACT FEE	.00	.00	.00	30,000	30,000	30,000	.00
	Total CONTRIBUTIONS & TRANSFERS:	.00	603,834.00	603,834	604,000	604,000	604,000	.00
EXPENDITURES								
1140600	'21 & '22 SALES TAX BOND PRINC	.00	416,000.00	408,400	409,700	409,700	409,700	.00
1140620	'21 & '22 SALES TAX BOND INTER	.00	187,833.11	195,434	194,300	194,300	194,300	.00
	Total EXPENDITURES:	.00	603,833.11	603,834	604,000	604,000	604,000	.00
	DEBT SERVICE FUND Revenue Total:	.00	603,834.00	603,834	604,000	604,000	604,000	.00
	DEBT SERVICE FUND Expenditure Total:	.00	603,833.11	603,834	604,000	604,000	604,000	.00
	Net Total DEBT SERVICE FUND:	.00	.89	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
CHERRY DAYS								
REVENUES								
1534500	CHERRY DAYS REVENUE	.00	.00	58,515	60,000	60,000	60,000	.00
1534790	CHERRY DAYS DONATIONS	.00	50,926.20	.00	25,000	25,000	25,000	.00
Total REVENUES:		.00	50,926.20	58,515	85,000	85,000	85,000	.00
MISCELLANOUS								
1536100	INTEREST EARNINGS	.00	98.29	1,000	200	200	200	.00
Total MISCELLANOUS:		.00	98.29	1,000	200	200	200	.00
CONTRIBUTIONS & TRANSFERS								
1538715	TRANSFER FROM GENERAL FUND	.00	6,000.00	25,000	25,000	25,000	25,000	.00
1538900	BEG BAL TO BE APPROPRIATED	.00	.00	40,485	20,081	20,081	20,081	.00
Total CONTRIBUTIONS & TRANSFERS:		.00	6,000.00	65,485	45,081	45,081	45,081	.00
EXPENDITURES								
1562605	CHERRY DAYS EXPENDITURES	.00	.20	125,000	130,281	130,281	130,281	.00
Total EXPENDITURES:		.00	.20	125,000	130,281	130,281	130,281	.00
CHERRY DAYS Revenue Total:		.00	57,024.49	125,000	130,281	130,281	130,281	.00
CHERRY DAYS Expenditure Total:		.00	.20	125,000	130,281	130,281	130,281	.00
Net Total CHERRY DAYS:		.00	57,024.29	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
AQUATIC CENTER FUND								
OPERATIONAL REVENUE								
2236100	INTEREST EARNINGS	.00	.00	.00	10,000	10,000	10,000	.00
2236500	ADMISSION FEES	338,469.54	327,470.14	275,000	435,000	435,000	435,000	.00
2236600	GROUP RESERVATIONS	53,075.95	43,939.09	40,000	45,000	45,000	45,000	.00
2236700	SWIM LESSONS	63,189.00	95,688.44	90,000	95,000	95,000	95,000	.00
2236800	CONCESSIONS	12,574.03	13,880.57	10,000	12,000	12,000	12,000	.00
2236850	BOWERY RENTALS	5,399.00	8,209.79	6,000	6,000	6,000	6,000	.00
2236900	MERCHANDISE	2,723.50	1,496.92	5,000	5,000	5,000	5,000	.00
2236925	DONATIONS - AQUATIC CENTER	.00	101.50	.00	.00	.00	.00	.00
2236950	MISCELLANEOUS REVENUE	21,415.97	12,499.29	4,000	5,000	5,000	5,000	.00
Total OPERATIONAL REVENUE:		496,846.99	503,285.74	430,000	613,000	613,000	613,000	.00
TRANSFERS-IN								
2238200	TRANSFER IN - RDA FUND	33,000.00	84,829.51	175,000	.00	.00	.00	.00
Total TRANSFERS-IN:		33,000.00	84,829.51	175,000	.00	.00	.00	.00
GENERAL EXPENDITURES								
2269110	SALARIES	79,404.93	82,773.40	80,240	82,500	82,500	82,500	.00
2269115	PART TIME WAGES	224,027.78	232,046.51	210,935	242,250	242,250	242,250	.00
2269130	EMPLOYEE BENEFITS	62,913.03	63,428.67	62,575	69,600	69,600	69,600	.00
2269140	UNIFORM ALLOWANCE	7,219.15	6,685.92	4,700	4,700	4,700	4,700	.00
2269210	SUBSCRIPTION & MEMBERSHIPS	115.79	488.21	800	800	800	800	.00
2269225	ADVERTISING	.00	250.00	1,200	500	500	500	.00
2269230	TRAVEL & TRAINING	2,697.49	2,400.20	1,800	1,800	1,800	1,800	.00
2269240	OFFICE SUPPLIES	3,461.47	5,092.34	2,800	2,800	2,800	2,800	.00
2269255	COMPUTER SERVICES	1,696.36	1,500.00	2,000	2,000	2,000	2,000	.00
2269260	EQUIPMENT MAINTENANCE	6,884.56	6,718.15	7,000	7,000	7,000	7,000	.00
2269265	BUILDING MAINTENANCE	7,330.65	6,043.93	4,500	4,500	4,500	4,500	.00
2269285	TELEPHONE & UTILITIES	56,095.64	76,362.12	65,500	75,000	75,000	75,000	.00
2269310	PROFESSIONAL & TECHNICAL	3,170.80	4,447.67	3,100	3,100	3,100	3,100	.00
2269430	CHEMICALS	36,915.23	52,337.99	40,000	55,000	55,000	55,000	.00
2269450	DEPARTMENT SUPPLIES	5,350.89	7,008.70	11,500	11,500	11,500	11,500	.00
2269455	RETAIL SALES	4,405.77	4,317.78	5,000	5,000	5,000	5,000	.00
2269550	POOL MAINTENANCE	10,417.37	18,725.80	25,500	25,500	25,500	25,500	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
2269690	MISCELLANEOUS	7,207.68	4,980.52	4,400	4,500	4,500	4,500	.00
2269695	CREDIT CARD FEES	10,284.71	11,648.36	8,500	12,000	12,000	12,000	.00
2269700	SMALL EQUIPMENT	242.10	858.98	2,950	2,950	2,950	2,950	.00
2269740	CAPITAL EQUIPMENT	.00	.00	60,000	.00	.00	.00	.00
Total GENERAL EXPENDITURES:		529,841.40	588,115.25	605,000	613,000	613,000	613,000	.00
AQUATIC CENTER FUND Revenue Total:		529,846.99	588,115.25	605,000	613,000	613,000	613,000	.00
AQUATIC CENTER FUND Expenditure Total:		529,841.40	588,115.25	605,000	613,000	613,000	613,000	.00
Net Total AQUATIC CENTER FUND:		5.59	.00	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
TRANSPORTATION UTILITY FUND								
MISCELLANEOUS								
2336100	INTEREST EARNINGS	2,889.05	23,491.49	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		2,889.05	23,491.49	.00	.00	.00	.00	.00
UTILITY REVENUE & FUND BALANCE								
2337120	APPROPRIATE FUND BALANCE	.00	.00	110,000	110,000	110,000	110,000	.00
Total UTILITY REVENUE & FUND BALANCE:		.00	.00	110,000	110,000	110,000	110,000	.00
UTILITY FEE EXPENDITURES								
2340310	PROFESSIONAL SERVICES	.00	.00	110,000	110,000	110,000	110,000	.00
2340560	BAD DEBT	.00	.52-	.00	.00	.00	.00	.00
2340562	FEE REFUNDS	15,018.80	1,577.37-	.00	.00	.00	.00	.00
Total UTILITY FEE EXPENDITURES:		15,018.80	1,577.89-	110,000	110,000	110,000	110,000	.00
TRANSPORTATION UTILITY FUND Revenue Total:		2,889.05	23,491.49	110,000	110,000	110,000	110,000	.00
TRANSPORTATION UTILITY FUND Expenditure Total:		15,018.80	1,577.89-	110,000	110,000	110,000	110,000	.00
Net Total TRANSPORTATION UTILITY FUND:		12,129.75-	25,069.38	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
TRANSPORTATION IMPACT FEE FUND								
IMPACT FEE REVENUE								
2437100	INTEREST EARNINGS	4,164.40	43,759.16	3,500	35,000	35,000	35,000	.00
2437110	TRANSPORTATION IMPACT FEE	349,825.25	377,863.23	225,000	150,000	150,000	150,000	.00
	Total IMPACT FEE REVENUE:	353,989.65	421,622.39	228,500	185,000	185,000	185,000	.00
IMPACT FEE EXPENDITURES								
2440810	PROJECT RESERVES	.00	.00	228,500	185,000	185,000	185,000	.00
	Total IMPACT FEE EXPENDITURES:	.00	.00	228,500	185,000	185,000	185,000	.00
	TRANSPORTATION IMPACT FEE FUND Revenue Total:	353,989.65	421,622.39	228,500	185,000	185,000	185,000	.00
	TRANSPORTATION IMPACT FEE FUND Expenditure Total:	.00	.00	228,500	185,000	185,000	185,000	.00
	Net Total TRANSPORTATION IMPACT FEE FUND:	353,989.65	421,622.39	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
TRANSPORTATION SALES TAX FUND								
MISCELLANEOUS								
2536100	INTEREST EARNINGS	6,531.90	35,640.29	8,000	35,000	35,000	35,000	.00
Total MISCELLANEOUS:		6,531.90	35,640.29	8,000	35,000	35,000	35,000	.00
SALES TAX REVENUE								
2537110	TRANSPORT. SALES TAX REVENUE	372,881.71	394,682.89	350,000	375,000	375,000	375,000	.00
Total SALES TAX REVENUE:		372,881.71	394,682.89	350,000	375,000	375,000	375,000	.00
SALES TAX EXPENDITURES								
2540800	TRANSFER TO OTHER FUNDS	721,000.00	.00	.00	.00	.00	.00	.00
2540810	PROJECT RESERVES	.00	.00	358,000	410,000	410,000	410,000	.00
Total SALES TAX EXPENDITURES:		721,000.00	.00	358,000	410,000	410,000	410,000	.00
TRANSPORTATION SALES TAX FUND Revenue Total:		379,413.61	430,323.18	358,000	410,000	410,000	410,000	.00
TRANSPORTATION SALES TAX FUND Expenditure Total:		721,000.00	.00	358,000	410,000	410,000	410,000	.00
Net Total TRANSPORTATION SALES TAX FUND:		341,586.39-	430,323.18	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
PUBLIC SAFETY IMPACT FEE FUND								
MISCELLANEOUS								
2736100	INTEREST EARNINGS	.00	.00	.00	1,000	1,000	1,000	.00
	Total MISCELLANEOUS:	.00	.00	.00	1,000	1,000	1,000	.00
IMPACT FEE REVENUE								
2737110	PUBLIC SAFETY IMPACT FEE REV	.00	.00	.00	30,000	30,000	30,000	.00
	Total IMPACT FEE REVENUE:	.00	.00	.00	30,000	30,000	30,000	.00
EXPENDITURES								
2740800	TRANSFER TO OTHER FUNDS	.00	.00	.00	30,000	30,000	30,000	.00
2740810	PROJECT RESERVES	.00	.00	.00	1,000	1,000	1,000	.00
	Total EXPENDITURES:	.00	.00	.00	31,000	31,000	31,000	.00
	PUBLIC SAFETY IMPACT FEE FUND Revenue Total:	.00	.00	.00	31,000	31,000	31,000	.00
	PUBLIC SAFETY IMPACT FEE FUND Expenditure Total:	.00	.00	.00	31,000	31,000	31,000	.00
	Net Total PUBLIC SAFETY IMPACT FEE FUND:	.00	.00	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
WATER IMPACT FEE								
MISCELLANEOUS								
3136100	INTEREST EARNINGS	.00	4,874.17	6,000	3,000	3,000	3,000	.00
Total MISCELLANEOUS:		.00	4,874.17	6,000	3,000	3,000	3,000	.00
IMPACT FEE REVENUE								
3137110	WATER IMPACT FEE REVENUE	.00	334,706.65	330,000	300,000	300,000	300,000	.00
3137120	APPROPRIATE FUND BALANCE	.00	.00	320,000	.00	.00	.00	.00
Total IMPACT FEE REVENUE:		.00	334,706.65	650,000	300,000	300,000	300,000	.00
IMPACT FEE EXPENDITURES								
3140305	PROFESSIONAL SERVICES	5,000.00	2,250.00	.00	.00	.00	.00	.00
3140310	PROJECTS	.00	36,435.19	656,000	303,000	303,000	303,000	.00
Total IMPACT FEE EXPENDITURES:		5,000.00	38,685.19	656,000	303,000	303,000	303,000	.00
WATER IMPACT FEE Revenue Total:		.00	339,580.82	656,000	303,000	303,000	303,000	.00
WATER IMPACT FEE Expenditure Total:		5,000.00	38,685.19	656,000	303,000	303,000	303,000	.00
Net Total WATER IMPACT FEE:		5,000.00-	300,895.63	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
SEWER IMPACT FEE FUND								
MISCELLANEOUS								
3236100	INTEREST EARNINGS	3,156.81	21,666.46	6,000	20,000	20,000	20,000	.00
Total MISCELLANEOUS:		3,156.81	21,666.46	6,000	20,000	20,000	20,000	.00
IMPACT FEE REVENUE								
3237110	SEWER IMPACT FEE REVENUE	85,189.65	55,282.50	55,000	36,000	36,000	36,000	.00
Total IMPACT FEE REVENUE:		85,189.65	55,282.50	55,000	36,000	36,000	36,000	.00
IMPACT FEE EXPENDITURES								
3240310	PROFESSIONAL SERVICES	11,578.14	2,113.25	.00	.00	.00	.00	.00
3240330	ENGINEER SERVICES	.00	16,097.25	.00	.00	.00	.00	.00
3240810	PROJECT RESERVES	.00	.00	61,000	56,000	56,000	56,000	.00
Total IMPACT FEE EXPENDITURES:		11,578.14	18,210.50	61,000	56,000	56,000	56,000	.00
SEWER IMPACT FEE FUND Revenue Total:		88,346.46	76,948.96	61,000	56,000	56,000	56,000	.00
SEWER IMPACT FEE FUND Expenditure Total:		11,578.14	18,210.50	61,000	56,000	56,000	56,000	.00
Net Total SEWER IMPACT FEE FUND:		76,768.32	58,738.46	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
STORM IMPACT FEE FUND								
MISCELLANEOUS								
3336100	INTEREST EARNINGS	9,275.15	65,749.99	6,000	25,000	25,000	25,000	.00
Total MISCELLANEOUS:		9,275.15	65,749.99	6,000	25,000	25,000	25,000	.00
IMPACT FEE REVENUE								
3337110	STORM WATER IMPACT FEE REVENU	194,620.80	124,875.11	145,000	96,000	96,000	96,000	.00
3337120	APPROPRIATE FUND BALANCE	.00	.00	149,000	505,000	505,000	505,000	.00
Total IMPACT FEE REVENUE:		194,620.80	124,875.11	294,000	601,000	601,000	601,000	.00
IMPACT FEE EXPENDITURES								
3340305	PROFESSIONAL SERVICES	12,442.12	3,078.00	.00	.00	.00	.00	.00
3340310	PROJECTS	.00	.00	300,000	626,000	626,000	626,000	.00
Total IMPACT FEE EXPENDITURES:		12,442.12	3,078.00	300,000	626,000	626,000	626,000	.00
STORM IMPACT FEE FUND Revenue Total:		203,895.95	190,625.10	300,000	626,000	626,000	626,000	.00
STORM IMPACT FEE FUND Expenditure Total:		12,442.12	3,078.00	300,000	626,000	626,000	626,000	.00
Net Total STORM IMPACT FEE FUND:		191,453.83	187,547.10	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
CAPITAL IMPROVEMENT FUND								
CAPITAL PROJECT REVENUE								
4030100	INTEREST EARNINGS	20,797.59	225,157.21	.00	.00	.00	200,000	200,000
4030101	MISCELLANEOUS REVENUE	78,555.76	80.00	143,215	115,000	115,000	115,000	.00
4030103	400/450 EAST GRANT	5,477.14	325,377.70	.00	.00	.00	.00	.00
4030105	GRANT INCOME	1,855,798.73	.00	988,030	1,000,000	1,000,000	1,000,000	.00
4030110	RAMP GRANT	.00	399,998.00	996,515	1,093,450	1,093,450	1,093,450	.00
4030200	DONATIONS	.00	.00	5,000	.00	.00	.00	.00
4030220	PARK IMPACT FEE	353,364.00	166,598.00	180,000	174,000	174,000	174,000	.00
	Total CAPITAL PROJECT REVENUE:	2,313,993.22	1,117,210.91	2,312,760	2,382,450	2,382,450	2,582,450	200,000
SALE OF ASSETS								
4036400	SALE OF FIXED ASSET	.00	638,295.00	.00	.00	.00	.00	.00
	Total SALE OF ASSETS:	.00	638,295.00	.00	.00	.00	.00	.00
TRANSFERS-IN								
4038120	TRANSFER FROM GENERAL FUND	1,015,446.00	400,000.00	1,251,244	178,904	245,687	258,120	12,433
4038122	TRANSFER FROM GF - 2021 BOND	9,500,000.00	.00	.00	.00	.00	.00	.00
4038125	TRANSFER FROM CLASS C FUNDS	565,177.52	740,000.00	450,000	450,000	450,000	450,000	.00
4038152	TRANSFER FROM TRANSP SALES TA	721,000.00	.00	.00	.00	.00	.00	.00
4038160	TRANSFER FROM RDA	.00	.00	.00	222,000	222,000	222,000	.00
4038900	BEG BAL TO BE APPROPRIATED	.00	.00	8,844,846	1,815,546	1,863,763	1,651,330	212,433-
	Total TRANSFERS-IN:	11,801,623.52	1,140,000.00	10,546,090	2,666,450	2,781,450	2,581,450	200,000-
CAPITAL EXPENDITURES								
4040101	SENIOR CENTER BUILDING	.00	.00	57,850	40,000	40,000	40,000	.00
4040105	BARKER PARK	.00	.00	12,000	.00	.00	.00	.00
4040109	AQUATIC CENTER WTR FTR FY25	.00	.00	.00	444,000	444,000	444,000	.00
4040116	BARKER PARK AMPHITHEATER	.00	.00	295,000	.00	.00	.00	.00
4040118	PURCHASE PARK PROPERTY	.00	.00	.00	13,000	13,000	13,000	.00
4040119	MTN ROAD TRAILHEAD PROJECT	6,070.25	50,228.73	352,000	.00	.00	.00	.00
4040121	TRAIL CONNECTION 2700 MTN RD	.00	.00	.00	286,900	286,900	286,900	.00
4040130	CITY BUILDING IMPROVEMENTS	.00	.00	.00	200,000	200,000	200,000	.00
4040131	PUBLIC SAFETY BUILDING	1,026,915.44	6,430,363.49	7,000,000	100,000	100,000	100,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
4040132	PARKING LOT SENIOR CENTER	.00	.00	300,000	.00	.00	.00	.00
4040133	PARKING LOT PS BUILDING	.00	.00	300,000	.00	.00	.00	.00
4040143	WATER WORKS PARK	.00	.00	450,000	450,000	450,000	450,000	.00
4040144	WADMAN PARK	.00	121,195.60	.00	.00	.00	.00	.00
4040147	MCGRIFF PARK	112,465.38	.00	.00	20,000	20,000	20,000	.00
4040148	ORTON PARK	.00	.00	.00	200,000	200,000	200,000	.00
4040149	LOMOND VIEW	.00	14,453.50	600,000	35,000	35,000	35,000	.00
4040153	PARKS RENOVATION - F E B L S	.00	.00	.00	240,000	240,000	240,000	.00
4040154	COMMUNITY POND	3,244.69	2,500.00	2,000,000	2,000,000	2,000,000	2,000,000	.00
4040155	PARK TRACK MAINTENANCE	.00	.00	.00	120,000	120,000	120,000	.00
4040206	CAPITAL FACILITIES/IMPACT FEE	12,466.37	.00	.00	.00	.00	.00	.00
4040310	PROFESSIONAL SERVICES	.00	11,602.50	.00	.00	.00	.00	.00
4040402	ROAD RECONSTRUCTION/REPAIR	565,177.52	799,645.92	450,000	900,000	900,000	900,000	.00
4040405	Monroe Blvd ROW Expenditures	2,184.00	.00	22,000	.00	.00	.00	.00
4040406	400/450 East ROW	5,039.95	.00	.00	.00	.00	.00	.00
4040407	2600 N. Intersection	334,189.30	.00	.00	.00	.00	.00	.00
4040409	400/450 E WIDENING	2,503,608.09	262,071.19	.00	.00	35,000	35,000	.00
4040410	450 E WIDENING PHASE 2	.00	.00	20,000	.00	80,000	80,000	.00
4040810	APPROPRIATE FUND BALANCE	.00	.00	1,000,000	.00	.00	.00	.00
	Total CAPITAL EXPENDITURES:	4,571,360.99	7,692,060.93	12,858,850	5,048,900	5,163,900	5,163,900	.00
	CAPITAL IMPROVEMENT FUND Revenue Total:	14,115,616.74	2,895,505.91	12,858,850	5,048,900	5,163,900	5,163,900	.00
	CAPITAL IMPROVEMENT FUND Expenditure Total:	4,571,360.99	7,692,060.93	12,858,850	5,048,900	5,163,900	5,163,900	.00
	Net Total CAPITAL IMPROVEMENT FUND:	9,544,255.75	4,796,555.02-	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
400/450 EAST IMPROVEMENT FUND								
RENTAL REVENUE								
4130100	INTEREST EARNINGS	1,877.51	15,413.89	3,500	12,000	12,000	12,000	.00
4130110	RENTAL PROPERTY REVENUE	152,031.93	168,213.96	145,000	160,000	160,000	160,000	.00
Total RENTAL REVENUE:		153,909.44	183,627.85	148,500	172,000	172,000	172,000	.00
RENTAL EXPENDITURES								
4140410	RENTAL PROPERTY EXPENSE	47,068.80	38,377.06	50,000	50,000	50,000	50,000	.00
4140710	FUND BALANCE RESERVE	.00	.00	98,500	122,000	122,000	122,000	.00
Total RENTAL EXPENDITURES:		47,068.80	38,377.06	148,500	172,000	172,000	172,000	.00
400/450 EAST IMPROVEMENT FUND Revenue Total:		153,909.44	183,627.85	148,500	172,000	172,000	172,000	.00
400/450 EAST IMPROVEMENT FUND Expenditure Total:		47,068.80	38,377.06	148,500	172,000	172,000	172,000	.00
Net Total 400/450 EAST IMPROVEMENT FUND:		106,840.64	145,250.79	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
WATER FUND								
MISCELLANEOUS								
5136100	INTEREST EARNINGS	22,477.63	168,815.38	20,000	24,000	24,000	24,000	.00
5136400	SALE OF ASSETS	14,479.35	58,791.70	.00	.00	.00	.00	.00
5136495	METER RENTALS	2,840.00	7,220.00	5,000	5,000	5,000	5,000	.00
5136500	MISCELLANEOUS REVENUE	90,474.52	50,779.70	20,000	30,000	30,000	30,000	.00
5136510	ARPA	.00	94,997.00	2,435,893	.00	.00	.00	.00
5136600	BUILDERS SYSTEM CONTRIBUTIONS	93,378.00	833,899.19	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		223,649.50	1,214,502.97	2,480,893	59,000	59,000	59,000	.00
UTILITY REVENUE								
5137110	UTILITY BILLING	2,254,415.85	2,394,363.25	2,600,000	2,910,000	2,928,000	2,928,000	.00
5137350	CONNECTION FEES	78,760.00	52,278.00	78,000	31,000	31,000	31,000	.00
Total UTILITY REVENUE:		2,333,175.85	2,446,641.25	2,678,000	2,941,000	2,959,000	2,959,000	.00
IMPACT FEES								
5139010	IMPACT FEES	526,736.81	.00	.00	.00	.00	.00	.00
5139012	TRANSFER FROM OTHER FUNDS	39,825.61	76,807.43	.00	.00	.00	.00	.00
Total IMPACT FEES:		566,562.42	76,807.43	.00	.00	.00	.00	.00
WATER FUND EXPENDITURES								
5140110	SALARIES	394,069.73	439,625.40	486,165	512,500	512,500	512,500	.00
5140130	EMPLOYEE BENEFITS	134,556.74	195,061.52	240,363	250,700	250,700	250,700	.00
5140140	UNIFORM ALLOWANCE	3,750.66	5,672.15	5,050	6,500	6,500	6,500	.00
5140210	SUBSCRIPTION & MEMBERSHIPS	25,670.54	24,792.36	5,150	5,300	5,300	5,300	.00
5140220	PUBLIC NOTICES	220.44	3,226.12	3,000	3,000	3,000	3,000	.00
5140230	TRAVEL & TRAINING	9,023.30	7,993.68	9,000	10,400	10,400	10,400	.00
5140240	OFFICE SUPPLIES	.00	618.31	2,000	2,000	2,000	2,000	.00
5140245	POSTAGE & MAILING SERVICES	15,097.85	14,419.56	15,500	15,500	15,500	15,500	.00
5140250	MOTOR POOL LEASE	41,436.00	34,985.03	52,850	62,600	62,600	67,000	4,400
5140251	FUEL & PARTS	26,196.49	36,859.83	30,000	30,000	30,000	30,000	.00
5140255	COMPUTER SERVICES	.00	1,250.00	21,750	21,800	21,800	21,800	.00
5140280	TAX ASSESMENT	8,986.68	8,182.89	10,000	10,000	10,000	10,000	.00
5140281	TELEPHONE	1,753.50	4,499.98	3,500	7,200	7,200	7,200	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
5140290	POWER FOR PUMPING	110,235.97	133,918.76	90,000	90,000	90,000	90,000	.00
5140310	PROFESSIONAL SERVICES	29,229.41	6,162.00	.00	.00	.00	.00	.00
5140330	ENGINEER SERVICES	24,335.29	10,181.00	10,000	25,000	25,000	25,000	.00
5140409	BUILDING MAINTENANCE	33,245.37	50,227.52	57,000	70,000	70,000	70,000	.00
5140410	PREVENTATIVE MAINTENANCE	108,998.98	50,723.30	112,180	110,900	110,900	110,900	.00
5140411	ASPHALT/PATCH REPAIRS	39,127.00	40,124.50	42,500	42,500	42,500	42,500	.00
5140412	REVOLVING PUMP REPAIRS	.00	.00	10,000	10,000	10,000	10,000	.00
5140450	DEPARTMENT SUPPLIES	110,919.19	80,863.75	75,000	82,500	82,500	78,100	4,400-
5140454	METERS - NEW CONNECTIONS	101,734.67	136,979.33	78,000	31,000	31,000	31,000	.00
5140455	METERS - CHANGE OUT	1,643.99	2,501.31	15,000	20,000	20,000	20,000	.00
5140490	WATER SAMPLE TESTING	8,908.00	24,438.00	20,000	20,000	20,000	20,000	.00
5140515	INSURANCE CLAIM CONTINGENCY	1,500.00	.00	.00	.00	.00	.00	.00
5140550	DEPRECIATION	871,118.50	891,532.60	827,000	1,024,000	1,024,000	1,024,000	.00
5140560	BAD DEBT	367.00	2.07-	2,000	2,000	2,000	2,000	.00
5140570	COLLECTION COSTS	98.97	339.61	400	400	400	400	.00
5140690	MISCELLANEOUS	56,971.75	582.90	400	400	400	400	.00
5140695	CREDIT CARD FEES	6,984.33	7,418.65	8,000	10,000	10,000	10,000	.00
5140700	SMALL EQUIPMENT	10,309.11	8,625.12	17,600	17,100	17,100	17,100	.00
5140740	PURCHASE EQUIPMENT	53,077.25	168,303.00	328,700	490,000	490,000	490,000	.00
5140750	CAPITAL PROJECTS	1,098,782.89	355,355.33	5,010,000	.00	.00	.00	.00
5140751	CAP PRO - FRTLND DR WATERLINE	162,720.32	572,053.78	.00	.00	.00	.00	.00
5140752	CAP PRO - Randall Res Wtr Tank	.00	412,980.10	.00	.00	.00	.00	.00
5140753	CAP PRO WL - 400 E 1875-2000 N	.00	374,964.99	.00	.00	.00	.00	.00
5140754	CP WL - FRTLND1510 E MTN RD	.00	289,141.95	.00	.00	.00	.00	.00
5140755	CAP PRO - PRV MTN RD & FTLD DR	.00	49,069.28	.00	.00	.00	.00	.00
5140756	CAP PRO - FY24 WATERLINE 3300N	.00	.00	.00	1,000,000	1,000,000	1,000,000	.00
5140757	CAP PRO - 1700 N WASH TO FRTLD	.00	.00	.00	1,050,000	1,050,000	1,050,000	.00
5140758	CAP PRO - PRV EFI FY25	.00	.00	.00	115,000	115,000	115,000	.00
5140760	CAPITAL TO BALANCE SHEET	1,035,715.44-	2,073,327.71-	2,902,807-	2,745,000-	2,745,000-	2,745,000-	.00
5140761	ARPA/SLFRF - CJC CONTRIBUTION	.00	94,997.00	.00	.00	.00	.00	.00
5140800	TRANSFER TO OTHER FUNDS	.00	46,064.99	.00	90,000	90,000	90,000	.00
5140900	ADMIN FEE - GENERAL FUND	328,275.00	427,299.06	472,923	506,700	524,700	524,700	.00
	Total WATER FUND EXPENDITURES:	2,783,629.48	2,938,704.88	5,158,224	3,000,000	3,018,000	3,018,000	.00
	WATER FUND Revenue Total:	3,123,387.77	3,737,951.65	5,158,893	3,000,000	3,018,000	3,018,000	.00
	WATER FUND Expenditure Total:	2,783,629.48	2,938,704.88	5,158,224	3,000,000	3,018,000	3,018,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
Net Total WATER FUND:		339,758.29	799,246.77	669	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
SEWER FUND								
MISCELLANEOUS								
5236100	INTEREST EARNINGS	7,135.87	52,862.52	10,000	40,000	40,000	40,000	.00
5236400	SALE OF ASSETS	.00	15,571.96	.00	.00	.00	.00	.00
5236500	MISCELLANEOUS REVENUE	10,221.45	.00	.00	.00	.00	.00	.00
5236600	BUILDERS SYSTEM CONTRIBUTIONS	37,753.00	833,484.85	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		55,110.32	901,919.33	10,000	40,000	40,000	40,000	.00
UTILITY REVENUE								
5237110	UTILITY BILLING	2,408,771.99	2,580,125.78	2,605,000	2,700,000	2,706,000	2,706,000	.00
5237350	CONNECTION FEES	8,651.00	4,312.00	5,600	4,000	4,000	4,000	.00
Total UTILITY REVENUE:		2,417,422.99	2,584,437.78	2,610,600	2,704,000	2,710,000	2,710,000	.00
SPECIAL REVENUE								
5239012	TRANSFER FROM OTHER FUNDS	.00	23,854.16	.00	.00	.00	.00	.00
Total SPECIAL REVENUE:		.00	23,854.16	.00	.00	.00	.00	.00
SEWER FUND EXPENDITURES								
5240110	SALARIES	112,237.45	110,125.23	106,621	136,200	136,200	136,200	.00
5240115	PART TIME WAGES	16,618.28	21,225.36	19,320	20,400	20,400	20,400	.00
5240130	EMPLOYEE BENEFITS	32,996.06	59,124.24	70,040	84,500	84,500	84,500	.00
5240140	UNIFORM ALLOWANCE	1,549.49	2,452.35	1,800	2,000	2,000	2,000	.00
5240210	SUBSCRIPTIONS & MEMBERSHIPS	2,700.00	2,935.18	500	500	500	500	.00
5240220	PUBLIC NOTICES	.00	.00	500	500	500	500	.00
5240230	TRAVEL & TRAINING	1,872.84	2,413.02	4,700	4,500	4,500	4,500	.00
5240240	OFFICE SUPPLIES	58.26	711.96	500	500	500	500	.00
5240245	POSTAGE & MAILING SERVICES	14,388.69	13,662.38	13,000	13,000	13,000	13,000	.00
5240250	MOTOR POOL LEASE	35,512.00	15,614.03	32,272	31,300	31,300	35,700	4,400
5240251	FUEL & PARTS	14,400.01	13,712.86	12,200	12,400	12,400	12,400	.00
5240255	COMPUTER SERVICES	.00	.00	5,796	5,800	5,800	5,800	.00
5240281	TELEPHONE	1,278.88	1,438.22	2,000	3,600	3,600	3,600	.00
5240310	PROFESSIONAL SERVICES	.00	43,127.12	50,000	57,000	57,000	57,000	.00
5240330	ENGINEER SERVICES	2,020.75	4,325.00	5,000	5,000	5,000	5,000	.00
5240370	CENTRAL WEBER SEWER DISTRICT	1,234,953.00	1,375,278.00	1,477,229	1,500,000	1,500,000	1,500,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
5240375	SEWER CHARGES OGDEN CITY	21,172.02	21,362.89	22,000	23,000	23,000	23,000	.00
5240440	SEWER LINE MAINTENANCE	65,399.92	18,551.11	50,000	60,000	60,000	57,000	3,000-
5240441	ASPHALT/PATCH REPAIRS	7,210.00	.00	10,000	10,000	10,000	10,000	.00
5240450	DEPARTMENT SUPPLIES	5,049.28	5,017.33	6,730	11,300	11,300	9,900	1,400-
5240520	LIABILITY INS DEDUCTIBLE	4,578.71	.00	.00	.00	.00	.00	.00
5240550	DEPRECIATION	287,587.34	340,142.43	360,000	360,000	360,000	360,000	.00
5240560	BAD DEBT	81.73	.00	1,000	200	200	200	.00
5240570	COLLECTION COSTS	.00	.00	100	100	100	100	.00
5240690	MISCELLANEOUS	408.00	786.11	400	500	500	500	.00
5240695	CREDIT CARD FEES	5,587.44	5,903.73	6,000	10,000	10,000	10,000	.00
5240700	SMALL EQUIPMENT	3,641.37	3,019.33	15,000	2,000	2,000	2,000	.00
5240740	PURCHASE EQUIPMENT	47,775.00	62,834.00	102,000	102,000	102,000	102,000	.00
5240755	CAPITAL PROJECTS	359,254.74	460,042.77	200,000	435,000	435,000	435,000	.00
5240760	CAPITAL TO BALANCE SHEET	407,029.74-	514,970.01-	302,000-	632,000-	632,000-	632,000-	.00
5240800	TRANSFER TO OTHER FUNDS	39,825.61	29,085.34	.00	95,000	95,000	95,000	.00
5240900	ADMIN FEE - GENERAL FUND	257,300.00	317,148.00	347,888	389,700	395,700	395,700	.00
	Total SEWER FUND EXPENDITURES:	2,168,427.13	2,415,067.98	2,620,596	2,744,000	2,750,000	2,750,000	.00
	SEWER FUND Revenue Total:	2,472,533.31	3,510,211.27	2,620,600	2,744,000	2,750,000	2,750,000	.00
	SEWER FUND Expenditure Total:	2,168,427.13	2,415,067.98	2,620,596	2,744,000	2,750,000	2,750,000	.00
	Net Total SEWER FUND:	304,106.18	1,095,143.29	4	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
STORM WATER UTILITY FUND								
MISCELLANEOUS								
5336100	INTEREST EARNINGS	8,151.56	51,820.23	20,000	50,000	50,000	50,000	.00
5336400	SALE OF ASSETS	11,628.20	36,471.52	.00	.00	.00	.00	.00
5336500	MISCELLANEOUS REVENUE	1,300.26	10,533.99	.00	.00	.00	.00	.00
5336600	BUILDERS SYSTEM CONTRIBUTIONS	164,318.50	907,353.23	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		185,398.52	1,006,178.97	20,000	50,000	50,000	50,000	.00
UTILITY REVENUE								
5337110	UTILITY BILLING	1,157,064.54	1,094,036.68	1,094,000	1,110,000	1,116,000	1,116,000	.00
Total UTILITY REVENUE:		1,157,064.54	1,094,036.68	1,094,000	1,110,000	1,116,000	1,116,000	.00
STORM FUND EXPENDITURES								
5340110	SALARIES	160,850.57	179,564.71	155,385	164,200	164,200	164,200	.00
5340130	EMPLOYEE BENEFITS	52,338.37	67,830.59	69,970	72,500	72,500	72,500	.00
5340140	UNIFORM ALLOWANCE	2,277.46	2,449.37	1,950	4,000	4,000	4,000	.00
5340210	SUBSCRIPTIONS & MEMBERSHIPS	6,244.00	6,590.00	3,800	3,800	3,800	3,800	.00
5340230	TRAVEL & TRAINING	2,820.04	865.38	3,710	3,700	3,700	3,700	.00
5340240	OFFICE SUPPLIES	1,044.94	1,405.33	1,000	1,000	1,000	1,000	.00
5340245	POSTAGE & MAILING SERVICES	11,464.64	13,681.52	13,000	13,000	13,000	13,000	.00
5340250	MOTOR POOL LEASE	46,418.00	22,305.97	50,089	46,400	46,400	50,800	4,400
5340251	FUEL & PARTS	14,272.00	23,425.11	17,000	17,000	17,000	17,000	.00
5340255	COMPUTER SERVICES	3,535.18	6,555.63	15,650	15,700	15,700	15,700	.00
5340281	TELEPHONE	1,501.03	2,741.05	2,000	3,600	3,600	3,600	.00
5340310	PROFESSIONAL SERVICES	.00	1,500.00	.00	.00	.00	.00	.00
5340330	ENGINEER SERVICES	4,631.25	74.50	.00	.00	.00	.00	.00
5340370	PINEVIEW WATER ASSESSMENT	5,339.29	5,557.19	5,800	5,800	5,800	5,800	.00
5340372	NORTH OGDEN CANAL CO	20,000.00	.00	20,000	20,000	20,000	20,000	.00
5340375	STORM WATER CHARGES OGDEN CI	3,181.86	4,568.04	4,700	4,700	4,700	4,700	.00
5340410	PREVENTATIVE MAINTENANCE	15,965.00	22,777.60	56,000	56,000	56,000	56,000	.00
5340450	DEPARTMENT SUPPLIES	5,693.42	10,677.27	9,250	9,700	9,700	5,300	4,400-
5340550	DEPRECIATION	372,651.28	392,712.29	372,000	375,000	375,000	375,000	.00
5340560	BAD DEBT	35.75	.00	1,000	1,000	1,000	1,000	.00
5340690	MISCELLANEOUS	158.00	4,519.32	400	400	400	400	.00
5340695	CREDIT CARD FEES	2,933.39	3,099.46	3,155	5,000	5,000	5,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
5340700	SMALL EQUIPMENT	1,075.98	4,419.32	1,600	2,800	2,800	2,800	.00
5340740	PURCHASE EQUIPMENT	381,158.00	148,638.00	159,740	248,000	248,000	248,000	.00
5340750	CAPITAL PROJECTS	177,362.27	162,724.46	170,000	125,000	125,000	125,000	.00
5340760	CAPITAL TO BALANCE SHEET	545,627.75-	311,362.48-	329,740-	401,000-	401,000-	401,000-	.00
5340800	TRANSFER TO OTHER FUNDS	.00	23,854.16	.00	28,000	28,000	28,000	.00
5340900	ADMIN FEE - GENERAL FUND	264,415.00	306,747.00	306,539	334,700	340,700	340,700	.00
	Total STORM FUND EXPENDITURES:	1,011,738.97	1,107,920.79	1,113,998	1,160,000	1,166,000	1,166,000	.00
	STORM WATER UTILITY FUND Revenue Total:	1,342,463.06	2,100,215.65	1,114,000	1,160,000	1,166,000	1,166,000	.00
	STORM WATER UTILITY FUND Expenditure Total:	1,011,738.97	1,107,920.79	1,113,998	1,160,000	1,166,000	1,166,000	.00
	Net Total STORM WATER UTILITY FUND:	330,724.09	992,294.86	2	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
SOLID WASTE & DISPOSAL FUND								
MISCELLANEOUS								
5836100	INTEREST EARNINGS	1,511.14	8,162.16	3,000	8,000	8,000	8,000	.00
5836400	SALE OF ASSETS	.00	19,286.97	.00	.00	.00	.00	.00
5836500	MISCELLANEOUS REVENUE	13,413.40	11,288.96	15,000	15,000	15,000	15,000	.00
Total MISCELLANEOUS:		14,924.54	38,738.09	18,000	23,000	23,000	23,000	.00
UTILITY REVENUE								
5837110	UTILITY BILLING	1,190,208.04	1,338,622.34	1,405,000	1,551,900	1,557,900	1,557,900	.00
Total UTILITY REVENUE:		1,190,208.04	1,338,622.34	1,405,000	1,551,900	1,557,900	1,557,900	.00
NEW CAN REVENUE								
5839010	SPECIAL FEES BUILDERS	31,908.00	26,912.00	20,000	10,000	10,000	10,000	.00
Total NEW CAN REVENUE:		31,908.00	26,912.00	20,000	10,000	10,000	10,000	.00
SOLID WASTE FUND EXPENDITURES								
5840110	SALARIES	1,788.88	32,937.48	51,368	58,400	58,400	58,400	.00
5840115	PART TIME EMPLOYEE WAGES	3,699.25	3,528.47	6,240	6,200	6,200	6,200	.00
5840130	EMPLOYEE BENEFITS	13,045.23-	12,356.10	22,438	23,100	23,100	23,100	.00
5840140	UNIFORM ALLOWANCE	966.88	1,258.98	1,300	2,000	2,000	2,000	.00
5840230	TRAVEL & TRAINING	520.11	887.65	1,600	2,000	2,000	2,000	.00
5840240	OFFICE SUPPLIES	.00	333.50	500	500	500	500	.00
5840245	POSTAGE & MAILING SERVICES	11,448.11	13,661.72	13,000	13,000	13,000	13,000	.00
5840250	MOTOR POOL LEASE	35,512.00	6,885.00	10,193	12,700	12,700	12,700	.00
5840251	FUEL & PARTS	2,687.42	4,070.22	3,000	4,200	4,200	4,200	.00
5840255	COMPUTER SERVICES	.00	.00	2,050	2,100	2,100	2,100	.00
5840280	TELEPHONE	1,400.65	2,032.74	1,697	4,100	4,100	4,100	.00
5840330	ENGINEER SERVICES	.00	889.00	.00	.00	.00	.00	.00
5840360	SPRING CLEANUP	403.16	10,123.23	2,100	4,800	4,800	4,800	.00
5840370	TRANSFER STATION FEES	334,562.79	447,885.17	450,000	480,000	480,000	480,000	.00
5840390	WASTE HAULING	618,855.11	617,820.58	635,000	665,000	665,000	665,000	.00
5840395	MULCHING	.00	196.21	3,000	3,000	3,000	3,000	.00
5840400	GARBAGE CAN REPLACEMENT	88,156.62	52,043.71	25,000	37,500	37,500	37,500	.00
5840450	DEPARTMENT SUPPLIES	4,145.77	2,742.06	4,000	4,400	4,400	4,400	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
5840550	DEPRECIATION	34,344.46	28,950.16	28,000	29,000	29,000	29,000	.00
5840560	BAD DEBT	36.61	.00	200	200	200	200	.00
5840690	MISCELLANEOUS	97.21	225.76	100	500	500	500	.00
5840695	CREDIT CARD FEES	6,006.47	6,346.48	5,580	9,000	9,000	9,000	.00
5840700	SMALL EQUIPMENT	.00	.00	1,452	1,000	1,000	1,000	.00
5840740	PURCHASE EQUIPMENT	.00	.00	46,000	44,000	44,000	44,000	.00
5840760	CAPITAL TO BALANCE SHEET	.00	.00	46,000-	58,000-	58,000-	58,000-	.00
5840800	TRANSFER TO OTHER FUNDS	.00	.00	.00	14,000	14,000	14,000	.00
5840900	ADMIN FEE - GENERAL FUND	142,820.00	167,836.00	175,178	222,200	228,200	228,200	.00
	Total SOLID WASTE FUND EXPENDITURES:	1,274,406.27	1,413,010.22	1,442,996	1,584,900	1,590,900	1,590,900	.00
	SOLID WASTE & DISPOSAL FUND Revenue Total:	1,237,040.58	1,404,272.43	1,443,000	1,584,900	1,590,900	1,590,900	.00
	SOLID WASTE & DISPOSAL FUND Expenditure Total:	1,274,406.27	1,413,010.22	1,442,996	1,584,900	1,590,900	1,590,900	.00
	Net Total SOLID WASTE & DISPOSAL FUND:	37,365.69-	8,737.79-	4	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
MOTOR POOL FUND								
MISCELLANEOUS								
6136100	INTEREST EARNINGS	219.77	4,640.43	.00	.00	.00	.00	.00
6136400	SALE OF ASSETS	51,701.79	126,532.95	3,500	122,000	122,000	122,000	.00
6136500	SALE OF MATERIALS & SUPPLIES	1,853.60	2,615.46	.00	.00	.00	.00	.00
6136510	MISCELLANEOUS	1,701.00	.00	.00	.00	.00	.00	.00
6136550	VEHICLE PROGRAM	3,010.50	3,948.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		58,486.66	137,736.84	3,500	122,000	122,000	122,000	.00
DEPARTMENT FEE REVENUE								
6137800	LEASE CONTRACT GENERAL FUND	226,923.00	394,063.80	624,362	612,900	612,900	639,700	26,800
6137810	LEASE CONTRACT WATER UTILITY	41,436.00	34,985.03	52,850	62,600	62,600	67,000	4,400
6137820	LEASE CONTRACT SEWER UTILITY	35,512.00	15,614.03	32,272	31,300	31,300	35,700	4,400
6137830	LEASE CONTRACT STRM WA UTILITY	46,418.00	22,305.97	50,089	46,400	46,400	50,800	4,400
6137840	LEASE CONTRACT - SOLID WASTE	35,512.00	6,885.00	10,193	12,700	12,700	12,700	.00
Total DEPARTMENT FEE REVENUE:		385,801.00	473,853.83	769,766	765,900	765,900	805,900	40,000
OTHER REVENUE								
6138120	CONTRIBUTION FROM POLICE MOTO	43,895.00	114,153.97	114,568	130,200	130,200	130,200	.00
Total OTHER REVENUE:		43,895.00	114,153.97	114,568	130,200	130,200	130,200	.00
Source: 39								
6139012	TRANSFER FROM OTHER FUNDS	.00	46,064.99	.00	210,000	210,000	210,000	.00
Total Source: 39:		.00	46,064.99	.00	210,000	210,000	210,000	.00
MOTOR POOL EXPENDITURES								
6140110	SALARIES	175,577.16	192,355.80	204,252	221,600	221,600	221,600	.00
6140115	PART TIME WAGES	.00	6,225.50	.00	.00	.00	.00	.00
6140130	EMPLOYEE BENEFITS	55,106.01	90,393.12	106,142	130,700	130,700	130,700	.00
6140140	UNIFORM ALLOWANCE	2,566.21	2,199.92	2,850	3,000	3,000	3,000	.00
6140205	SUBSCRIPTIONS & MEMBERSHIPS	3,554.13	6,844.82	4,700	5,400	5,400	5,400	.00
6140210	BUILDING MAINTENANCE	12.75	.00	6,300	15,000	15,000	15,000	.00
6140230	TRAVEL & TRAINING	1,281.21	837.79	2,600	4,000	4,000	4,000	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
6140250	VEHICLE MAINTENANCE	11,135.02	14,550.89	8,000	8,000	8,000	8,000	.00
6140260	FUEL PURCHASES	9,124.08	8,080.60	7,990	14,500	14,500	14,500	.00
6140280	TELEPHONE	1,142.37	2,463.84	2,300	3,900	3,900	3,900	.00
6140450	DEPARTMENT SUPPLIES	12,128.29	13,017.19	17,000	17,600	17,600	17,600	.00
6140550	DEPRECIATION - SHOP	6,108.81	6,108.82	6,163	6,200	6,200	6,200	.00
6140551	DEPRECIATION - GENERAL	183,752.08	199,304.53	176,000	210,000	210,000	210,000	.00
6140690	MISCELLANEOUS	.00	287.97	.00	.00	.00	.00	.00
6140700	SMALL EQUIPMENT	1,105.84	2,584.91	5,800	13,700	13,700	13,700	.00
6140725	EQUIPMENT LEASES	88,711.82	74,067.47	126,227	183,100	183,100	223,100	40,000
6140740	CAPITAL EQUIPMENT	180,346.60	347,043.62	207,600	383,000	383,000	383,000	.00
6140760	MOVE CAPITAL TO BAL SHEET	180,346.60	332,699.97	.00	.00	.00	.00	.00
6140765	MOVE DEBT TO BALANCE SHEET	73,317.80	74,067.47	.00	.00	.00	.00	.00
6140820	INTEREST EXPENSE	1,513.96	3,884.46	3,910	8,400	8,400	8,400	.00
	Total MOTOR POOL EXPENDITURES:	986,830.74	1,377,018.69	887,834	1,228,100	1,228,100	1,268,100	40,000
CONTRIBUTIONS AND TRANSFERS								
6180800	TRANSFER TO OTHER FUNDS	.00	47,722.09	.00	.00	.00	.00	.00
	Total CONTRIBUTIONS AND TRANSFERS:	.00	47,722.09	.00	.00	.00	.00	.00
	MOTOR POOL FUND Revenue Total:	488,182.66	771,809.63	887,834	1,228,100	1,228,100	1,268,100	40,000
	MOTOR POOL FUND Expenditure Total:	986,830.74	1,424,740.78	887,834	1,228,100	1,228,100	1,268,100	40,000
	Net Total MOTOR POOL FUND:	498,648.08-	652,931.15-	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
POLICE MOTOR POOL FUND								
MISCELLANEOUS								
6236100	INTEREST EARNINGS	286.88	7,199.63	.00	.00	.00	.00	.00
6236400	SALE OF ASSETS	21,125.00	25,450.00	.00	.00	.00	.00	.00
Total MISCELLANEOUS:		21,411.88	32,649.63	.00	.00	.00	.00	.00
DEPARTMENT FEE REVENUE								
6237800	CHARGE TO GF - POLICE	307,995.00	560,000.00	627,948	744,500	744,500	744,500	.00
Total DEPARTMENT FEE REVENUE:		307,995.00	560,000.00	627,948	744,500	744,500	744,500	.00
OTHER REVENUE								
6238810	APPROPRIATE FUND BALANCE	.00	.00	92,620	.00	.00	.00	.00
Total OTHER REVENUE:		.00	.00	92,620	.00	.00	.00	.00
MOTOR POOL EXPENDITURES								
6240250	VEHICLE MAINTENANCE	88,375.06	105,270.19	116,000	116,000	116,000	116,000	.00
6240252	FLEET MAINTENANCE	624.59	.00	.00	.00	.00	.00	.00
6240550	DEPRECIATION	111,266.72	126,271.24	200,000	200,000	200,000	200,000	.00
6240700	SMALL EQUIPMENT	439.51	375.00	.00	.00	.00	.00	.00
6240740	CAPITAL EQUIPMENT	263,343.72	89,409.45	290,000	298,300	298,300	298,300	.00
6240760	MOVE CAPITAL TO BAL SHEET	246,650.00	87,839.00	.00	.00	.00	.00	.00
6240800	TRANSFER TO FUND #61	43,895.00	114,153.97	114,568	130,200	130,200	130,200	.00
Total MOTOR POOL EXPENDITURES:		754,594.60	523,318.85	720,568	744,500	744,500	744,500	.00
POLICE MOTOR POOL FUND Revenue Total:		329,406.88	592,649.63	720,568	744,500	744,500	744,500	.00
POLICE MOTOR POOL FUND Expenditure Total:		754,594.60	523,318.85	720,568	744,500	744,500	744,500	.00
Net Total POLICE MOTOR POOL FUND:		425,187.72-	69,330.78	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
REDEVELOPMENT FUND								
TAXES								
6531100	PROPERTY TAX	89,195.01	103,806.72	905,000	.00	.00	.00	.00
6531120	TAX INCREMENT COLLECTED	703,106.44	747,958.53	.00	.00	.00	.00	.00
Total TAXES:		792,301.45	851,765.25	905,000	.00	.00	.00	.00
MISCELLANEOUS								
6536100	INTEREST EARNINGS	6,687.18	64,515.15	70,000	50,000	50,000	50,000	.00
Total MISCELLANEOUS:		6,687.18	64,515.15	70,000	50,000	50,000	50,000	.00
Source: 39								
6539810	TRANSFER FROM FUND BALANCE	.00	.00	2,625,394	3,425,394	3,425,394	3,425,394	.00
Total Source: 39:		.00	.00	2,625,394	3,425,394	3,425,394	3,425,394	.00
RDA EXPENDITURES								
6540420	OFFSITE IMPROVEMENTS	34,035.99	.00	.00	.00	.00	.00	.00
6540450	ADMINISTRATIVE FEES	.00	500.00	500	500	500	500	.00
6540500	AQUATIC CENTER PROJECT	.00	.00	1,710,000	1,488,000	1,488,000	1,488,000	.00
6540520	BICENTENNIAL PARK PROJECT	.00	.00	210,000	210,000	210,000	210,000	.00
6540540	300 EAST COMMERCIAL ACCESS	.00	.00	300,000	300,000	300,000	300,000	.00
6540550	RDA GENERAL PROJECT GRANTS	.00	.00	1,204,894	1,254,894	1,254,894	1,254,894	.00
6540700	OTHER FINANCING USES	70,400.00	28.94	.00	.00	.00	.00	.00
6540705	PROJECTS	.00	382,790.00	.00	.00	.00	.00	.00
6540814	TRANSFER TO GENERAL FUND	11,000.00	18,000.00	.00	.00	.00	.00	.00
6540815	TRANSFER TO AQUATIC CENTER	33,000.00	84,829.51	175,000	.00	.00	.00	.00
6540816	TRANSFER TO CAP IMPRVEMNT FUN	.00	.00	.00	222,000	222,000	222,000	.00
Total RDA EXPENDITURES:		148,435.99	486,148.45	3,600,394	3,475,394	3,475,394	3,475,394	.00
REDEVELOPMENT FUND Revenue Total:		798,988.63	916,280.40	3,600,394	3,475,394	3,475,394	3,475,394	.00
REDEVELOPMENT FUND Expenditure Total:		148,435.99	486,148.45	3,600,394	3,475,394	3,475,394	3,475,394	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
Net Total REDEVELOPMENT FUND:		650,552.64	430,131.95	.00	.00	.00	.00	.00

Account Number	ACCOUNT	FY 2021-2022 ACTUAL	FY 2022-2023 ACTUAL	FY 2023-2024 AMENDED BUDGET	FY2024-2025 TENTATIVE BUDGET	FY2024-2025 Budget on 6.18.24	FY2024-2025 FINAL BUDGET	2024-24 Diff btwn 6.18.24 & Final
COMMUNITY DEVELOPMENT AREA								
TAXES								
6631100	PROPERTY TAX	16,281.48	35,649.87	120,000	120,000	120,000	120,000	.00
6631120	TAX INCREMENT COLLECTED	90,488.18	180,524.00	.00	.00	.00	.00	.00
Total TAXES:		106,769.66	216,173.87	120,000	120,000	120,000	120,000	.00
MISCELLANEOUS								
6636100	INTEREST EARNINGS	359.97	7,864.97	.00	.00	.00	20,000	20,000
Total MISCELLANEOUS:		359.97	7,864.97	.00	.00	.00	20,000	20,000
CDA EXPENDITURES								
6640115	LEGISLATIVE WAGES	.00	.00	.00	.00	.00	50,400	50,400
6640130	EMPLOYEE BENEFITS	.00	.00	.00	.00	.00	4,200	4,200
6640690	PROJECT RESERVE	.00	.00	114,000	114,000	114,000	79,400	34,600-
6640710	FUND BALANCE RESERVE	.00	.00	6,000	6,000	6,000	6,000	.00
Total CDA EXPENDITURES:		.00	.00	120,000	120,000	120,000	140,000	20,000
COMMUNITY DEVELOPMENT AREA Revenue Total:		107,129.63	224,038.84	120,000	120,000	120,000	140,000	20,000
COMMUNITY DEVELOPMENT AREA Expenditure Total:		.00	.00	120,000	120,000	120,000	140,000	20,000
Net Total COMMUNITY DEVELOPMENT AREA:		107,129.63	224,038.84	.00	.00	.00	.00	.00
Net Grand Totals:		11,273,353.45	684,238.68	679	.00	.00	.00	.00

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Consideration and action regarding an amendment to the Patriot Pointe Development Agreement regarding the Site Plan and Building Footprint locations of Phase 3 units.
Agenda Date:	August 27, 2024
Applicant:	John Hansen, Genneva Blanchard
File Number:	

PUBLIC NOTICE:

Mailed Notice:	
City Website:	August 22, 2024

PROPERTY INFORMATION

Address:	150 E 2300 N Approximately
Project Area:	6.28 Acres Approximately
Current Zoning:	Master Planned Community (MPC-PP)
Proposed Land Use:	Multi-Family Townhomes
Parcel ID:	18-163-0006

ADJACENT LAND USE

North: Residential Townhomes
South: Residential Townhomes (Phase 1 and 2)
East: Civic – North Ogden Pond
West: Residential Multi-family (Harrisville City)

STAFF INFORMATION

Scott A. Hess
Community and Economic Development Director
shess@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance 11-9K Master Planned Community Zone MPC
Development Agreement – A22-2019 (Exhibit B)

BACKGROUND

Patriot Pointe was approved as a Master Planned mixed-use project in 2019. The developer has been working in phases to complete the build out of the project. Phases 1 and 2 are owned by a single management company and are a rental-only product. On July 9, 2024 the City Council approved a Development Agreement amendment to shuffle the location of the clubhouse south of 2300 North to include it in Phase 2, and place the 8 residential units within Phase 3. The developer is working to separate Phase 3 into a For Sale only product with its own Homeowner's Association. The clubhouse would be for

the use and enjoyment of Phase 1 and Phase 2 residents, and Phase 3 would not have access to that amenity. All other terms of the Development Agreement remain. The meeting tonight is to review the Building Footprint layout for Phase 3. The developer has amended the footprints to increase the number of three-bedroom units, which work better as a For Sale product. The updated Site Plan and Building Footprint Locations is attached (see Exhibit B).

ZONING ORDINANCE COMPLIANCE

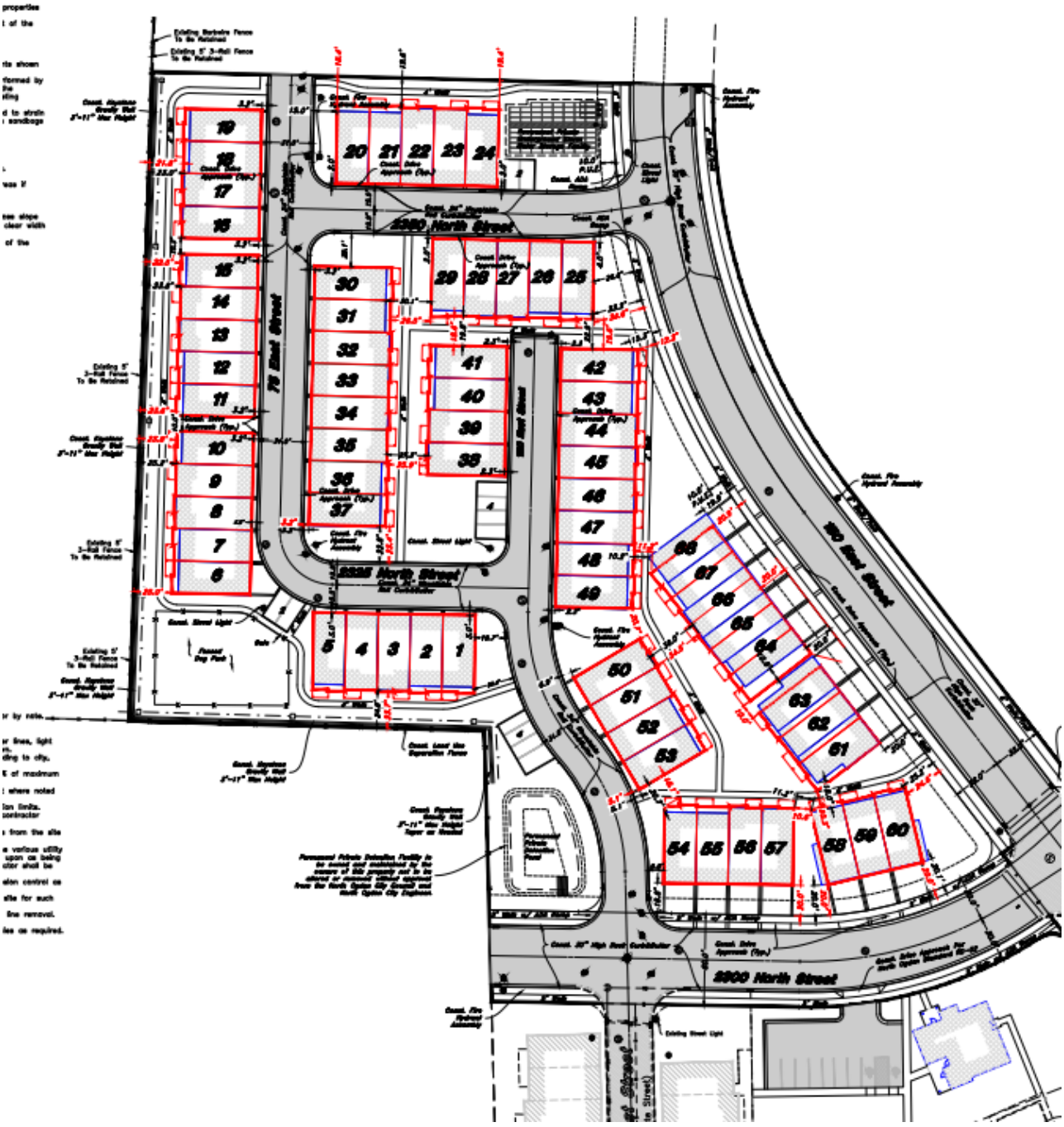
The Planning Commission will review and approve a Subdivision Plat in order to plat each unit for sale. The meeting to review the Subdivision Plat is scheduled for August 21, 2024. The approval of plats will also require review and approval of Improvement Drawings to assure that each unit can stand alone with its own utilities. If the City Council approves the minor Development Agreement amendment to the footprints, staff will work with the applicant to apply for the Administrative items to consider how this proposal meets the North Ogden City Zoning Ordinance: 11-9K and the associated Development Agreement A22-2019 (Exhibit A).

Site Plan Review:

A22-2019 Exhibit C snapshot of approved Concept Plan:



Updated Phase 3 Residential Building Footprints



CONFORMANCE WITH THE GENERAL PLAN

The General Plan map shows this area as: “Downtown Mixed-Use”. This project is consistent with that designation.

RECOMMENDATION

Staff recommends approval of the Development Agreement amendment.

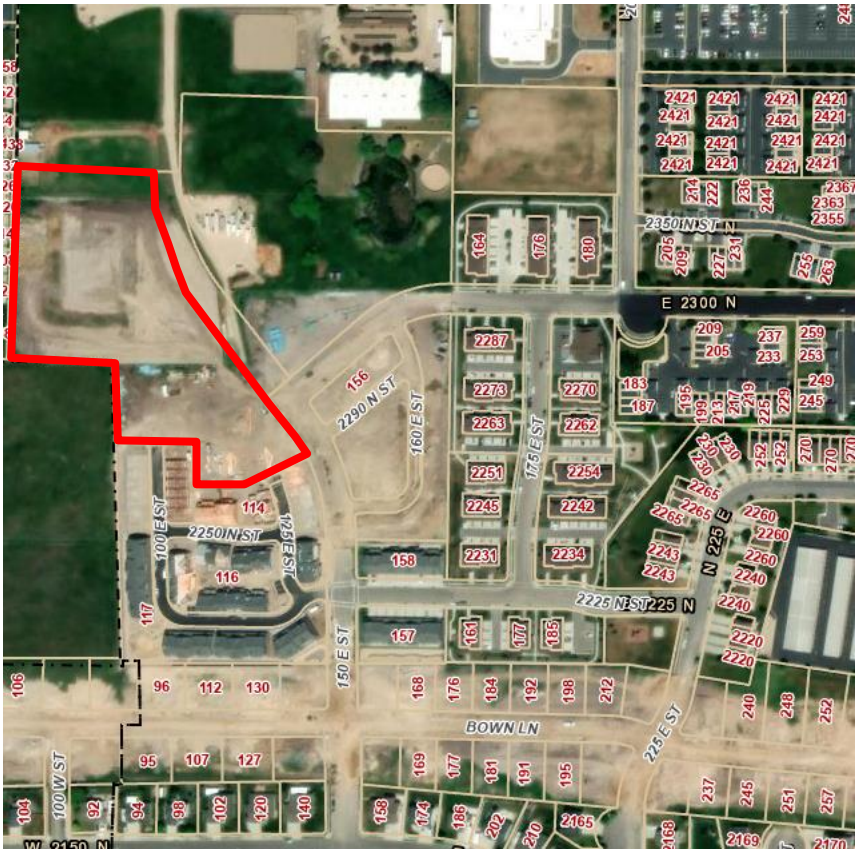
EXHIBITS

A. Development Agreement A22-2019

B. Updated Site Plan and Foot Print Layout

C. Updated Building Elevations

AREA MAP



A22-2019

WHEN RECORDED, RETURN TO:

North Ogden City
Attn: City Recorder
505 East 2600 North
North Ogden, Utah 84414

W3025566

E# 3025566 PG 1 OF 82
LEANN H KILTS, WEBER COUNTY RECORDER
30-DEC-19 259 PM FEE $.00 DEP DC
REC FOR: NORTH OGDEN CITY

DEVELOPMENT AGREEMENT
FOR
PATRIOT POINTE

THIS AGREEMENT is made and entered into as of the 19th day of December, 2019 by and between NORTH OGDEN CITY, a Utah municipal corporation, hereinafter referred to as the "City," and Double Ott Ranch, LLC, hereinafter referred to as "Developer."

RECITALS:

A. Developer is the owner of property more particularly described on Exhibit G, attached hereto and incorporated herein by reference (the "Property").

B. Developer desires to subdivide and develop the Property as a Master Planned Community consisting of 389 dwelling units on approximately 32.917 acres of Developable area and 6.621 acre in City Pond/Park for a gross area of 39.538 acres with integrated open space and related amenities in accordance with applicable City Ordinances and as more particularly set forth on below. The approved subdivision plat for the Project, attached hereto and incorporated herein by reference.

C. Pursuant to City Ordinances, the Developer has submitted to the City the required applications to rezone the Property to the MPC Master Plan Community Zone. Presently the Property is zoned RE-20, and is designated as Residential Medium Density in the General Plan Future Land Use Map adopted in 2015. Residential Medium Density is defined as "encompasses smaller single family lots between 4,000 and 7,999 square feet as well as attached housing types and densities in the range of 6 to 18 units per acre." This project's density is roughly 11.8 units to the acre as proposed.

D. All approvals for development of the property and for the Planned Development are subject to specific conditions imposed by the Planning Commission and City Council. This Agreement includes various conditions and requirements which must be satisfied by Developer in the development of the Property. Except as otherwise specifically provided herein, both the Property and the development are subject to, and shall conform, with this Agreement, as well as all ordinances, rules and regulations adopted by the City, including but not limited to the provisions of the City's General Plan, Zoning Ordinance, Subdivision Ordinance, and all other applicable ordinances, standards, specifications, fees, regulations and codes, collectively referred to herein as the "City Ordinances."

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E. The purpose of this Agreement is to reduce to writing the respective agreement and understanding of the parties regarding the development of the Property in conformance with the City Ordinances and the specific approvals granted by the City for the Property and the Master Planned Community development. The City and Developer, as well as any successors and assigns as more particularly defined herein, agree to be bound under the terms and conditions of this Agreement as more particularly set forth herein. Any person or entity hereinafter developing the Property or any portion hereof shall comply with the terms of this Agreement.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereby agree as follows:

1. **Incorporation of Recitals**. The foregoing Recitals are hereby incorporated into this Agreement.

2. **Rezone**. The City agrees to rezone the Property to Master Planned Community (MPC) zone with the designation **of Master Planned Community Patriot Pointe MPC-PP.**

3. **Intended Use.** Developer shall develop the property as a multiuse project. This project will contain townhomes, twin homes, apartments and commercial and will fulfill an important need for the future growth of North Ogden City.

4. **Concept Approval.** The North Ogden City Council has approved the Developer's proposed concept and has entered into this agreement to facilitate the Developer to develop the Property as proposed.

A. Developer is required to apply for and receive the minimum following approvals for each phase of the project as applicable:

i. Subdivision

ii. Final Site Plan Approval, including grading and drainage plans

iii. Final Landscaping Plan Approval

iv. Building Permits

B. All items not specifically identified shall be followed as established in the North Ogden Code in effect on January 1, 2020, unless a life, health, or safety risk, or federal requirement would impose additional requirements.

5. **The following design standards as outlined in 11-7K-5 are approved:**

A. Building Placement and Massing - Due to the location of this project in relation to major thoroughfares like 2700 N. and Washington Blvd. the building setbacks, frontage requirements, pedestrian access, and building orientation are all established as shown on Exhibit D except as specifically identified below. The

purpose is to help facilitate a smooth transition from zero lot lines, maximum street building coverage and other urban designs with traditional single family neighborhoods with increased setbacks and traditional building orientations.

i. Townhomes in phases 1, 2, and 3 to be setback 20' from the property line. Buildings 101, 102, 104, 105, 106 and 107 shall have a setback as shown on Exhibit D.
ii. Setbacks do not relate to private streets, except in Twin-homes where a minimum of 20' deep parking area is required.
iii. 20' setback at the 28' building height is approved for townhomes.
iv. Setback requirements do not apply to private streets as shown on Exhibit D.
v. Setbacks shall not be reduced between buildings to accommodate larger building sizes, except for adjustments 6 inches or less.

B. Building Heights - Building Heights are shown in Exhibit E. Apartments are allowed up to 41 feet tall. Townhomes may be up to 28 feet tall. Twin-homes may be up to 25 feet tall. Commercial buildings up to 24 feet tall.

C. Land use Impact and Buffering - A 6 foot fence vinyl dipped chain link fence is required around the border of the project except as follows.

i. All fencing shall be setback from all streets for traffic safety purposes as determined by the City Engineer.
ii. Fencing along eastern boundary of project shall be removed to allow pedestrian access between "The Ranches" and "Patriot Pointe".

D. Architectural Design and Materials - The building elevations will be the same style and size as shown on Exhibit E and colors and materials shown on Exhibit J. Colors and building footprints shall vary to ensure no two identical buildings are directly next to each other.

i. The project shall not use stucco or similar looking materials, but shall rely on brick, rock, and cementitious siding products.

E. Signage –

i. Commercial Signage shall be approved by the Planning Director with the copy area not exceeding 32 square feet on any one side.
ii. An development sign must be approved by the Planning Director and shall be similar in quality and size to the sign approved for The Ranches townhome development.

F. Open Space – Open space shall be provided as outlined below.

i. Phase 1 shall include 26% landscaping
ii. Phase 2 shall include 38% landscaping
iii. Phase 3 shall include 35% landscaping
iv. Phase 4 shall maintain 30% of each lot in landscaping in addition to the 2 open space parcels

v. Phase 5 shall maintain 25% landscaping including parking lot landscaping areas as required by City Code.
vi. Phase 6 shall maintain 20% landscaping including commercial parking lot landscaping areas as required by City Code

G. Landscaping - Landscaping Plans shall be approved by the Planning Commission. The conceptual landscape plan is shown on C and boulevard plans are included on Exhibit D.
   i. There on the final landscaping plan there shall be a minimum of 1 tree (minimum 2 inch caliper) and 6 shrubs or plants (5 gallon size) for every residential unit and 10 trees and 30 shrubs or plants of similar sizes for the clubhouse. These requirements are in addition to the boulevard tree plantings.

H. Outdoor Lighting - Lighting shall be designed as full cut off fixtures with no filaments visible from neighboring property lines.

I. Streets and Pedestrian Ways - Streets and Pedestrian cross sections are shown on Exhibits D and L.

J. Alternative Transportation - Other forms of transportation have not been emphasized in this project because of the distance from bus and rail lines, though the street design includes bicycle lanes.

K. Parking Areas - Parking is approves as shown on Exhibit M. No parking structures or underground parking is contemplated in this development. Townhomes are allowed to have zero lot line setback along private lanes, if a garage directly accesses the private lane. Setbacks as shown on Exhibit D must still be maintained.
   i. There are more than 2 parking stalls per unit proposed in the design.
   ii. In Phases 5 and 6 there are a total of 425 parking stalls proposed. Phases 5 and 6 may be reduce to the then current parking requirements at the time of building permit application, provided the spaces removed are converted to landscaping, and not additional residential or commercial units. Phase 6 must also maintain a minimum of 2 stalls per residential unit.
   iii. Phase 5 and 6 are required to have bicycle parking racks of at least 1 rack per building.

L. Environmental - The development is focusing on drought tolerant plants and other features to encourage environmental building. No other specific requirements are included in this agreement

M. Residential Requirements – There are 3 different types of residential units proposed in this development. The elevations attached in Exhibit E are approved to satisfy the requirements of 11-7K-5(M) and as outlined above related to building materials.

N. The density for this project is approximately 12 units to the acre which is in the medium density range for the MPC zone as well as the anticipated density from the 2015 General Plan and future land use map.

6. **Future Phasing** – Phases 4, 5, and 6 are conceptual in nature. The development of these phases shall be required to receive initial approval from the North Ogden Council and may contain up to 144 apartments and other residential and commercial units up to the total units authorized under this agreement.

7. **Property Development**. The Property and the Master Planned Community shall be developed in strict accordance with the terms and conditions of this Agreement and the City Ordinances. All development and use of the Property shall be subject to and shall comply with the terms and conditions of the preliminary plan, the preliminary plat, and specifically any unmodified MPC Master Plan Community zone requirements. The Property shall be developed into six phases. In addition, in accordance with the regulations of the City, the development shall implement those regulations of the City General Plan, have an overall architectural design theme, and allow the open spaces to be integrated within the development in a mutually compatible manner. No additional property may be added to the Property or the development described herein for the purposes of this Agreement, except by written amendment to this Agreement, approved and executed by the parties. In accordance with the approvals and permits granted, and subject to all terms and conditions of the site plan and preliminary plat approval, the Property and the Master Planned Community may be developed at a maximum density not to exceed twelve (12) dwelling units per net acre.

8. **Senior Housing**. A portion of the project may be designed by the Developer as a senior residential community for residents 55 years of age and older. Developer, and its successors and assigns, hereby agree to be solely responsible to insure compliance with the provisions related to such senior communities under the federal Fair Housing Act and specifically all regulations promulgated thereunder, including but not limited to, the provisions of 24 CFR 100.305, 100.306 and 100.307. It is specifically agreed and understood between the parties that the City has not imposed any requirements or restrictions related to the age of residents of the project and that to the extent any restriction has been undertaken or attempted, it is solely the effort and undertaking of the Developer.

9. **Commercial Uses.** The uses listed in the C-1 zone are allowed in Phase 6 of this development, with the exception of the following uses:

A. **Uses to be allowed in the commercial area**: Developer agrees to the list of uses which are considered "Permitted Uses" in the North Ogden C-2 zone and which are entirely contained within the building in which the use occurs. No outdoor storage or other uses is allowed except for outdoor seating association with a café, restaurant, or other similar eating establishment.

B. **Uses not allowed in the commercial area.** The uses not allowed in the commercial area of this development despite being listed as a "permitted use" in the C-2 zone:

Adult themed stores
Auto Parts, Sales, or Repair
Automotive Fuel Dispensing
Bail Bond Companies
Bars or Taverns except as associated with a restaurant.
Bed and Breakfast
Boarding Houses
Boat/Recreational Vehicle Sales and Service
Bowling Alley
Car Wash
Christmas Tree Sales
Drive-in Refreshment Stands
Drive-thru businesses where the drive-thru lane is located between the building and the public street
Educational Institutions similar to K-12 public schools
Gas Stations
Hotel/Motel
Heavy Equipment Sales/Repair
Monument/Mortuary Services
Pawn shop
Temporary Businesses
Thrift stores
Used Restaurant Supply store

Any other use that is not specifically permitted under the current C-2 zoning designation.

10. **Restrictive Covenants**. Developer will prepare restrictive covenants for the subject property the covenants shall be recorded against the Property simultaneously with the recording of the subdivision plat. Developer hereby agrees to enforce said covenants so long as it has standing to do so.

11. **Landscaping, Common Areas and Amenities**. All landscaping, common areas and amenities shall be provided by the Developer in accordance with the approved plans for the project. In order to assure the provision of the community clubhouse to the initial residents of the project, Developer hereby agrees to begin construction of the clubhouse within 180 days of the start of framing of the first building of the Phase 3 portion of this project. Developer hereby agrees to construct a clubhouse of sufficient size to serve the development and to include, at a minimum, the following amenities:

A. an exercise facility of at least 500 sq. ft.

B. a patio area, lounge chairs and barbeque facilities;

C. a meeting/gathering area;

D. a kitchen area; and

E. a business office.

The clubhouse, including all of the amenities listed above, shall be completed prior to the City granting an occupancy permit on the 1st unit in phase 3 of the project. However, construction of outdoor amenities and the landscaping may be delayed to allow for installation in appropriate weather conditions provided the bond shall be in place to assure the installation of the pool and landscaping prior to the City's grant of occupancy for 41st unit.

12. **Building Designs and Architecture:** Exteriors shall be clad predominantly in either brick or cementitious siding, or cultured stone and cementitious siding. Colors will be predominately of a neutral, earth toned nature. Roofing material shall be architectural grade asphalt shingles with a 30 year minimum warranty. Homes will front either a public roadway or a shared private driveway. A minimum of 75% of the home's garages will front shared private driveways. The heights of the structures shall not exceed the heights identified on Exhibit M.

13. **Entry Monument** Developer shall provide and install an entry monument for the Master Planned Community as approved by the Planning Director. In addition, signage on the entry monument shall be approved by the Planning Director.

14. **Parking Features**. Developer shall provide public parking areas as shown on Exhibits D and C. Any such parking located within the public right of way shall be maintained by the homeowners' association to be established by the Developer within the project.

15. **Right-of-way Landscaping**. As shown on Exhibit D some portion of the right-of-way within the project contains landscape areas to give a boulevard feel to the development. Developer hereby agrees to install landscaping within the rights-of-way in accordance with the plans approved by the City. Such landscaping, once installed, must be perpetually maintained by the property management company. Developer shall landscape the project detention areas as approved by the City Engineer. Excepting therefrom the City Pond/Park Area designated as Lot 100 shown on Exhibit D. . The City shall maintain the landscaping between the park and curb after installation by the Developer.

16. **Building Landscaping**. Developer hereby agrees to install all landscaping around the buildings and project in accordance with the site plan prior to the issuance of occupancy permits for each respective building. The City, in its discretion, may allow occupancy of a building prior to the installation of final landscaping in the event weather prohibits the installation of such landscaping. In such circumstance, the City may require a cash bond in an amount determined by the City in order to insure completion of required landscaping at the earliest point in time weather permits. This is a bargained for exchange between the two parties and is only required at the option of the Developer if they want occupancy permits prior to the

installation of all required landscaping. Landscaping must meet all requirements as outlined above.

17. **Utilities and Infrastructure**. Developer shall install or cause to be installed natural gas, electrical service, telephone, storm water, sanitary sewer and water systems, both culinary and secondary, and all required utility and street improvements (the "Utilities and Infrastructure") for the Planned Development. All Utilities and Infrastructure construction and installation shall be done in accordance with City Ordinances and applicable design and construction standards of the utility providers and the City. All plans and construction for water, sewer, street and storm drainage improvements shall be reviewed and approved by the City Engineer. All Utilities and Infrastructure shall comply with applicable City Ordinances, including, but not limited to the City Subdivision Ordinance and applicable Subdivision Standards and Specifications.

18. **Security for Public Improvements**. In accordance with City Ordinances, including, but not limited to Section 8-2-3 of the North Ogden Municipal Code, the Developer shall enter into a Bond Agreement in the standard form acceptable to the City and provide security to guarantee the installation and completion of all public utilities and infrastructure, and all public improvements to be constructed, installed, reviewed or provided by Developer pursuant to this Agreement or in connection with the Planned Development or located within the Property, or any portion thereof, and any other public improvements required by the City in accordance with applicable City Ordinances. All public improvements shall be constructed and installed at the Developer's sole expense in accordance with the City's construction and engineering standards and the City Ordinances. All public improvements shall be warranted for one (1) year in accordance with applicable State Statutes and City Ordinances after conditional acceptance has been received from the City.

19. **Security for Private Improvements**. No security shall be required for private improvements, though occupancy permits shall be held up for any structures which do not have paved access to the driveway, or parking lots. Landscaping is also required as outline above and the final building for any phase shall have occupancy permits held, if landscaping improvements are not completed. At minimum the clubhouse shown on Exhibit E shall be completed prior to the receipt of occupancy permits for the 1st residential unit in Phase 3 of the project.

20. **Easements**. Appropriate easements including satisfactory perpetual public utility easements required by the City shall be conveyed by Developer to the City in conjunction with final subdivision plat approval and recording. The utility easements shall consist of property adjacent to and along the public rights-of-way within and adjacent to the Property and around project boundaries, or as are needed for public and/or private utilities as determined by the City Engineer. Additional easements may be required of Developer or property owner with the development of any particular lot, building, phase or plat within the Planned Development and public improvements required in connection with the same. All required easements shall be noted on the final subdivision plat.

21. **Dedication or Donation**. Developer shall dedicate and convey to the City, at no cost to the City, all required public utility easements for the purpose of constructing, installing, operating and maintaining public utilities and improvements of every nature and kind as

determined and required by the City, and as shown on all Exhibits, fee title to all public improvements required by the City in connection with the Property and Planned Development along with the appurtenant easements and rights-of-way, and the City's portions of water systems and storm drainage system and their related easements and rights-of-way. All public improvements and rights-of-way intended for public dedication shall be dedicated in fee in conjunction with the final plat. Prior to the time of dedication, Developer shall take such action as is necessary to obtain a release of any encumbrance on any property to be dedicated to the City. The City shall have the right to inspect all such improvements prior to acceptance of a conveyance thereof. Developer is making the dedications and donations provided in this Agreement voluntarily and as a contribution to the City and hereby waives and releases any claims for compensation therefor.

22. **Vested Rights**. Subject to the terms and provisions of this Agreement, by reason of the Developer's completed application for and the City's approval of the Preliminary Plat and the Master Site Plan, the parties hereby acknowledge certain vested rights of Developer to develop the Property in accordance with such approved plans, plats and permits. Nothing herein shall be construed to provide Developer with any further or additional vested rights than those recognized by Utah law. Such vested rights shall be subject to all recognized exceptions, including, but not limited to the pending ordinance, procedural modes and form, clarifying ambiguity, and compelling public interest doctrines. Except as otherwise provided herein, development of the Property shall be permitted in accordance with the approved plans, plats and permits for the Property, the terms and conditions of this Agreement, and all applicable City Ordinances which are in effect on the date of this Agreement. Notwithstanding the foregoing, development of the Property shall be subject to subsequent amendments to City Ordinances regarding fees, procedures and police power provisions as may be allowed under applicable vested rights law in the State of Utah. For instance, any amendments to the site plan approval procedures shall require subsequent site plan applications to comply with the procedural requirements of the City Ordinances in place at the time the application for site plan approval or amendment is submitted. Fees required in connection with any development within the Planned Development shall be paid in accordance with the fee schedule in place at the time the fees are due and paid. Development of the Property shall also be subject to subsequent City Ordinances enacted under the City's police power to protect the public health, safety and welfare as may be allowed under applicable vested rights law in the State of Utah.

23. **Reserved Legislative Powers**. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations and exceptions set forth herein are intended to reserve to the City all of its police power preserved by law.

24. **Payment of Fees**. Developer shall pay to the City all required fees in a timely manner which are due or which may become due pursuant to the City Ordinances in connection with development of the Master Planned Community or any portion thereof and in such amounts as are required by City Ordinances at the time such fees are actually paid to the City. Developer shall pay all required impact fees for the Master Planned Community unless otherwise agreed to in writing by the parties.

25. **Provision of Municipal Services**. Subject to Developer complying with all of the City's Ordinances and the provisions of this Agreement, the City agrees to provide standard municipal services to the Property equal to those generally provided to other areas by the City, subject to payment of all reasonable fees and charges charged or levied therefor by the City.

26. **Default**. The City may pursue any enforcement action deemed necessary and appropriate for any violation of City Ordinances in accordance with applicable enforcement provisions as set forth in City Ordinances or otherwise permitted by law. Notwithstanding and in addition to the City's right to pursue any enforcement action for violation of City Ordinances, in the event any party fails to perform its obligations hereunder or to comply with the terms of this Agreement, the non-defaulting party may have the following enforcement remedies. Prior to the invoking the remedies provided herein, the non-defaulting party shall provide the defaulting party written notice of default and a twenty (20) day cure period. All notices of default shall be provided in accordance with the Notice provisions set forth in Section 41. In the event the non-defaulting party does not cure the default within the required twenty (20) day cure period or enter into a written agreement for curing the default within a reasonable time, acceptable to the non-defaulting party in its reasonable discretion, the non-defaulting party may, at its election, have the following remedy or remedies:

A. All rights and remedies available at law and in equity, including, but not limited to, injunctive relief, specific performance and/or damages.

B. The right to withhold all further approvals, licenses, permits or other rights associated with the Property until such default has been cured.

C. The right to draw on any applicable security posted or provided in connection with the Planned Development.

D. The right to terminate this Agreement.

E. The rights and remedies set forth herein above shall be cumulative.

27. Developer shall also be in default under the terms of this Agreement under the following circumstances if not cured within thirty (30) days after notice of default is given:

A. **Insolvency**. Developer shall be adjudicated bankrupt or makes any voluntary or involuntary assignment for the benefit of creditors, or bankruptcy, insolvency, reorganization, arrangement, debt adjustment, receivership, liquidation or dissolution proceedings shall be instituted by or against Developer; and, if instituted adversely, the one against whom such proceedings are instituted consents to the same or admits in writing the material allegations thereof, or said proceedings shall remain undismissed for 150 days.

B. **Misrepresentation**. Developer has made a materially false representation or warranty in any agreement with or application to the City.

28. **Assignment**. Developer shall not assign its obligations under this Agreement or any rights or interests herein without giving prior written notice to the City. Any future assignee

shall consent in writing to be bound by the terms of this Agreement as a condition precedent to the assignment. No party shall transfer, assign, sell, lease, encumber, or otherwise convey its rights and obligations under this Agreement separate from that party's interest in the Property except for the sale of lots or lease of buildings within the Master Planned Community. In the event of a sale or transfer of the Property, or any portion thereof, the buyer or transferee ("Subsequent Developer") shall be liable for the performance of each of the obligations contained in this Agreement as it relates to that portion of the Property it is buying, and acceptance of a deed to any portion of the Property shall constitute an agreement to assume and to be bound by the provisions of this Agreement as it relates to the Property covered by the deed. Each buyer or transferee shall sign an assignment and assumption agreement in a form reasonably acceptable to the City agreeing to be bound by the terms and conditions of this Agreement as provided herein. Any reference to Developer herein shall be construed to refer to any Subsequent Developer with respect to the portion of the Property owned by such Subsequent Developer.

29. **Ownership**. Developer hereby warrants and represents that it is the legal owner of record of the Property, it has the right to develop the Property, and it has full authority to enter into the terms of this Agreement encumbering the Property.

30. **Notice**. All notices required or desired to be given hereunder shall be in writing and shall be deemed to have been provided on the date of personal service upon the party for whom intended or upon receipt if mailed, by certified mail, return receipt requested, postage prepaid, and addressed to the parties at the following addresses:

To the City:

North Ogden City
Attn: City Manager
505 East 2600 North
North Ogden, Utah 84414

To Developer:

Orluff Opheikens
DOUBLE OTT RANCH LLC
1025 E 2100 North
North Ogden Utah 84414

Any party may change its address for notice under this Agreement by giving written notice to the other party in accordance with the provisions of this paragraph.

31. **Entire Agreement**. This Agreement, together with the Exhibits attached hereto, documents referenced herein and all regulatory approvals given by the City for the Property and Planned Development, contains the entire agreement of the parties with respect to the subject matter hereof and supersede any prior promises, representations, warranties, inducements or understandings between the parties which are not contained in such agreement, referenced

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documents, regulatory approvals and related conditions. It is expressly agreed by the parties that this Agreement is intended to and shall govern the development of the Property pursuant to the City Ordinances, including, but not limited to, all planning, zoning and subdivision issues.

32. **Binding Effect**. This Agreement shall be binding upon the parties hereto and their respective officers, agents, employees, successors and assigns, as permitted herein. The covenants contained herein shall be deemed to run with the Property and a copy of this Agreement shall be recorded in the office of the Weber County Recorder, State of Utah. All recording fees shall be paid by Developer.

33. **Non-Liability of City Officials, Employees and Others**. No officer, representative, agent or employee of the City shall be personally liable to the Developer or any successor in interest or assignee of the Developer in the event of any default or breach by the City, or for any amount which may become due Developer, or its successors or assigns, or for any obligation(s) arising under the terms of this Agreement.

34. **Termination**. In addition to any other enforcement right or remedy provided herein, and notwithstanding anything in this Development Agreement to the contrary, it is hereby agreed by the parties hereto that in the event the Master Planned Community, including all phases thereof, is not completed within twenty five (25) years of the date of this Agreement, or in the event the Developer does not comply with the provisions of this Agreement, the City shall have the right, but not the obligation, at the sole discretion of the City, to terminate this Agreement and/or to not approve any additional phases for the Master Planned Community. Any termination may be effected by the City by giving written notice of intent to terminate to the Developer at its last known address, as set forth herein. Whereupon the Developer shall have sixty (60) days during which the Developer shall be given the opportunity to correct any alleged deficiencies and to take appropriate steps to commence and/or complete the Master Planned Community. In the event the Developer fails to correct the alleged deficiencies or to take appropriate steps to commence or complete the Master Planned Community as provided herein, the City shall be released from any further obligations under this Agreement and may terminate the same by written notice to Developer. The parties expressly recognize and acknowledge that the development of the Planned Residential Development is a phased Master Planned Community. It is also recognized that it is critical to the City that certain development occurs within a reasonable time from the date of this Agreement. It is expressly acknowledged by the parties that the Master Planned Community is intended to be developed in reasonably staged phases and that Developer shall use its best efforts to proceed with the Master Planned Community in a timely fashion. The release and indemnification provisions of Section 21 and Section 36 shall survive any termination of this Agreement.

35. **Governing Law and Jurisdiction**. The provisions of this Agreement shall be governed by and interpreted in accordance with the laws of the State of Utah. The parties to this Agreement agree that any judicial action associated with the Agreement shall be taken in the Second Judicial District Court of the State of Utah.

36. **Severability**. If any portion of this Agreement is held to be unenforceable by court of competent jurisdiction, any enforceable portion thereof and the remaining provisions shall continue in full force and effect.

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37. **Amendment**. This Agreement may be amended only in writing signed by the parties hereto. Any amendments to the Master Planned Community documents, including, but not limited to the plans, plats and Exhibits attached hereto, must be approved by the City in accordance with applicable City Ordinances in addition to required amendments to this Agreement.

38. **No Modification of Previous Agreement**. This Agreement shall not be read to modify the agreement dated September 23, 2019 between the Double Ott Ranch and North Ogden City. Any conflicting provisions shall be read to not conflict, and if not able to be construed so as to not conflict the September 23, 2019 agreement shall control. Specifically, this Agreement does not waive the obligations of the City for infrastructure improvements outlined therein. This Agreement does fulfill the anticipated MPC zoning contemplated in the September 23, 2019 agreement so to the extent those terms outlined in section 5 of the September 23, 2019 are superseded by this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement by and through their respective, duly authorized representatives as of the day and year first above written.

"CITY"

NORTH OGDEN CITY

ATTEST:

Recorder

By: _____
Brent Chugg, Mayor

"DEVELOPER"

DOUBLE OTT RANCH, LLC.

By: _____
Its: _____

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DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF Weber)

On the 19th day of December, 2019 personally appeared before me Orluff Opheikens, who being by me duly sworn did say that he is the President of **DOUBLE OTT RANCH, LLC** and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors; and said he acknowledged to me that said corporation executed the same.

LYNNE BEXELL
Notary Public, State of Utah
Commission # 701757
My Commission Expires On
August 16, 2022

Lynne Bexell
Notary Public

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Exhibit A – Application
Exhibit B – Project Narrative
Exhibit C – Rough Site Plan
Exhibit D – Preliminary Plan
Exhibit E – Elevations
Exhibit F – Plat Notes
Exhibit G – Legal Description
Exhibit H – Will Serve Letters
Exhibit I – TRC Letter
Exhibit J – Color and Materials Board
Exhibit K – Approved Minutes
Exhibit L – Cross Section
Exhibit M – Building Type, Height, Parking Table

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Exhibit A

RECEIVED 1430 Kom

Approved Council 11

NORTH OGDEN CITY
SETTLED 1851

LAND USE DEVELOPMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

ZMA 2018-08

APPLICANT INFORMATION			
Name:	John W Hansen	Company:	John W Hansen Assoc
Address:	3710 South 1475 East	South Ogden UT	
Email:	Jhansen@Johnwhansen.com	Phone:	801-540-2000
OWNER INFORMATION			
Name:	Double Odt Ranch LLC		
Address:			
Email:		Phone:	801-540-2000
PROJECT INFORMATION			
Project Name:	?		
Project Address:			
Parcel #:	Subdivision:	Lot #:	
Acreage:	Current Zoning:		

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):	
☐ **Subdivision:** ☐ Preliminary Approval - $500 plus $50 per lot ☐ Final Approval - $500 plus $30 per lot	☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,100 ☐ City Fee (no technical review) - $350
☐ **Minor Subdivision - $750**	☐ **Planned Residential Unit Development (PRUD) - $1,375**
☐ **Vacation or Amendment of Subdivision - $300**	☐ **Variance - $400**
☐ **Boundary Line Adjustment - $350**	☐ **Zoning Amendment:** ☐ Text - $725 ☒ Map - $800
☐ **Site Plan Review:** ☐ With Technical Review - $1,100 ☐ No Technical Review - $350	☐ Annexation City - $800 plus actual cost of postage and publication

J W Hansen — 4-30-18

Applicant's Signature — Date

Owner's Signature — Date

Office Staff Received By — Date

☐ Fees Paid: _____ ☐ Verification of Completion Date: _____

Updated July 2017

E# 3025566

Exhibit A

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Approved Council

Item7.

NORTH OGDEN CITY
SETTLED 1851

ZONING ORDINANCE AMENDMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

☒ MAP AMENDMENT ☐ TEXT AMENDMENT*

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:
Property owned by Double Ott Ranch LLC, abutting "The Ranches" town-homes, and the MARIA MONTESSORI ACADEMY, on the East and extending West to the current Corporate limits of North Ogden City, bordered on the North by 2550 North Street, and extending South to the current Corporate limits of North Ogden City which abuts the property currently owned by the Bown's currently in unincorporated Weber County.

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:
See Attached description of Parcel 18-056-0060

CURRENT ZONING CLASSIFICATION(S): RE-20

PROPOSED ZONING CLASSIFICATION: MPC Zone

***PROPOSED TEXT (attach additional sheets, if needed):**

***If the Master Planned Community Zone is being applied for, then the information listed in 11-7K-3 Process and Application requirements shall also be submitted.**

Updated April 2017

Exhibit A

PLEASE ATTACH TWO (2) PAPER COPIES AND ONE ELECTRONIC COPY OF A MAP PREPARED BY A UTAH REGISTERED LAND SURVEYOR SHOWING THE FOLLOWING:

1. A 24" X 36" map showing the particular property or properties for which the change of zoning is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.

2. A tentative development plan that shall show the following:

   a. Topographical description showing existing and proposed grades and drainage systems, and natural and manmade features with an indication as to which are to be retained and which are to be removed or altered.
   b. Proposed street system.
   c. Proposed block layouts.
   d. Proposed reservation for parks, parkways, playgrounds, recreation areas, and other open space.
   e. Off-street parking spaces.
   f. Types of uses of structures.
   g. Location of structures, garages, and/or parking spaces.
   h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
   i. Preliminary plans and elevations of the structure types. Single-family residential subdivisions are exempt from the requirement.

3. Reasons justifying the petition for rezoning. - To make the highest and best use of the property. Zoning was recommend by North Ogden City.
4. A true statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date, or dates (if any), of expiration thereof. No knowledge of any restrictions that would affect the rezone process.
5. Such photographs, drawings, and other supporting documents (if any) as the applicant desires to present.

6. Please provide a list of names and addresses of surrounding property owners within 300 feet.

Under certain circumstances where the Planning Director finds that the nature of the rezoning request is such that it would be unnecessary or unfeasible for the applicant to prepare a plan in accordance with the above stated requirements, the Planning Director may waive certain items of the above requirements, but in all cases the applicant will be required to prepare and submit some type of site plan drawn to scale.

SIGN HERE

PROPERTY OWNER'S PERMISSION FOR REZONING REQUEST:

I (we) authorize Jeff Ope to request a change in the Zoning classification of my (our) property from REZO ZONE to MPC ZONE.

Double OTT RANCH LLC
Property Owner

Property Owner

Applicant's Signature: [signature] Date: 4-12-18

Updated April 2017

FOLLOWINGTHREE COURSES: NORTH 810 FEET, THENCE EAST 300 FEET ANDNORTH 1155 FEET TO THE POINT OF BEGINNING. TOGETHER WITH AND SUBJECT TO THE FOLLOWING DESCRIBEDPARCEL FOR ROAD, BEING A PORTION OF SECTION 32, TOWNSHIP 7NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, DESCRIBED ASFOLLOWS: A STRIP OF LAND 60 FEET IN WIDTH BEING 30 FEETDISTANT AND AT RIGHT ANGLES TO THE FOLLOWING DESCRIBEDCENTER LINE, COMMENCING AT A POINT ON THE SOUTH LINE OF 2550NORTH STREET (66 FEET WIDE) WHICH BEARS SOUTH 0D11'15" WEST1013 FEET AND NORTH 89D06'15" WEST 249.80 FEET FROM THENORTH QUARTER CORNER OF SAID SECTION 32, THENCE SOUTH 0D53'45"WEST 807.57 FEET TO A CURVE TO THE LEFT HAVING A RADIUS OF482.84 FEET, THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLEOF 45.00 FEET FOR A DISTANCE OF 379.22 FEET, THENCE SOUTH44D06'15" EAST 65.0 FEET TO A CURVE TO THE RIGHT HAVING ARADIUS OF 482.84 FEET, THENCE ALONG SAID CURVE THROUGH ACENTRAL ANGLE OF 45D00' FOR A DISTANCE OF 379.22 FEET, THENCESOUTH 0D53'45" WEST 454.33 FEET TO THE END OF STRIP, (906-585)AND (1434-322). EXCEPT THE FOLLOWING LYING OUTSIDE OF THE NORTH OGDENCITY LIMITS: A PART OF THE EAST HALF OF SECTION 32, TOWNSHIP7 NORTH, RANGE 1 WEST, SALT LAKE BASE & MERIDIAN, U S SURVEY:AND A PART OF LOTS 50 & 53 PLAT B, NORTH OGDEN SURVEY WEBERCOUNTY, UTAH MORE PARTICULARLY DESCRIBED AS FOLLOWS:BEGINNING AT A POINT ON THE SOUTH RIGHT OF WAY LINE OF 2550NORTH STREET AND ON THE NORTHEAST CORNER OF PARCEL 18-056-0056LOCATED SOUTH 89D55'37" EAST 383.32 FEET ALONG THE SOUTH LINEOF THE NORTHEAST QUARTER OF SAID SECTION 32 AND NORTH01D09'14" EAST 1707.62 FEET FROM THE SOUTHWEST CORNER OF SAIDNORTHEAST QUARTER SAID POINT DESCRIBED OF RECORD AS BEINGLOCATED SOUTH 00D45'13" WEST 1000.13 FEET AND NORTH 88D42'57"WEST 2297.84 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 32AND ALSO NORTH 88D42'57" WEST 366.72 FEET FROM THE NORTHEASTCORNER OF SAID LOT 50; RUNNING THENCE SOUTH 88D47'16" EAST366.97 FEET (EAST 366.72 FEET BY RECORD) ALONG SAID SOUTHRIGHT OF WAY LINE OF 2550 NORTH STREET TO THE EXISTING WESTRIGHT OF WAY LINE OF 200 EAST STREET; THENCE SOUTH 01D09'14"WEST (SOUTH 00D15' WEST BY RECORD) 1451.20 FEET ALONG SAIDEXISTING RIGHT OF WAY LINE AND THEN THE WEST BOUNDARY OFBLACKHAWK TOWNHOUSES PHASE 2 TO THE SOUTHWEST CORNER OF SAIDBLACKHAWK TOWNHOUSES PHASE 2, THENCE SOUTH 88D27'05" EAST(SAID 88D46'07" EAST BY RECORD) 186.80 FEET ALONG THE SOUTHBOUNDARY OF SAID BLACKHAWK TOWNHOUSES PHASE 2 TO THE NORTHWESTCORNER OF RANCH VIEW TOWNHOMES PHASE 3, THENCE ALONG THEWEST BOUNDARY OF SAID RANCH VIEW TOWNHOMES PHASE 3 THEFOLLOWING TWO (2) COURSES; (1) SOUTH 39D24'26" WEST329.31 FEET (2) SOUTH 01D04'09" WEST 272.20 FEET; THENCE NORTH88D55'51" WEST 350.05 FEET; THENCE NORTH 01D09'14" EAST1984.16 FEET TO THE BEGINNING. (E# 2317131) [NOTE: BECAUSE THE DESCRIPTION OF RECORD DID NOT CONTAINAN AREA FOR THE PARCEL THE AREA FOR THIS PARCEL WASCALCULATED BY THIS OFFICE FOR TAX PURPOSES.]

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Weber County Parcel Search

2380 Washington Blvd Ogden, Utah

Weber County Home - Parcel Search - Interactive Maps

Print this page

Current Taxes | Ownership Info | Tax History | Property Characteristics | Delinquent Taxes

Todays Date: 04/27/2018

<--Back to Search

18-056-0060

North by

Ownership Info

Owner	DOUBLE OTT RANCH LLC
Property Address	
Mailing Address	1025 E 2100 N NORTH OGDEN UT 844142941
Tax Unit	433

View in Geo-Gizmo

Plat Map

18-056 View PDF

Updated: April 16 2018

Prior Year Plats

Plats as of Dec 31st of each year

2017 - 18-056 View PDF

2016 - 18-056 View PDF

2015 - 18-056 View PDF

2014 - 18-056 View PDF

Dedication Plat

200 East Street Road Dedication 53-093(TIF)

Current References

Entry #	Book	Page	Recorded Date
2533994			14-JUL-11

Kind of Instrument
WARRANTY DEED

Prior Parcel Numbers

180560001 (Dead)

Legal Description

** For Tax Purposes Only **

PART OF LOTS 50 TO 53 PLAT B, NORTH OGDEN SURVEY: AND PARTOF SECTION 32, TOWNSHIP 7 NORTH, RANGE 1 WEST, SALT LAKE BASE& MERIDIAN, US SURVEY: BEGINNING AT THE NORTHEAST CORNER OFSAID LOT 50 AND RUNNING THENCE WEST 366.72 FEET, THENCESOUTH 1D29'49" WEST 185.55 FEET, THENCE NORTH 89D21'45" WEST128.52 FEET, THENCE NORTH 1D29'49" EAST TO THE SOUTH RIGHTOF WAY OF 2550 NORTH STREET, THENCE WEST 499.53 FEET THENCENORTH 89D06'15" WEST TO THE HARRISVILLE CITY LIMITS LINETHENCE SOUTH 02D06'45" WEST 1330.51 FEET ALONG THE CORPORATELIMITS OF HARRISVILLE CITY, THENCE SOUTH 89D09'33" EAST174.59 FEET, THENCE SOUTH 0D20'22" EAST 642.28 FEET, THENCESOUTH 88D55'51" EAST 798.12 FEET TO THE CORPORATE LIMITS OFNORTH OGDEN CITY, THENCE ALONG SAID LIMITS LINE THE

NORTH OGDEN CITY
SETTLED 1851

ZONING ORDINANCE AMENDMENT APPLICATION

North Ogden City Planning Department
505 East 2600 North
North Ogden, UT 84414 (801)782-7211

☒ MAP AMENDMENT ☐ TEXT AMENDMENT*

STATE THE PHYSICAL DESCRIPTION OF THE AREA PROPOSED TO BE REZONED:
Property owned by Double Ott Ranch LLC, abutting "The Ranches" town-homes, and the MARIA MONTESSORI ACADEMY, on the East and extending West to the current Corporate limits of North Ogden City, bordered on the North by 2550 North Street, and extending South to the current Corporate limits of North Ogden City which abuts the property currently owned by the Bown's currently in unincorporated Weber County.

STATE THE LEGAL DESCRIPTION OF AREA PROPOSED TO BE REZONED:
See Attached description of Parcel 18-056-0060

CURRENT ZONING CLASSIFICATION(S): RE-20

PROPOSED ZONING CLASSIFICATION: MPC Zone

***PROPOSED TEXT (attach additional sheets, if needed):**

***If the Master Planned Community Zone is being applied for, then the information listed in 11-7K-3 Process and Application requirements shall also be submitted.**

Updated April 2017

PLEASE ATTACH TWO (2) PAPER COPIES AND ONE ELECTRONIC COPY OF A MAP PREPARED BY A UTAH REGISTERED LAND SURVEYOR SHOWING THE FOLLOWING:

E# 3025566 PG 22 OF 82

1. A 24" X 36" map showing the particular property or properties for which the change of zoning is requested and substantially the adjoining properties and the public streets and ways within a radius of three hundred (300) feet of the exterior boundaries thereof.

2. A tentative development plan that shall show the following:

    a. Topographical description showing existing and proposed grades and drainage systems, and natural and manmade features with an indication as to which are to be retained and which are to be removed or altered.
    b. Proposed street system.
    c. Proposed block layouts.
    d. Proposed reservation for parks, parkways, playgrounds, recreation areas, and other open space.
    e. Off-street parking spaces.
    f. Types of uses of structures.
    g. Location of structures, garages, and/or parking spaces.
    h. A tabulation of the total number of acres in the proposed project and a percentage thereof designated for the proposed structures.
    i. Preliminary plans and elevations of the structure types. Single-family residential subdivisions are exempt from the requirement.

3. Reasons justifying the petition for rezoning.

4. A true statement revealing any conditions or restrictions of record (if any) which would affect the permitted uses of the property if rezoned as requested and the date, or dates (if any), of expiration thereof.

5. Such photographs, drawings, and other supporting documents (if any) as the applicant desires to present.

6. Please provide a list of names and addresses of surrounding property owners within 300 feet.

Under certain circumstances where the Planning Director finds that the nature of the rezoning request is such that it would be unnecessary or unfeasible for the applicant to prepare a plan in accordance with the above stated requirements, the Planning Director may waive certain items of the above requirements, but in all cases the applicant will be required to prepare and submit some type of site plan drawn to scale.

PROPERTY OWNER'S PERMISSION FOR REZONING REQUEST:

I (we) authorize_____to request a change in the Zoning classification of my (our) property from_____to_____.

_____ _____

Property Owner Property Owner

Applicant's Signature: _____ Date: _____

Updated April 2017

E# 3025566 PG 23 OF 82

NORTH OGDEN CITY
505 E 2600 N
NORTH OGDEN UT 84414 801-782-7211

Receipt No: 5.089247 May 14, 2018

John W. Hansen

Previous Balance:	.00
CHARGES FOR SERVICES	
ZONING & SUB FEES	800.00
10-34-130	
ZONING & SUBDIVISION FEES	
CHECK	
Check No: 3111	
Total Applied:	800.00
	800.00
Change Tendered:	.00

05/14/2018 08:47AM

NORTH OGDEN CITY
505 E 2600 N
NORTH OGDEN UT 84414 801-782-7211

Receipt No: 5.089247 May 14, 2018

John W. Hansen

Previous Balance:	.00
CHARGES FOR SERVICES	
ZONING & SUB FEES	800.00
10-34-130	
ZONING & SUBDIVISION FEES	
CHECK	
Check No: 3111	
Total Applied:	800.00
	800.00
Change Tendered:	.00

05/14/2018 08:47AM

E# 3025566 PG 24 OF 52

Exhibit B

Approved *City Council 12/17/19

PATRIOT POINTE

North Ogden Master Planned Community



Presented by:

Developer – John Hansen
Land Owner – Orluff Opheikens

Exhibit B

Approved *City Council 12/17/19

Project Overview



We are proposing a rezone to allow the development of approximately 39 acres located between 2650 North and 250 East. The project will consist of 197 townhomes, 24 twin homes, 144 apartments and a 2.0 acre parcel for commercial office space fronting 2600 North.

A few of our successful communities include:

- The Ranches (79 townhomes) – North Ogden *(adjacent to subject property)*
- Mountain View (145 townhomes) – Ogden

- Fernwood (84 apartments) – Layton

- University Ridge (32 twin homes) – Clearfield
- Legacy North (180 patio homes) – North Ogden

- University Ridge Commercial (4,000 sq/ft, 2 suite building) – Clearfield
- South Pointe (110,000 sq/ft individual office space) – South Ogden
- Cross Pointe (40,000 sq/ft individual office space) – Washington Terrace

We feel our projects have been assets to each of the communities we have built in. We attribute our success to the quality of our construction and fulfilling community/resident needs.

The primary goal for this project is to develop a destination neighborhood, with high quality construction and very attractive green space.

Exhibit B

Approved *City Council 12/17/19

Project Breakdown

Townhomes: (Phase 1, 2, & 3)

- Total Units: 197
- Phase 1
  - 58 units
  - Open Space – 1.405 acres (26.2%)
  - 10.8 units per acre
- Phase 2
  - 79 units
  - Open Space – 2.070 acres (38.8%)
  - 14.4 units per acre
- Phase 3
  - 60 units
  - Open Space – 2.161 acres (38.45%)
  - 13.5 units per acre

Twin Homes: (Phase 4)

- 24 pads
- Open space - .908 acres (15.14%)
- 4 units per acres

Apartments: (Phase 5)

- 144 units
- Open Space – 3.077 acres (34.6%)
- 16.2 units per acre

Commercial Area: (Phase 6)

- Contains 2.099 acres
- Proposed two buildings containing 7,000 sq/ft each
- Open space - 20% minimum

Potential Park/Pineview Pond Area

- Retention basin
- 6.38 acres

Exhibit B

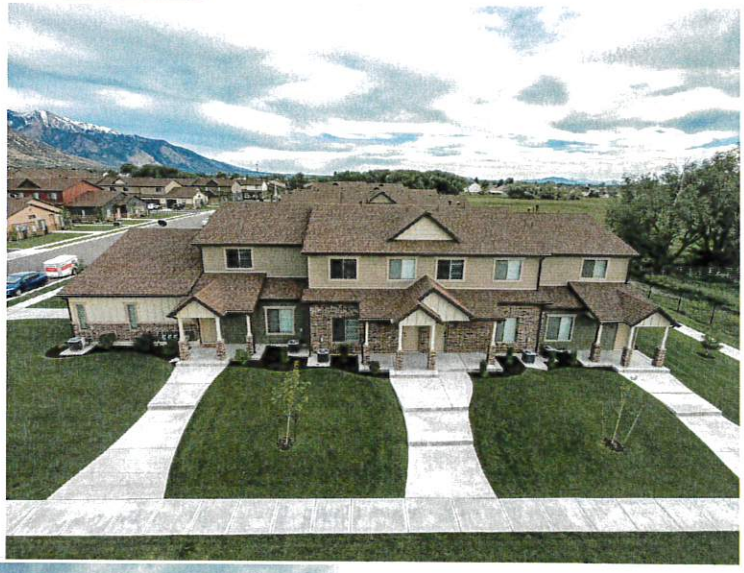
Approved *City Council 12/17/19

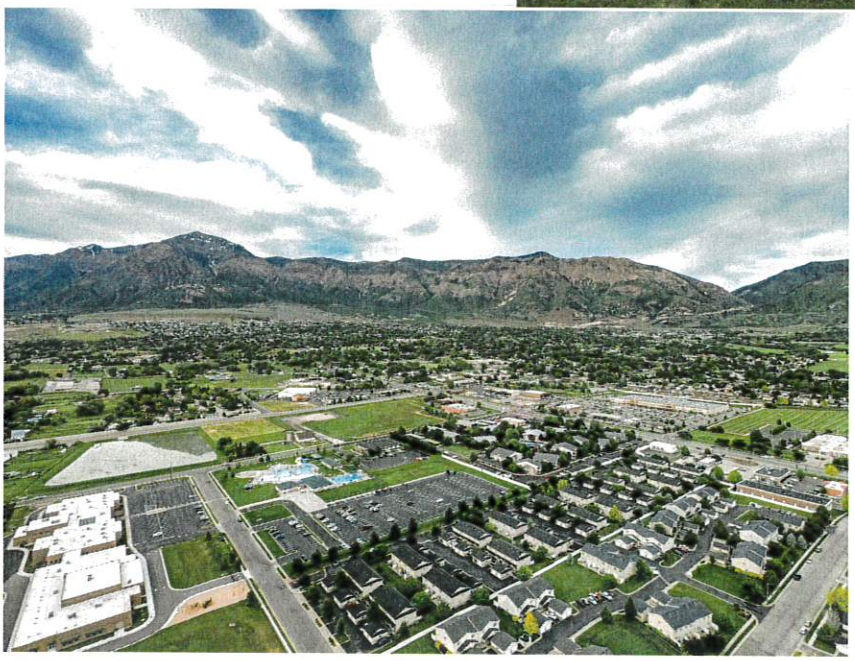
Building Type	Height	Parking Stalls
Town Homes (Ph.1-3)	26-28 Feet	462
Twin Homes (Ph.4)	25 Feet	48
Apartments (Ph. 5)	41 Feet	319
Commercial (Ph. 6)	24 Feet	106

Exhibit B

Approved *City Council 12/17/19







Approved *City Council 12/17/19

Exhibit B

Site Plan



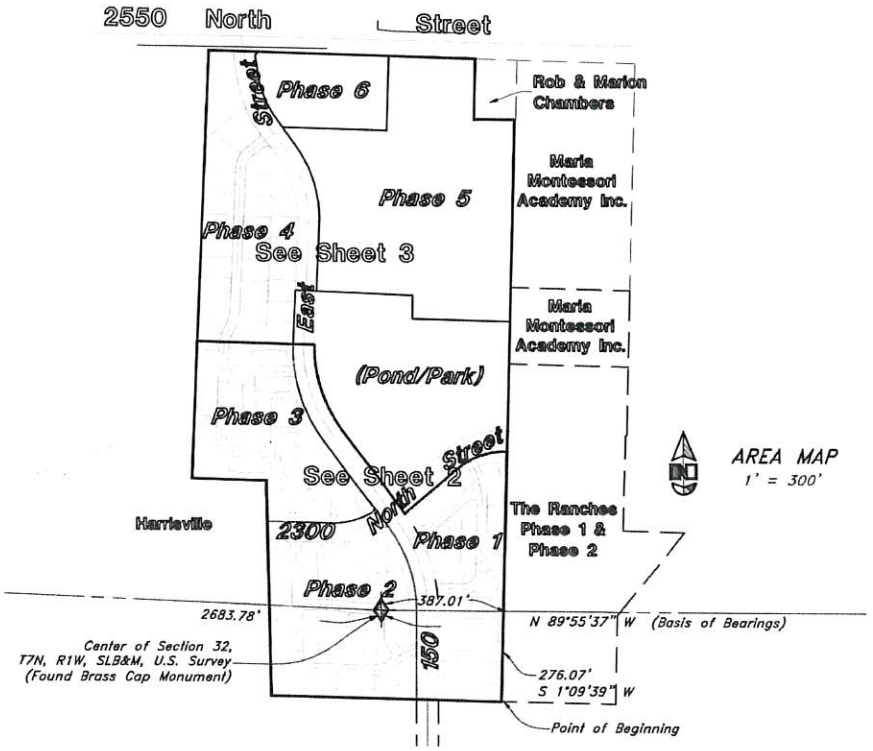


Exhibit B

Approved *City Council 12/17/19

Overall

365 Lots/Units
13 Open Space Parcels
1,722,271 Sq. Ft. (39.538 Acres)
10.83 Lots/Units per Acre
541,450 Sq. Ft. (12.430 Acres) Open Space
31.44% Open Space (Including Park Parcel)

Phase 1

9 Buildings (1 Park Parcel)
58 Rear Load Units
4 Open Space Parcels
495,010 Sq. Ft. (11.364 Acres)
10.8 Units per Acre
69,237 Sq. Ft. (1.589 Acres) Public Roadways
61,189 Sq. Ft. (1.405 Acres) Open Space
26.2% Open Space
116 Parking Stalls Required / 141 Provided / 2.4 Stalls per Unit

Phase 2

16 Buildings
79 Rear Load Units
86,254 Sq. Ft. (1.980 Acres)
3 Open Space Parcels
238,295 Sq. Ft. (5.471 Acres)
14.4 Units per Acre
61,329 Sq. Ft. (1.408 Acres) Roadways
90,712 Sq. Ft. (2.070 Acres) Open Space
38.8% Open Space
158 Parking Stalls Required / 182 Provided / 2.3 Stalls per Unit

Exhibit B

Approved *C
Council 12/17/19

Phase 3

13 Buildings
60 Rear Load Units
65,308 Sq. Ft. (1.499 Acres)
3 Open Space Parcels
229,235 Sq. Ft. (5.262 Acres)
13.5 Units per Acre
36,125 Sq. Ft. (1.586 Acres) Roadways
88,151 Sq. Ft. (2.161 Acres) Open Space
38.45% Open Space
120 Parking Stalls Required / 139 Provided / 2.3 Stalls per Unit

Phase 4

24 Lots
148,306 Sq. Ft. (3.405 Acres)
2 Open Space Parcels
261,163 Sq. Ft. (5.995 Acres)
4.0 Lots per Acre
72,304 Sq. Ft. (1.660 Acres) Roadways
39,553 Sq. Ft. (0.908 Acres) Open Space
15.14% Open Space
48 Parking Stalls Required / 48 Provided / 2 Stalls per Unit

Phase 5

1 Lot
144 Apartment Units
387,551 Sq. Ft. (8.897 Acres)
16.2 Units per Acre
288 Parking Stalls Required / 319 Provided / 2.2 Stalls per Unit

Phase 6

1 Lot
87,505 Sq. Ft. (2.009 Acres)
104 Parking Stalls

Exhibit B

Approved *City Council 12/17/19

Description of Amenities

The Patriot Pointe community will feature a potential park/pond. There will be multiple clubhouses which will feature fitness centers, dog parks, playgrounds and much, much more! The project will also help integrate the surrounding North Ogden City's trail system.







Exhibit B

Approved *City Council 12/17/19

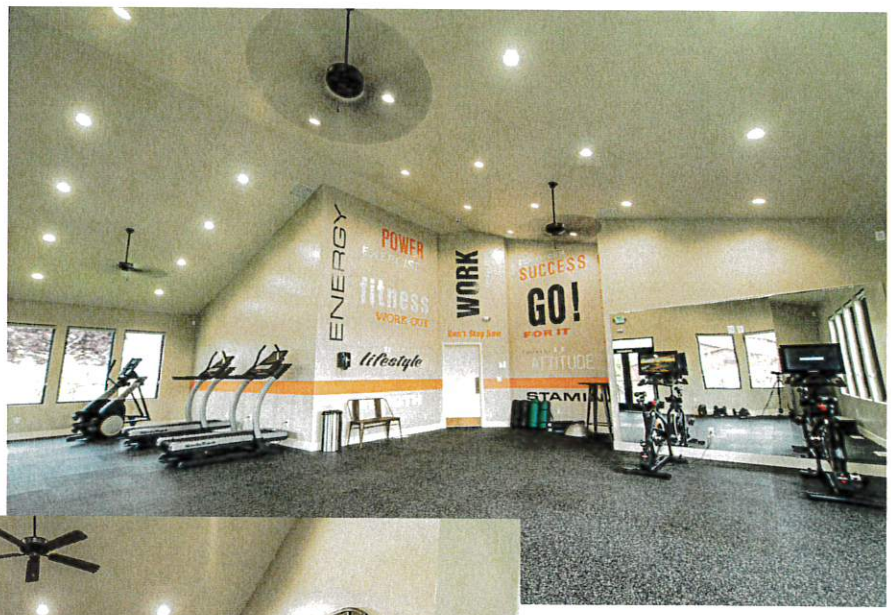




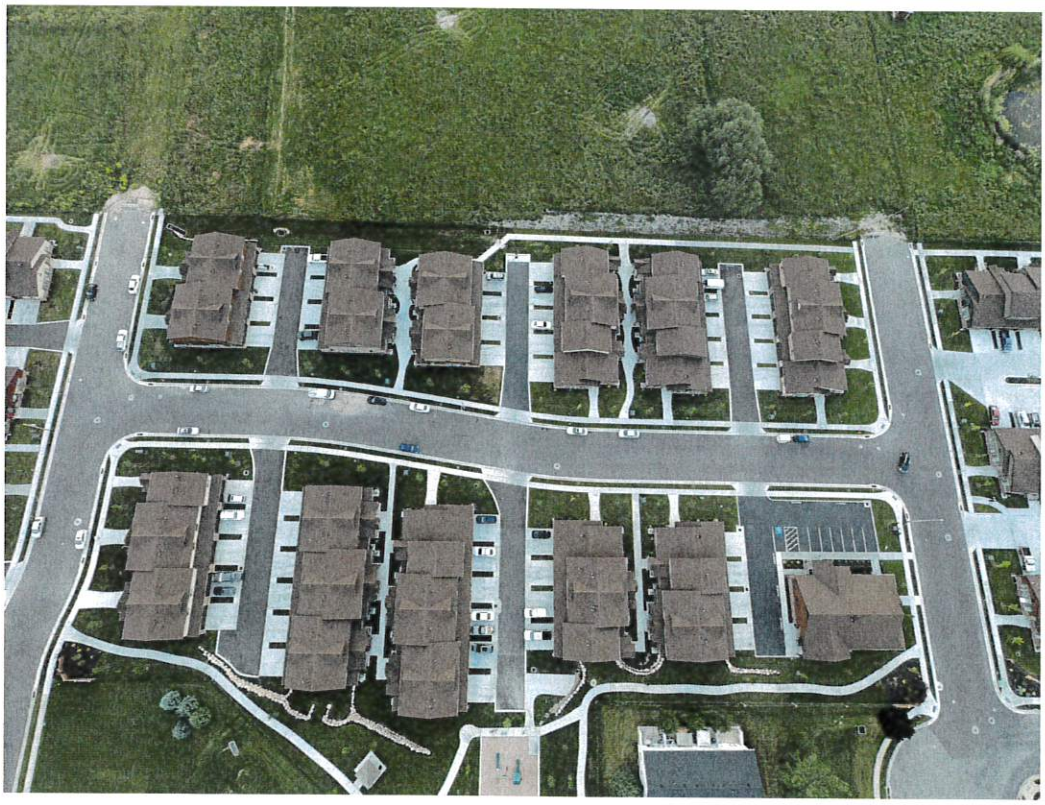


Exhibit B

Approved *City Council 12/17/19

Property Management

The project will be managed by a local, professional property management company. The property management company will take care of all landscaping, snow removal, maintenance and repairs to make sure the project is always in excellent condition. In addition to property management, there will be a homeowner's association. The homeowner's associations will include restrictive covenants to protect the integrity of the project.



Please see the attached management plan summary.

Exhibit B

Approved *City Council 12/17/19

ENT 3025566 PG 35 OF 82

TEC MANAGEMENT LLC

Company Summary

TEC Management LLC manages over 350 units along the Wasatch Front. We specialize in luxury multi-family communities offering premier services to our residents, property owners, investors, and employees.

Management Plan for *Patriot Pointe*

Lease Up

Patriot Point will fit seamlessly into our already well-established management portfolio. Once buildings are turned over to us from construction we will maintain a Lease-Up schedule of at least 2 leases a week reaching stabilization within the year. TEC has managed 7 New-Construction lease ups in the last 5 years and holds all confidence in maintaining this schedule.

Maintenance

All maintenance is performed by in-house employees, and well established and trusted outside vendors. Most vendors used by Management were the same contracted with the construction company, making them familiar and very capable of delivering the best service possible.

Tenant Management

TEC Management has utilized AppFolio Property Manager software to better manage the financials, leases, and maintenance requests. AppFolio offers user friendly online portals for tenants and owners to view financials, make payments, access documents, and send communication to management. With an advance reporting system, AppFolio makes it possible to retrieve deep insight to the operations and financials, promoting the success of each property managed by TEC Management. Because everything is centralized in one cohesive software, our processes are streamlined delivering better service to our property owners and residents.



Exhibit C

Approved *City Council 12/17/19

R. MICHAEL KELLY
CONSULTANTS

070717 Patriot Pointe SHEET NO.	11 Dec, 2019	Preliminary Plan Patriot Pointe Approximately 150 East 2300 North North Ogden City, Weber County, Utah A part of Section 32, T7N, R1W, SLB&M, U.S. Survey	GREAT BASIN ENGINEERING INC 5746 SOUTH 1475 EAST OGDEN, UTAH 84403 MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544 WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

E# 3025546 PG 37

Exhibit D

Preliminary Plan for
Patriot Pointe
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
December 2019

Approved *City Council 12/17/19

Phase 1
9 Buildings (1 Park Parcel)
58 Rear Load Units
4 Open Space Parcels
495,010 Sq. Ft. (11.364 Acres)
10.8 Units per Acre
69,237 Sq. Ft. (1.589 Acres) Public Roadways
61,189 Sq. Ft. (1.405 Acres) Open Space
26.2% Open Space
116 Parking Stalls Required / 141 Provided / 2.4 Stalls per Unit

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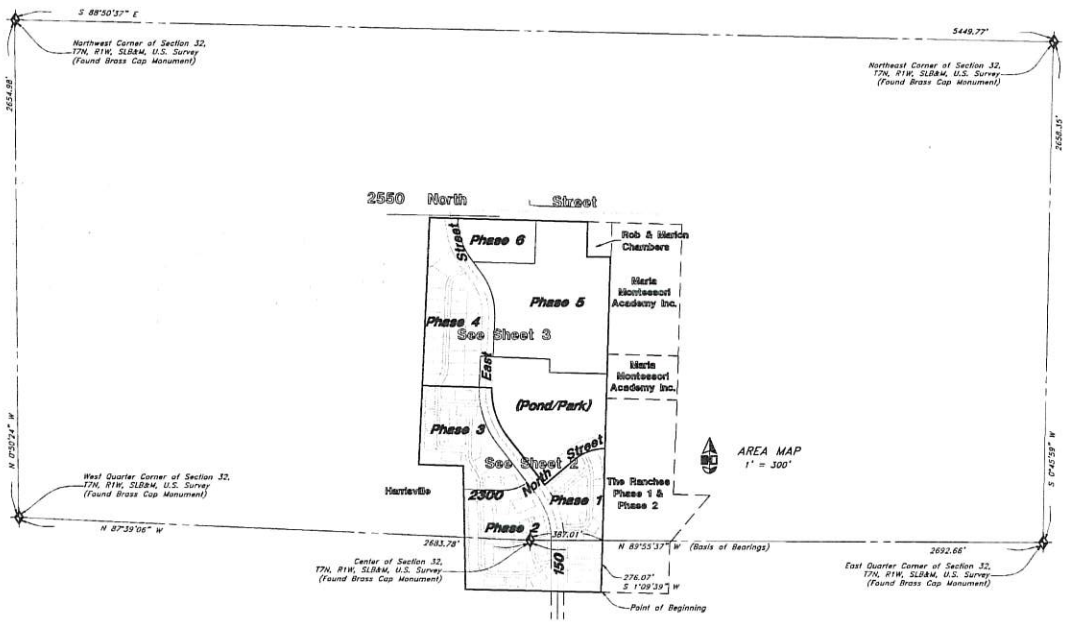
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24 Lots
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261,163 Sq. Ft. (5.995 Acres)
4.0 Lots per Acre
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Phase 5
1 Lot
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Phase 6
1 Lot
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104 Parking Stalls

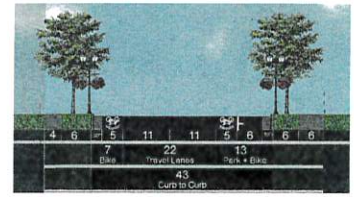
Overall
365 Lots/Units
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10.83 Lots/Units per Acre
541,450 Sq. Ft. (12.430 Acres) Open Space
31.44% Open Space (Including Park Parcel)

See Sheets 2 & 3 for Parcel, Centerline and Utility Details

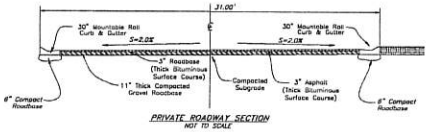




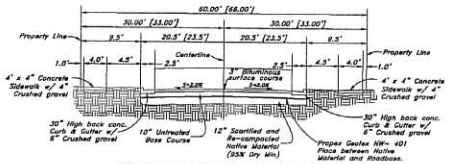
VICINITY MAP
Not to Scale



Typical Boulevard Street Section
Not to Scale



PRIVATE ROADWAY SECTION
NOT TO SCALE



Typical Public Street Section
Not to Scale

DESCRIPTION

A part of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:

Beginning at a point being 387.01 feet South 89°55'37" East along the Section Line and 276.07 feet South 1°09'39" West from the Section of said Section 32; and running thence North 88°55'51" West 715.83 feet; thence North 1°26'11" West 656.42 feet; thence North 88°54'16" West 234.39 feet; thence North 2°06'45" East 1317.28 feet to the Southerly Right-of-Way Line of 2550 North Street; thence South 88°32'44" East 829.54 feet along said Southerly Right-of-Way of 2550 North Street; thence South 1°09'36" West 185.5 feet; thence South 89°41'58" East 128.54 feet; thence South 1°09'36" West 1783.56 feet to the Point of Beginning.

Contains 39.538 Acres, more or less

NOTES

1. No Basements are planned for this development.
2. A 2" diameter Water Service will be provided to each Townhome Building.
3. Twin Homes will have a 1" meter for each Unit with a 1" Service Line.
4. Individual Sewer Laterals will be stubbed to each Townhome Unit.
5. Individual 4" Sewer Laterals will be stubbed to each Twin Home Unit.
6. A Trail will be included along the North Side of 2300 North and the East Side of 150 East as part of the Boulevard.
7. Apartment Buildings will have a Fire Sprinkler System.
8. Storm Water from this Development will be detained within a Region Pond constructed on Lot ___.
9. Fire Hydrants to have a maximum spacing of 500 feet.
10. Phasing is subject to change depending on building.
11. Townhomes do not have driveways or a setback along the Private Roads.
12. Townhomes will not have less than 10.0' spacing between each Building.
13. Maximum Height for the Townhomes will be 28.0'.
14. Maximum Height for Apartment Buildings will be 34.0'.
15. Apartments will not have less than 25.0' spacing between each Building.
16. Storm Water Detention will be within the Pond in Phase 4, with Improvements to be developed per Phase.
17. Townhome Unit will include a 2 Car Garage for Residents Parking, and 75 Marked Stalls for a total of 469 Parking Spaces for Phases 1-3.
18. Lots within Phase 5 will have a 20.0' Front Yard Setback.

FLOOD PLAIN

This property lies within Zone "X" on the FEMA Flood Insurance Rate Map for Weber County Unincorporated, Utah Map Number 49057C0211E dated 16 Dec, 2005. Zone "X" is "areas determined to be outside the 0.2% annual chance floodplain" and lie completely within Weber County Unincorporated Areas 490187.

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84405
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
c/o John Hansen
5730 South 1475 East
Ogden, UT 84403
(801) 479-1500

PRELIMINARY

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
PHONE: (801) 394-4515 FAX: (801) 394-7084
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

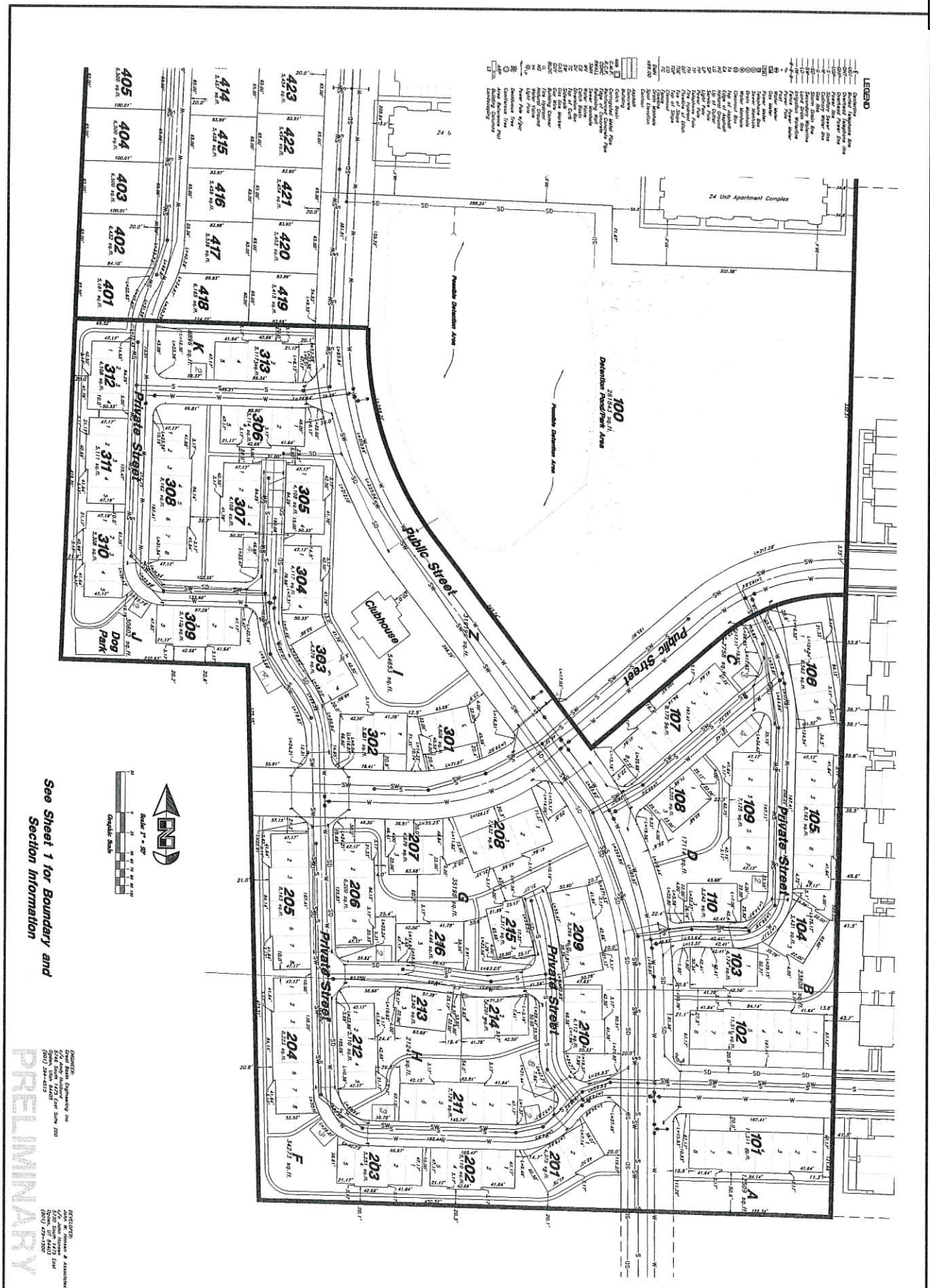
Preliminary Plan

Patriot Pointe
Approximately 150 East 2300 North
North Ogden City, Weber County, Utah
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey

23 Oct, 2019

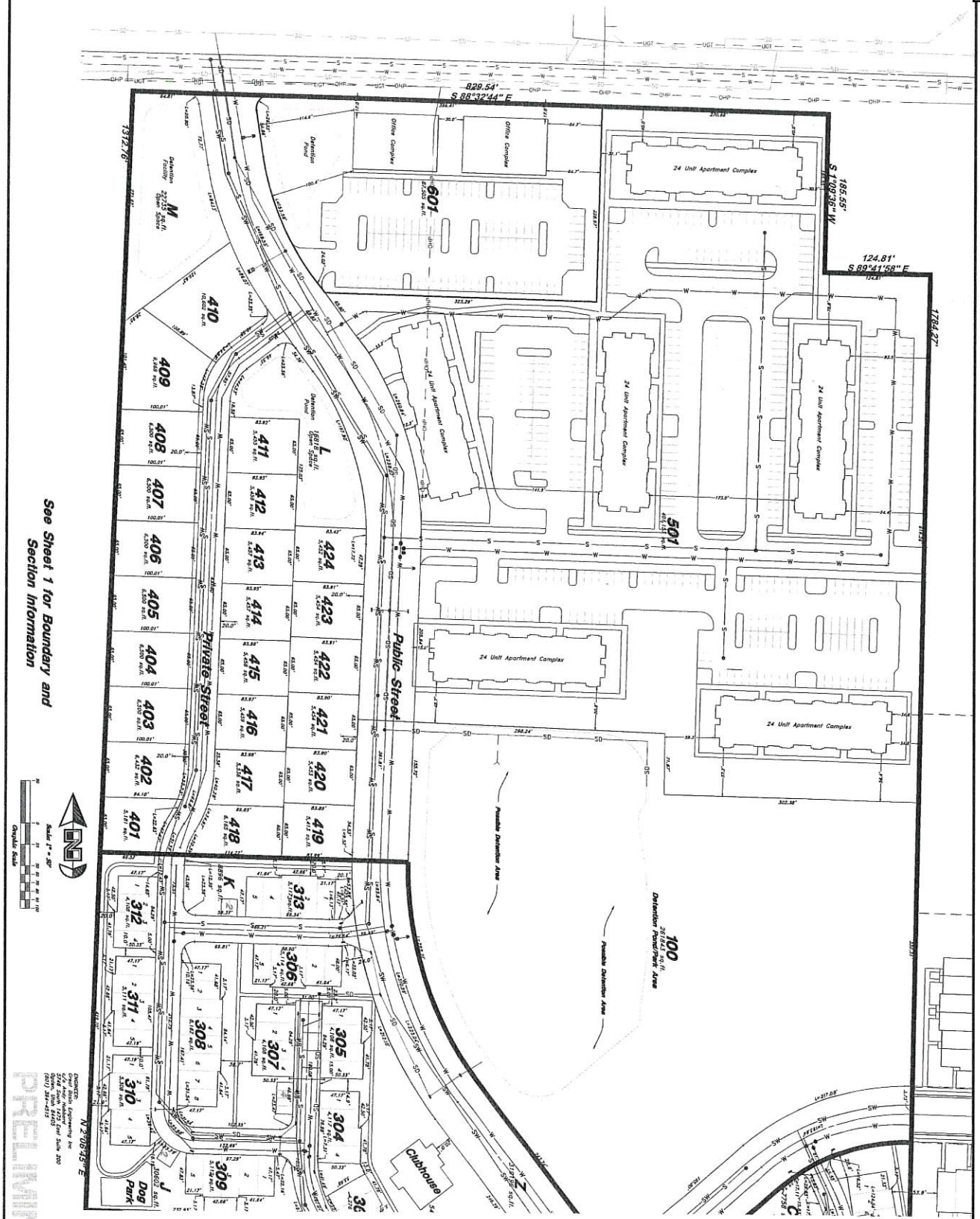
SHEET NO.
1

07N711 Patriot Pointe



Preliminary Plan	GREAT BASIN ENGINEERING	
Patriot Pointe	5746 South 1475 East Ogden, Utah 84403	
Approximately 150 East 2300 North	Main (801)394-4515 S.L.C (801)521-0222 Fax (801)392-7544	
North Ogden City, Weber County, Utah	www.greatbasinengineering.com	
A part of Section 32, T7N. R1W, SLB&M, U.S. Survey		
23 Oct, 2019		
SHEET NO. 2		
07P711 Patriot Pointe		

REV	DATE	DESCRIPTION



PRELIMINARY

Preliminary Plan

Patriot Pointe

Approximately 150 East 2300 North
North Ogden City, Weber County, Utah
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey

23 Oct, 2019

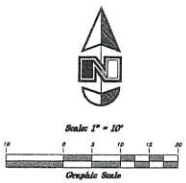
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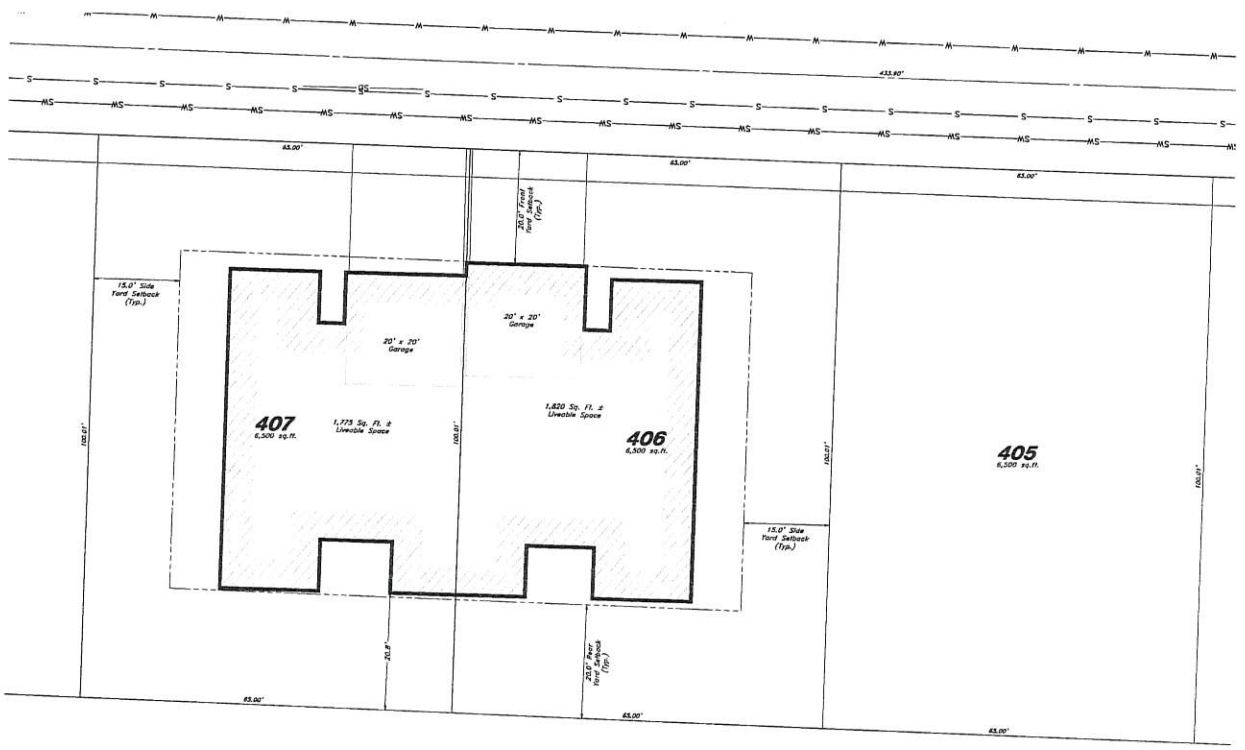
07R711 Patriot Pointe

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C (801)521-0222 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

E# 3025649 PG 40 OF 82





LEGEND

C	Centerline
UGT	Buried Telephone line
OHT	Overhead Telephone line
OHP	Overhead Power line
UGP	Power line
S	Sanitary Sewer line
W	Culinary Water line
G	Gas line
SD	Storm Drain line
SW	Secondary Waterline
LD	Land Drain line
IW	Irrigation Waterline
-x-x-x-	Fence Power Meter
⊸	Power Pole
⊸	Post
WM	Water Meter
GM	Gas Meter
PM	Power Meter
TB	Telephone Box
SMH	Sewer Manhole
DMH	Drain Manhole
WMH	Water Manhole
CO	Cleanout Box
TA	Top of Asphalt
EA	Edge of Asphalt
NG	Natural Ground
LG	Lip of Gutter
SP	Service Pole
LP	Light Pole
PP	Power Pole
TP	Telephone Pole
FH	Fire Hydrant
DIT	Flowline of Ditch
TOE	Toe of Slope
TOP	Top of Slope
CO	Cleanout
FC	Fence
Dlmt	Property Line
Dlmt	Drain Manhole
x99.00	Spot Elevation
	Contour
	Asphalt
	Concrete
	Building
CB	Catch Basin
C.M.P.	Corrugated Metal Pipe
R.C.P.	Reinforced Concrete Pipe
CONC	Edge of Concrete
RWALL	Retaining Wall
SMH	Sewer Manhole
WV	Water Valve
CB	Catch Basin
DV	Diversion Box
TC	Top of Curb
SW	Sidewalk
GAS	Gas line Marker
GUY	Guy Wire
BLDG	Building Corner
FH	Fire Hydrant
NG	Natural Ground
WV	Water Valve
LP	Light Pole
	Power Pole w/guy
	Deciduous Tree
	Coniferous Tree
ARP	Area Reference Plot
	Building Columns
LS	Landscaping

ENGINEER:
Great Basin Engineering Inc
c/o Andy Hubbard
5746 South 1475 East Suite 200
Ogden, Utah 84403
(801) 394-4515

DEVELOPER:
John W. Hansen & Associates
c/o John Hansen
5730 South 1475 East
Ogden, UT 84403
(801) 479-1500

PRELIMINARY

REV	DATE	DESCRIPTION

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
(801) 394-4515 OFFICE (801) 392-7544
WWW.GREATBASINENGINEERING.COM

Preliminary Plan

Patriot Pointe

Approximately 150 East 2300 North
North Ogden City, Weber County, Utah
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey

23 Oct, 2019

SHEET NO.
4

07N711 Patriot Pointe

E# 3025566 PG 41 OF 47

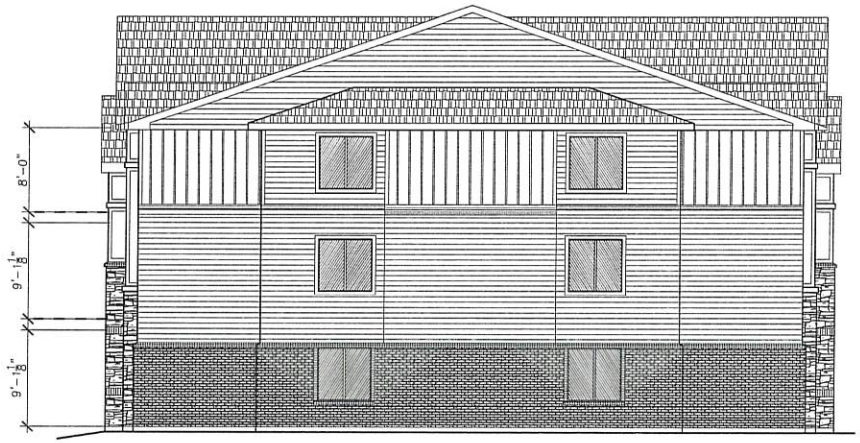
Apartment Elevations

Exhibit E

Approved *City Council 12/17/19

LEGEND

1. 30 YR, ARCH'L GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT
2. NOT USED.
3. MANUFACTURED STONE VENEER. INSTALL PER MANUFACTURER'S SPECS.
4. FIBER-CEMENT BOARD SIDING, PAINT & INSTALL PER MANUFACTURER'S SPECS, HORIZONTAL LAP, BOARD & BATTEN, SHAKE, AND PANEL SIDING PER ELEVATIONS.
5. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS, SEE DETAIL B/A-303. CAULK ALL AROUND.
6. FIBER-CEMENT BOARD FASCIA & TRIM AT ROOF OVERHANGS & BALCONIES.
7. STEEL STAIRS W/ CONC. PAN, NON SLIP SURFACE.
8. FINISH GRADE PER CIVIL DRAWINGS.
9. GALVANIZED FLASHING W/ DRIP EDGE.
10. VINYL WRAPPED POSTS AND TRELLIS BY WARBURTONS INC.



A A-201.2 SIDE ELEVATIONS SCALE: 3/16" = 1'-0"



B A-201.2 FRONT & REAR ELEVATION SCALE: 3/16" = 1'-0"

Eric R. Tuttle ARCHITECT

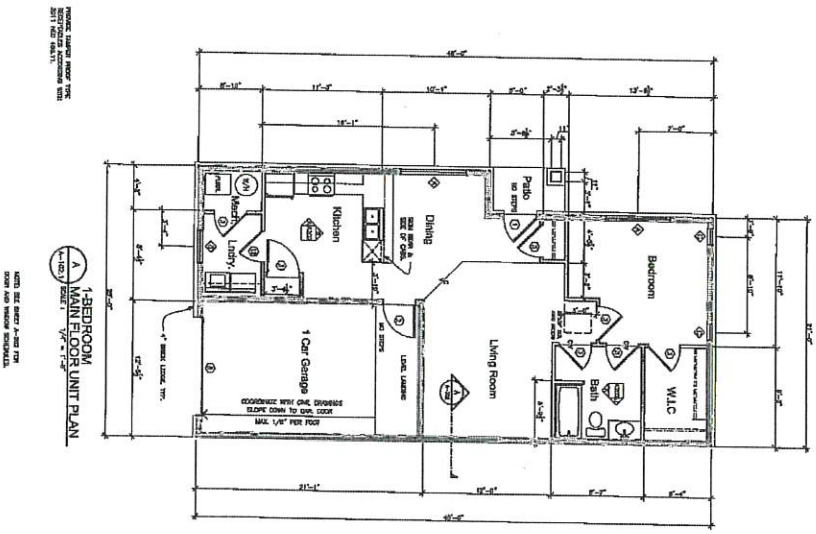
CROCKETT & KOEHLER APARTMENTS

North Ogden, Utah

TYPICAL ELEVATIONS

NOV. 7, 2019

A-201.1



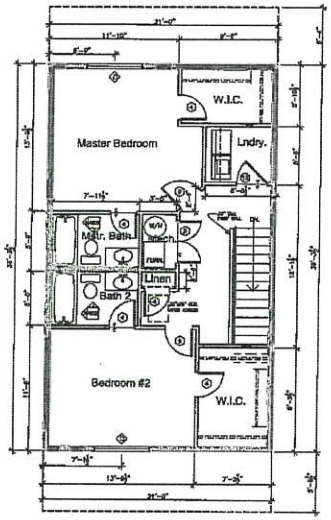
1-BEDROOM MAIN FLOOR UNIT PLAN

A-102.1	1 BEDROOM UNIT PLANS	THE ORCHARDS AT ROY Roy, Utah	Tuttle and Associates ARCHITECTS

Apartment - 1 Bedroom

ENT 30255:96 PG 47

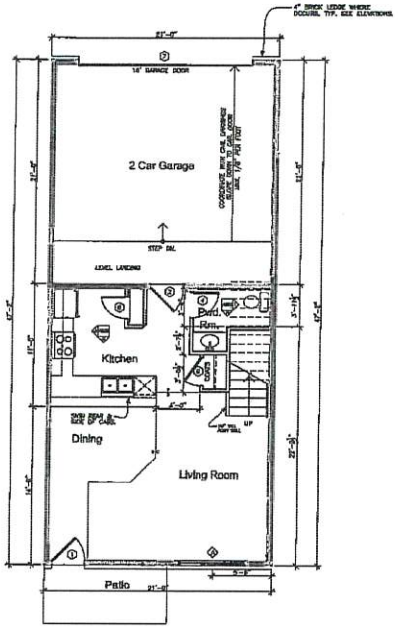
Apartment - 2 Bedroom



PROVIDE TAMPER PROOF TYPE RECEPTACLES ACCORDING WITH 2011 NEC 406.11.

SEE ELEVATIONS FOR DORMER WINDOW Ⓓ.

B A-102.2 2-BEDROOM UPPER FLOOR UNIT PLAN
SCALE : 1/4" = 1'-0"



A A-102.2 2-BEDROOM MAIN FLOOR UNIT PLAN
SCALE : 1/4" = 1'-0"

NOTE: SEE SHEET A-202 FOR DOOR AND WINDOW SCHEDULES.

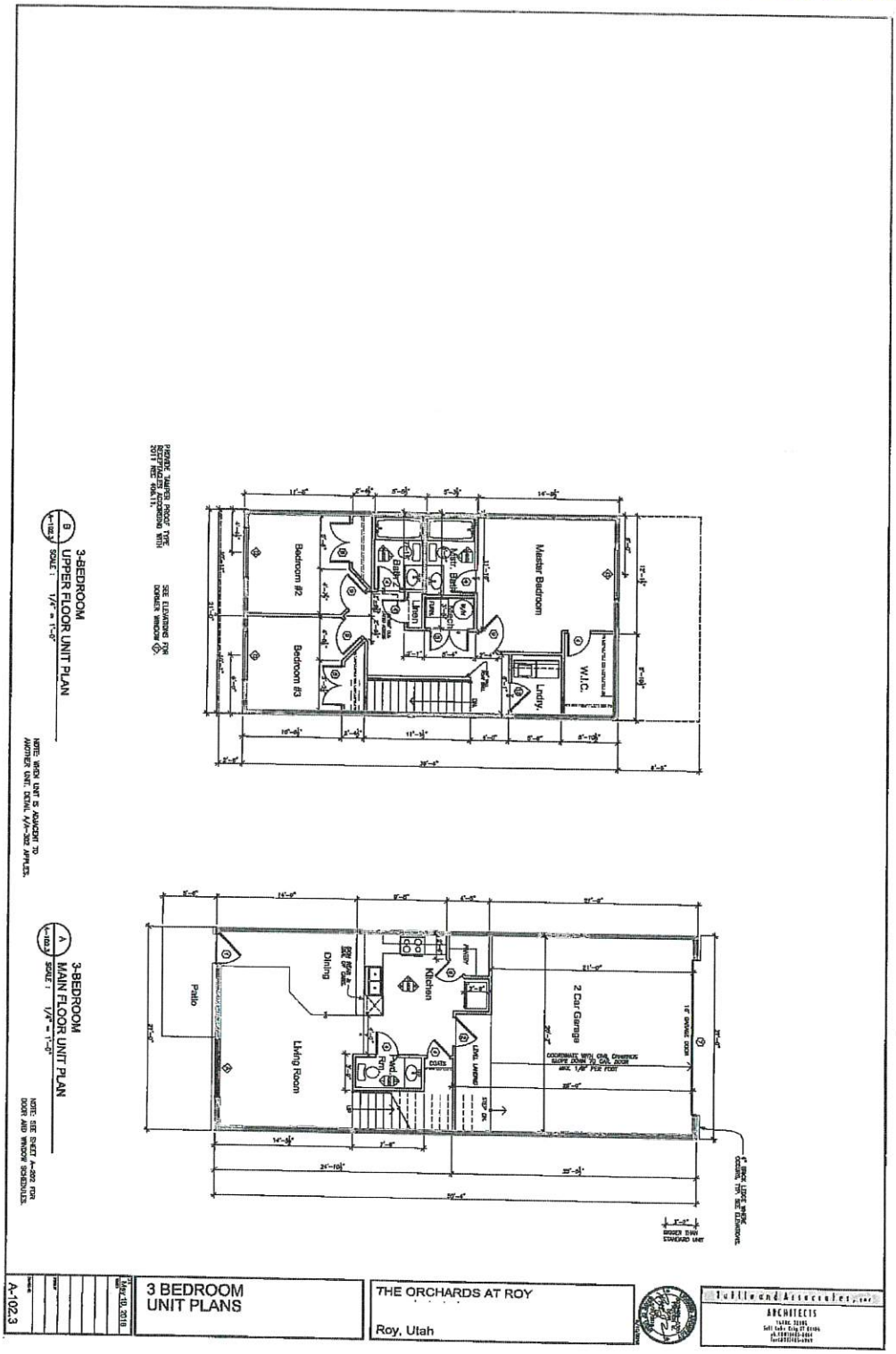
NOTE: WHEN UNIT IS ADJACENT TO ANOTHER UNIT, DETAIL A/A-302 APPLIES.

THE ORCHARDS AT ROY
Roy, Utah

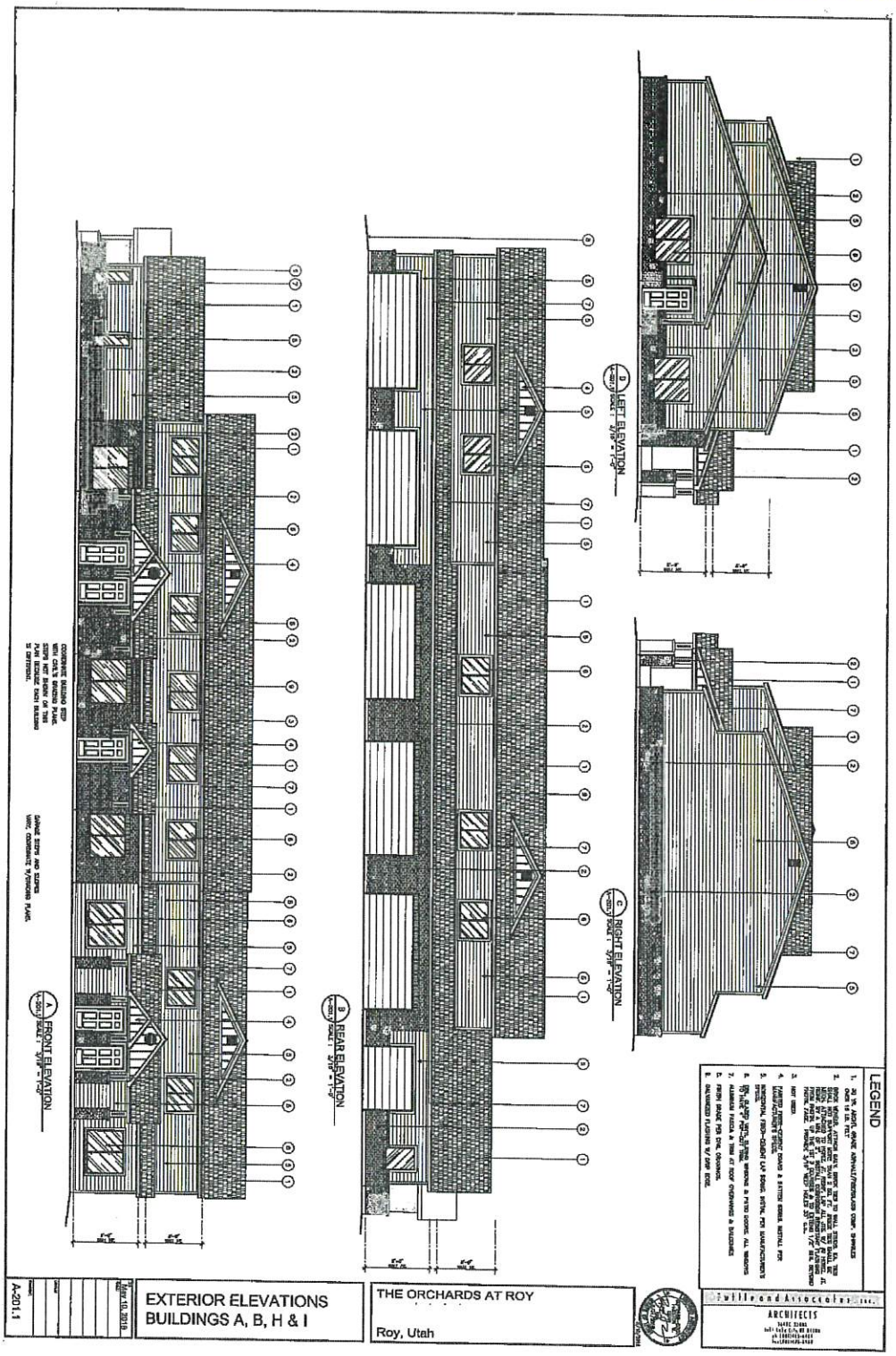
2 BEDROOM UNIT PLANS

Nov 10, 2018

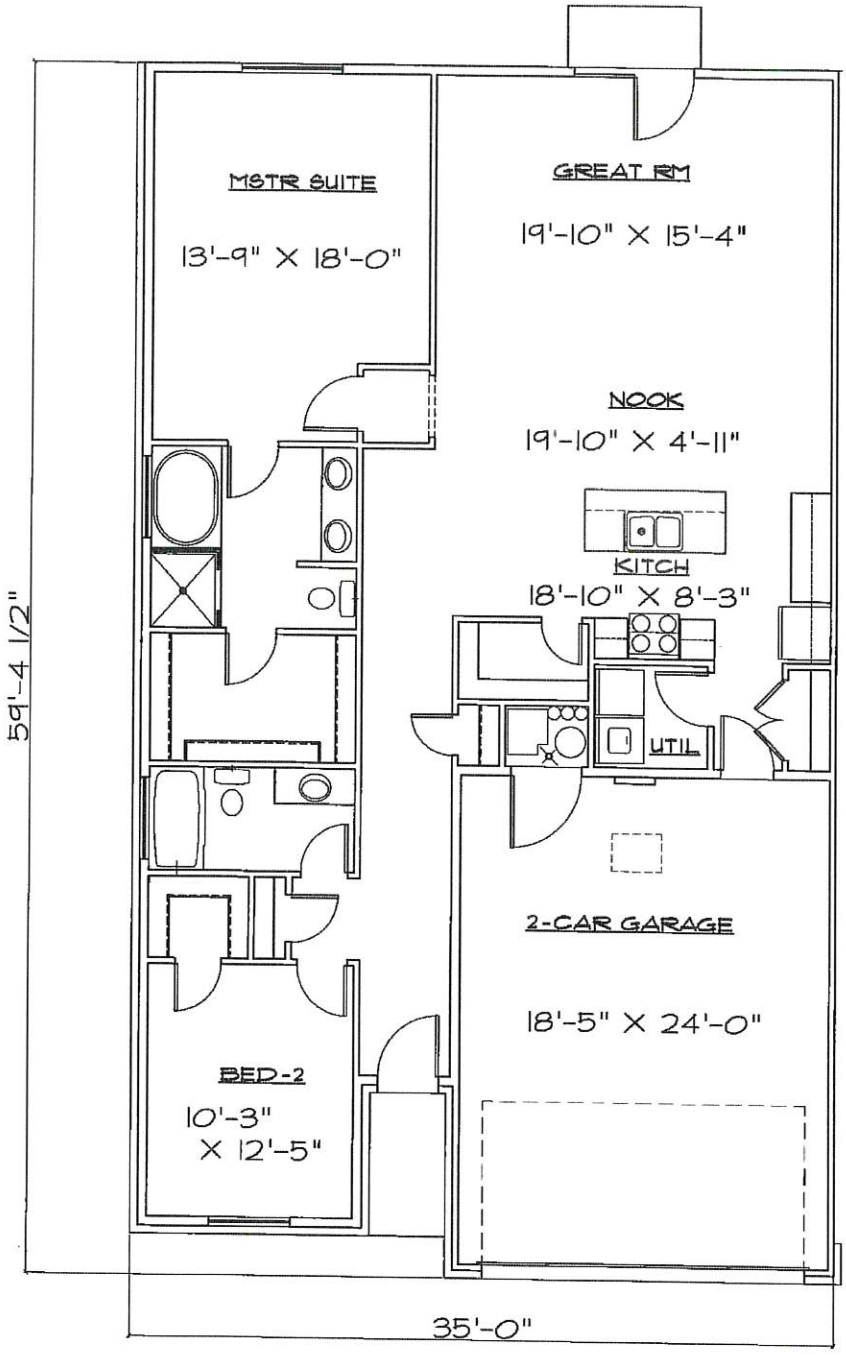
A-102.2



Apartment - 3 Bedroom

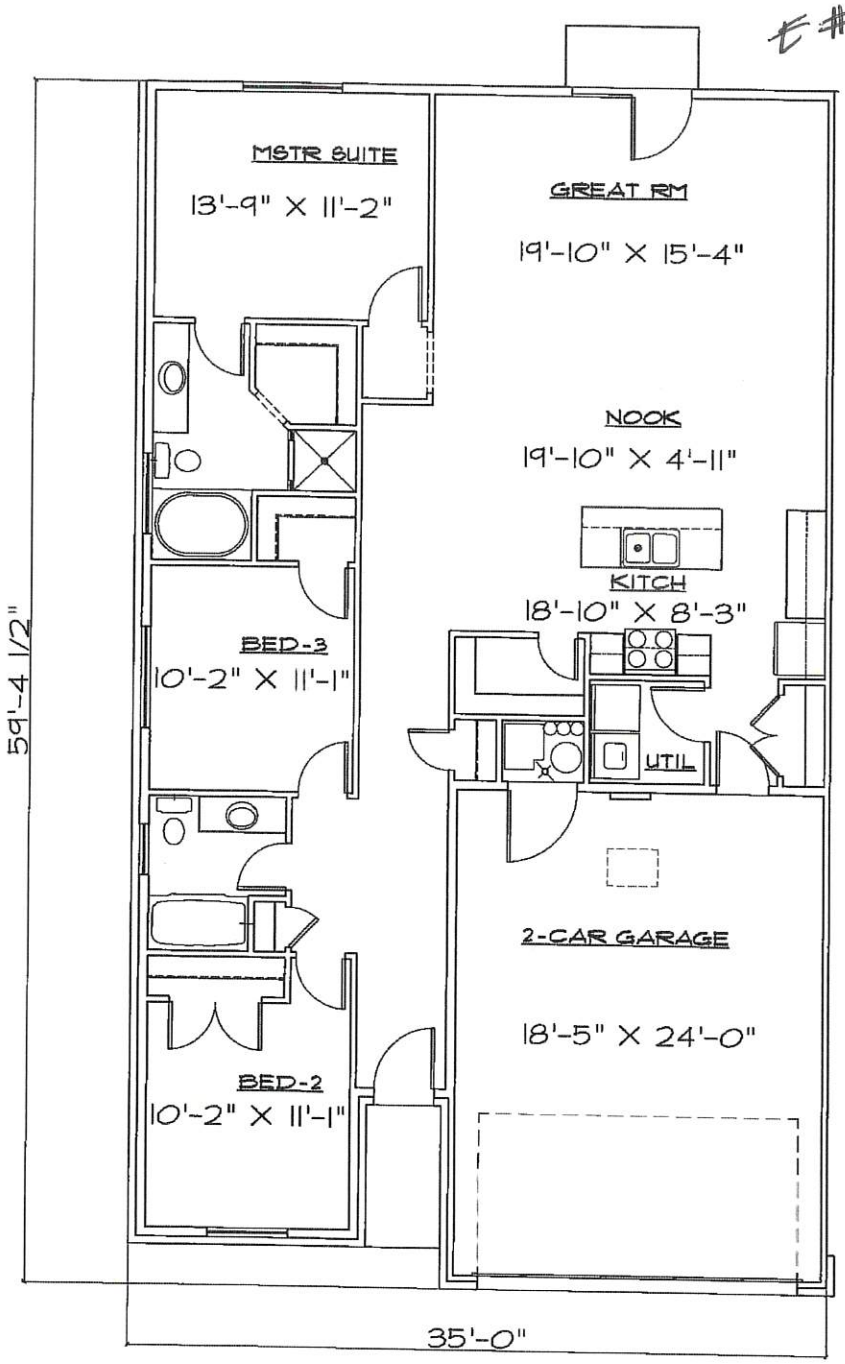

B LEFT ELEVATION
SCALE: 3/16" = 1'-0"
C RIGHT ELEVATION
SCALE: 3/16" = 1'-0"
B REAR ELEVATION
SCALE: 3/16" = 1'-0"
A FRONT ELEVATION
SCALE: 3/16" = 1'-0"
LEGEND
EXTERIOR ELEVATIONS
BUILDINGS A, B, H & I
A-201.1
THE ORCHARDS AT ROY
Roy, Utah
ARCHITECTS

Townhomes


MSTR SUITE
13'-9" X 18'-0"
GREAT RM
19'-10" X 15'-4"
NOOK
19'-10" X 4'-11"
KITCH
18'-10" X 8'-3"
UTIL
2-CAR GARAGE
18'-5" X 24'-0"
BED-2
10'-3"
X 12'-5"
59'-4 1/2"
35'-0"

Townhome 3 Bedroom

E# 3025566



EXCAVATION NOTES:

All footings shall bear on natural undisturbed soil. Footings shall be excavated to a minimum depth so as to provide frost protection, (30" min) Finish grading shall be done so as to provide positive drainage away from all building foundations, a minimum slope of 5% shall be maintained for first 10'-0" with 2% slope thereafter to approved drainage area.

ATTIC VENTILATION NOTES:

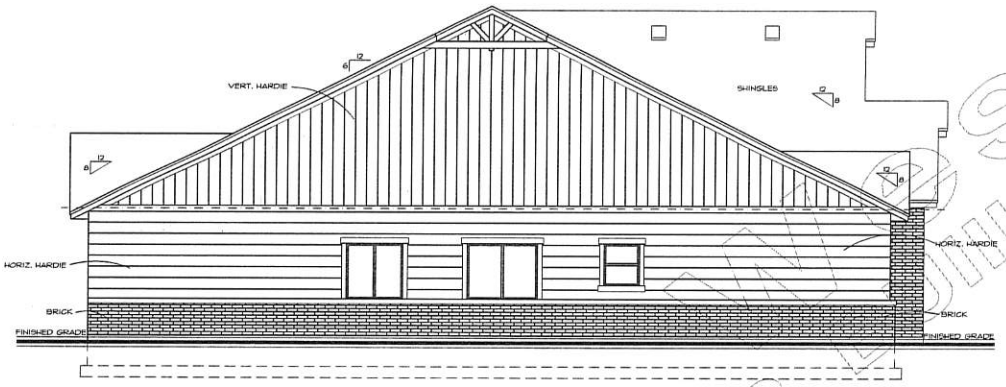
The net free ventilation area shall not be less than 1/300th provided that at least 50% of the area is provided by ventilators located in the upper portion of the space to be ventilated, the other to be provided by vented soffit system.

GENERAL NOTES:

Compliance with codes and ordinances governing the work shall be made and enforced by the general contractor. General contractor shall verify all existing conditions and dimensions prior to construction.
None that all written dimensions take precedence over scale. Manufacturers specifications for installation of materials shall be followed.
Workmanship throughout shall be of the best quality of the trade involved and the general contractor shall coordinate the work of the various trades to expedite the job in a smooth and continuous process.

WINDOW NOTES:

Bedroom windows to have a finished clear opening height min. of 44" from floor.
Windows to have 20" min. clear width and 24" min. clear height.
Bedroom windows to be a min. of 5.7 sq. ft.
Windows to be sized at 1/10th for the sq. for glass size and 1/20th of the sq. ft. for ventilation requirements. Windows within 18" of the floor to be of tempered glass.



LEFT ELEVATION
SCALE 1/4"



FRONT ELEVATION
SCALE 1/4"

TYP. SECTION
SCALE 1/4"
NOT APPLICABLE IN ALL LOCATIONS

© Copyright 2015 Creations West
This plan is the property of Creations West and shall not be duplicated in any form or used as the basis for any new plans.

The builder/general contractor (construction professional) must carefully and thoroughly verify dimensions, validity, and overall integrity of the plans. In the event of a discrepancy, prior to construction, Creations West shall be contacted for clarification. At the time of construction, Creations West is relieved of liability and the builder/general contractor assumes full responsibility.

Creations West - Not for Build

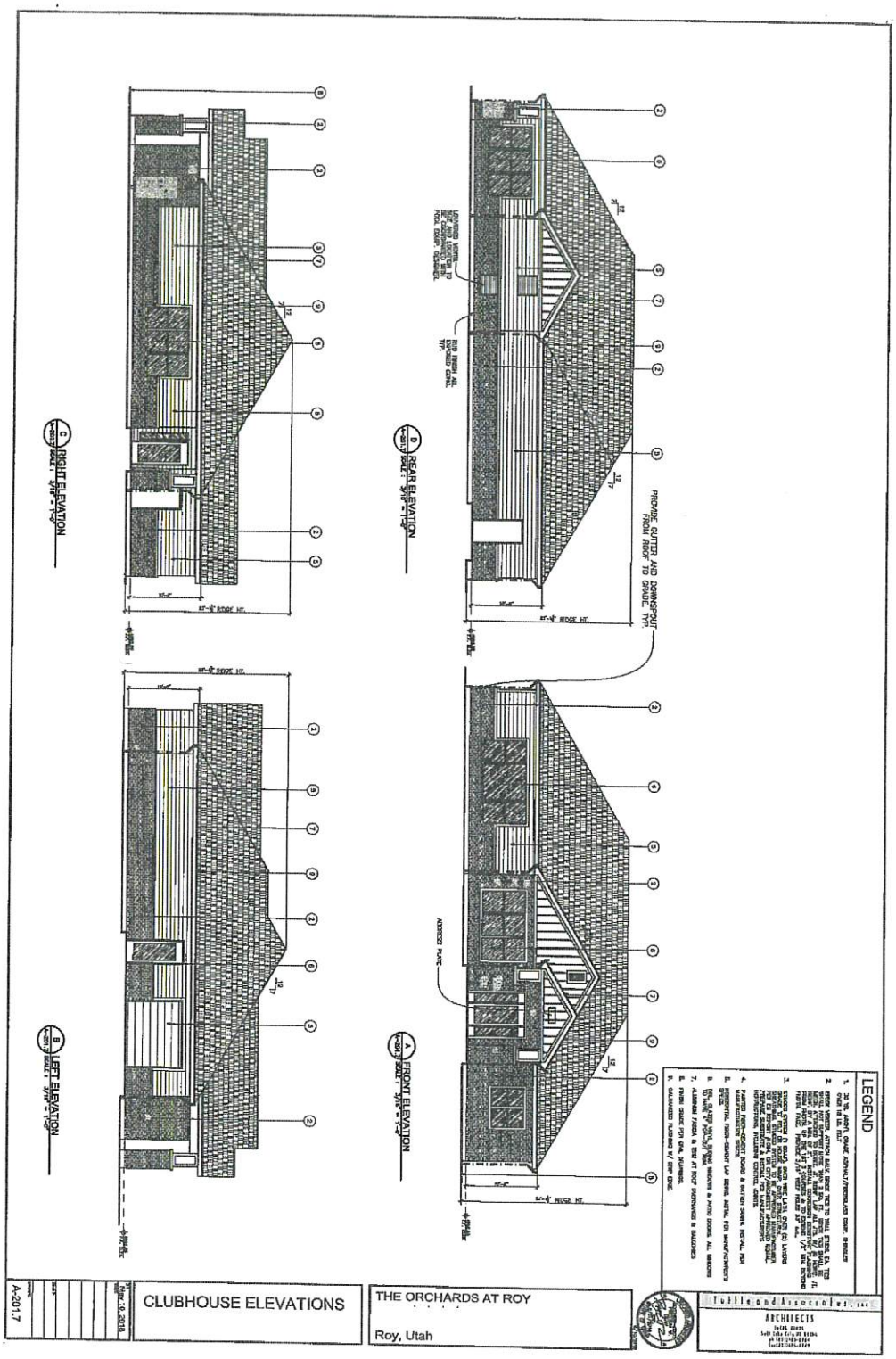
PLANNED FOR:
PATRIOT POINT
NORTH OGDEN, UTAH

CREATIONS WEST
ARCHITECTURE & DESIGN
1424 Legend Hills Dr. Suite # 120 Clearfield, Utah 84015 p: 801.525.0700
3544 E. 17th Street Ammon, Idaho 83406 p: 208.525.5533
plans@creationswest.com
WWW.CREATIONSWEST.COM

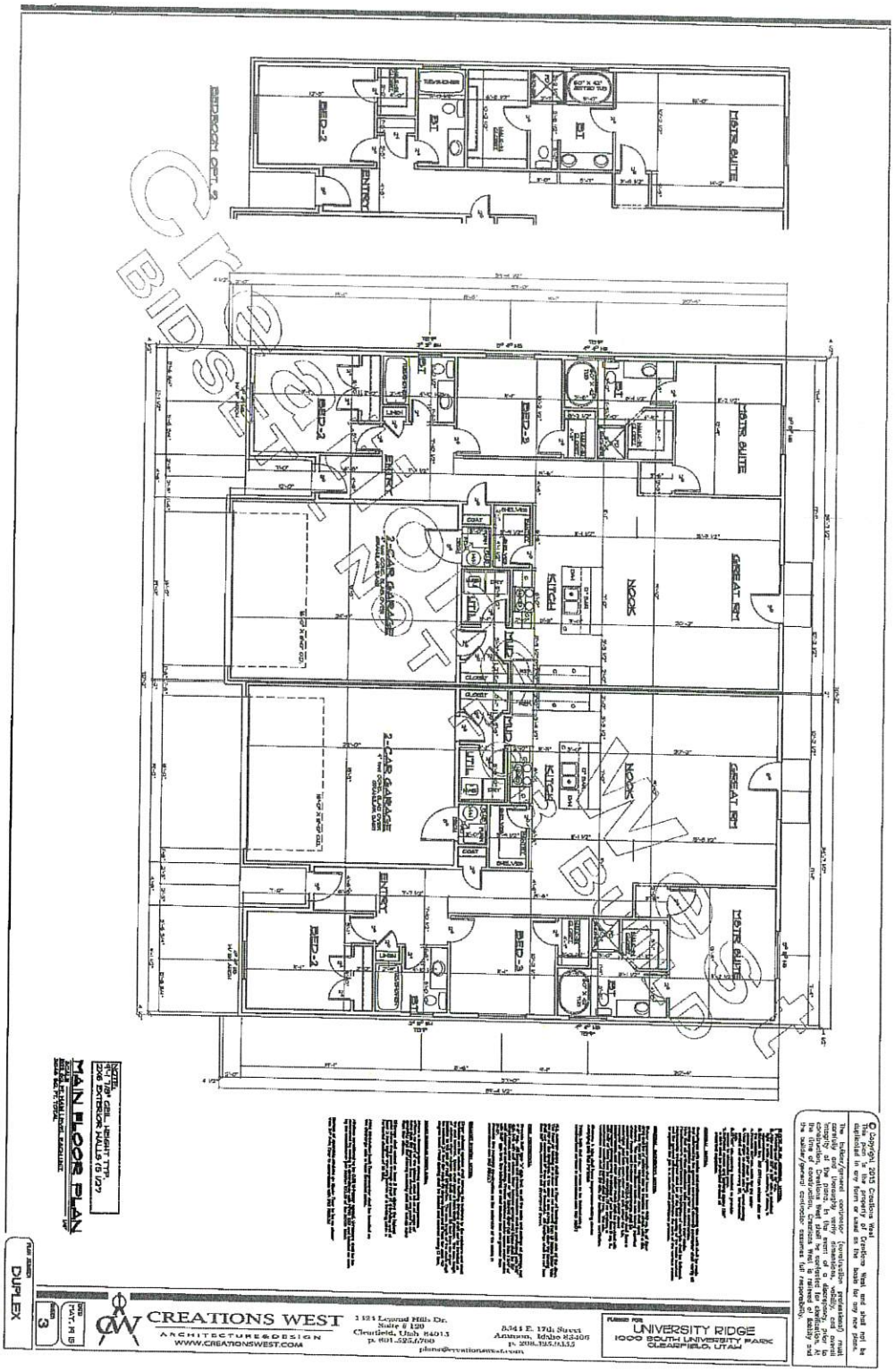
DATE: NOV. 06 16

SHEET: 1

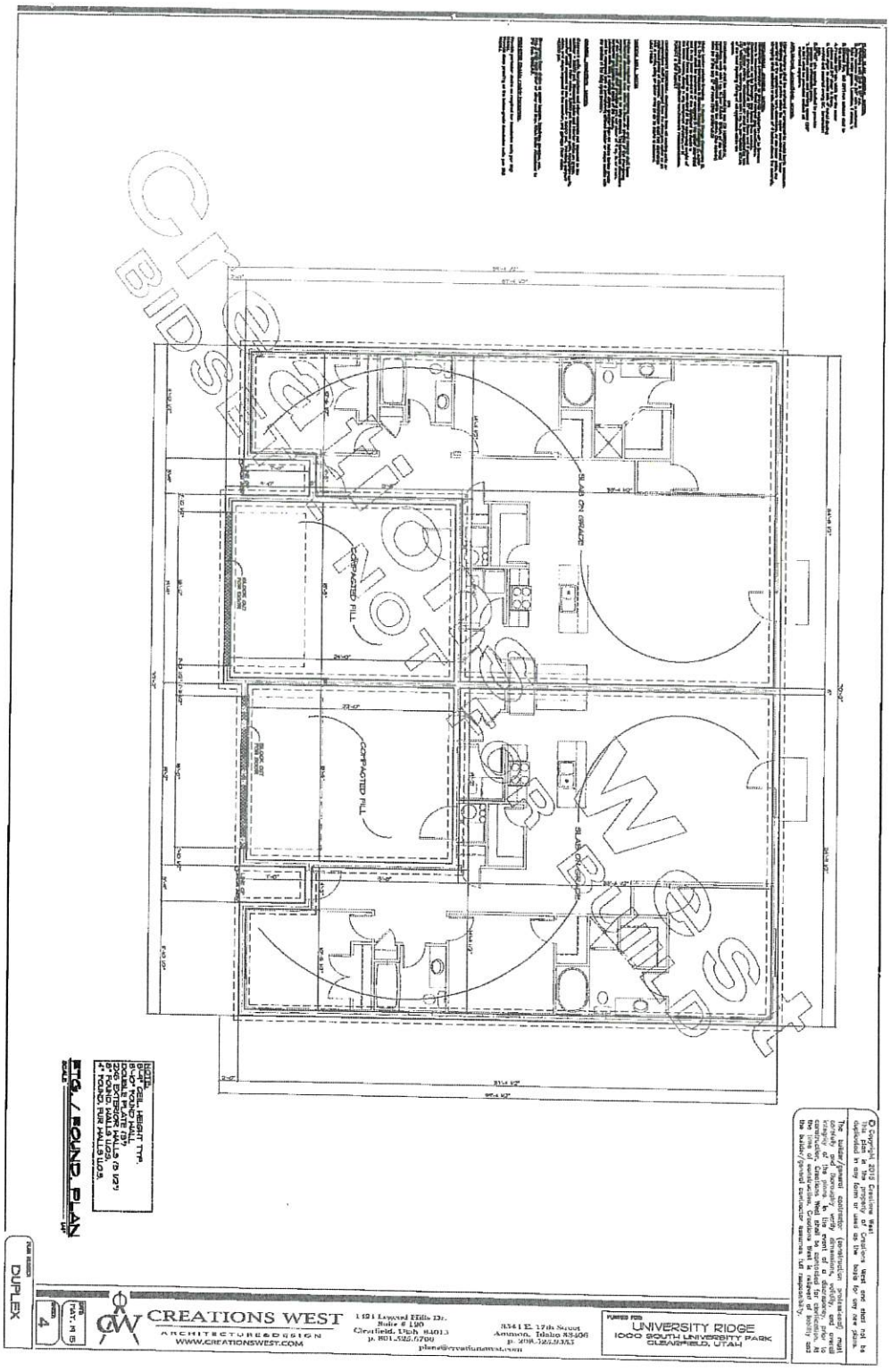
PLAN NUMBER
2PLEX-1523-15UE UPDATED E


C RIGHT ELEVATION
SCALE: 1/4" = 1'-0"
D REAR ELEVATION
SCALE: 1/4" = 1'-0"
B LEFT ELEVATION
SCALE: 1/4" = 1'-0"
A FRONT ELEVATION
SCALE: 1/4" = 1'-0"
PROVIDE GUTTER AND DOWNSPOUT FROM ROOF TO GRADE TYP.
LEGEND
CLUBHOUSE ELEVATIONS
THE ORCHARDS AT ROY
Roy, Utah
A-201.7
Tuttle and Associates
ARCHITECTS

Clubhouse - #1

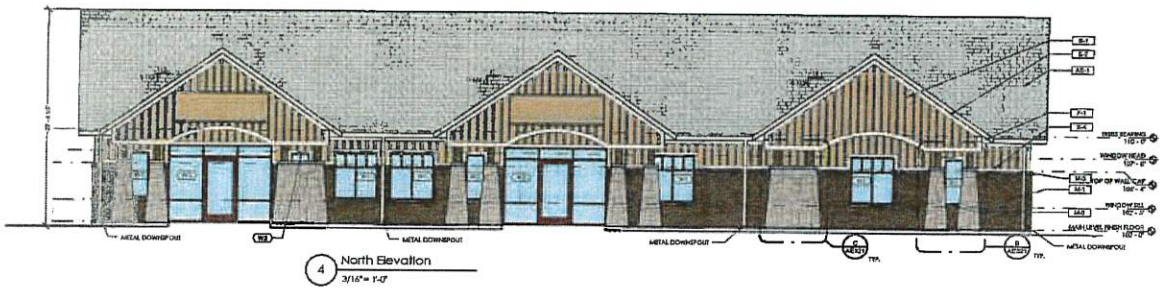


Twin - Floor plan

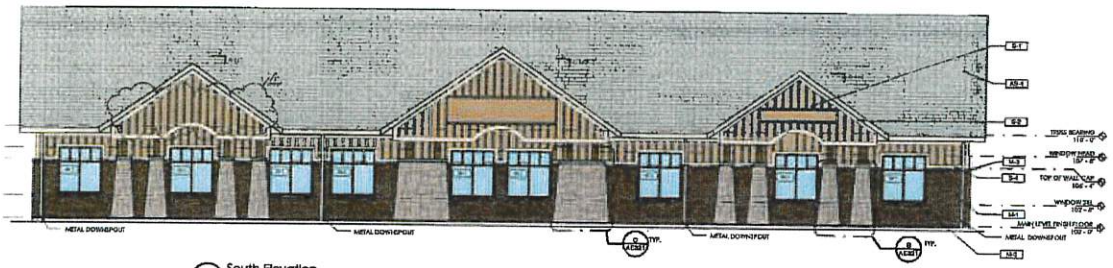


Twin - Floor plan

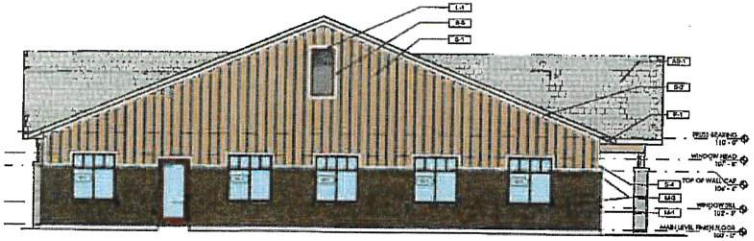
E# 3025566 PG 52



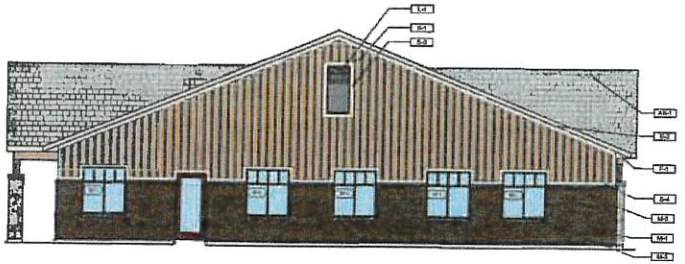
4 North Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"



1 West Elevation
3/16" = 1'-0"

EXTERIOR MATERIAL SCHEDULE

MARK	MATERIAL / MANUF.	COLOR / FINISH	PRODUCT INFORMATION
Lumber			
L-1		2'-0"x 2'-0" Metal Attic Louver- Color: Match window frames	Preparation and application as per Manuf. written instructions.
MASONRY			
M-1	Modulars Brick	Orientate Brick Color: mocha, Size: 2 1/4 EMPEROR	Preparation and application as per Manuf. written instructions.
M-2	Sand Cultured Stone	Sand Cultured Stone-Country Ledgestone-Color: Aspen	Preparation and application as per Manuf. written instructions.
M-3	Sand Cultured Stone	Sand Cultured Stone-Country Ledgestone-Color: Aspen	Preparation and application as per Manuf. written instructions.
Metal			
P-1		Metal Fascia - Color: to be selected by Architect by Manuf. standard colors	
Siding			
S-1	LP Building Products	Smart Side - Size = 7"x12" Bellows as Sheet board material- Color: SW 6114 Intrepid Tan Finish Satin	Product Information
S-2	LP Building Products	SmartSide Lap - 5 1/2" x 5/8" - Color: SW 6112 Interactive Cream Sherwin Williams Duration Exterior Latex Coating- Finish: Satin	Preparation and application as per Manuf. written instructions.
S-3	LP Building Products	SmartSide Trim - 1 3/4" x 3/8" - Color: SW 6112 Interactive Cream Sherwin Williams Duration Exterior Latex Coating- Finish: Satin	Preparation and application as per Manuf. written instructions
S-4	LP Building Products	SmartSide Trim - 3 1/2" x 3/8" - Color: SW 6112 Interactive Cream, Sherwin Williams Duration Exterior Latex Coating- Finish: Satin	Preparation and application as per Manuf. written instructions

GENERAL NOTES

1. Provide blocking as required for vertical wood siding.
2. All exterior windows and doors are NFRC label or fixed to the frame or shall have an approved certificate to allow the use of vinyl U factor less than the darkest shade, 1.662 Unless the approved certificate is to be provided the U factor are not exceptable and a darkest factor of .65, SHGC of .7 for windows
3. C 402.6 limits Standard to .28 U factor
4. C 402.3.3 Fenestration is limited to 30% area of the gross of the above grade wall

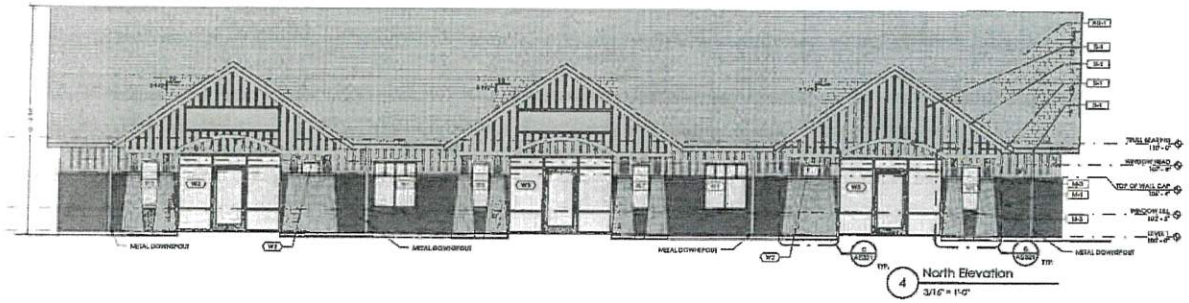
CONCRETE

FARMINGTON FIELDS
Building # 1
491 West Bourn Circle
Farmington, Utah

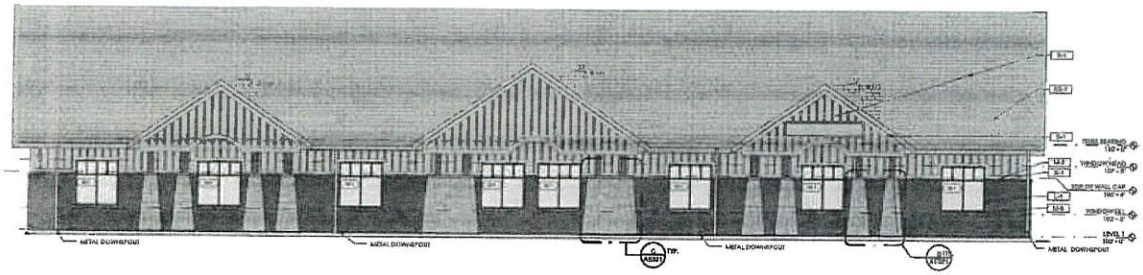
No.	Date	Description
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2	06.20.13	CD PACKAGE

No.	Date	Description
1	06.28.13	Revision 1
1	10.15.13	Revision 2

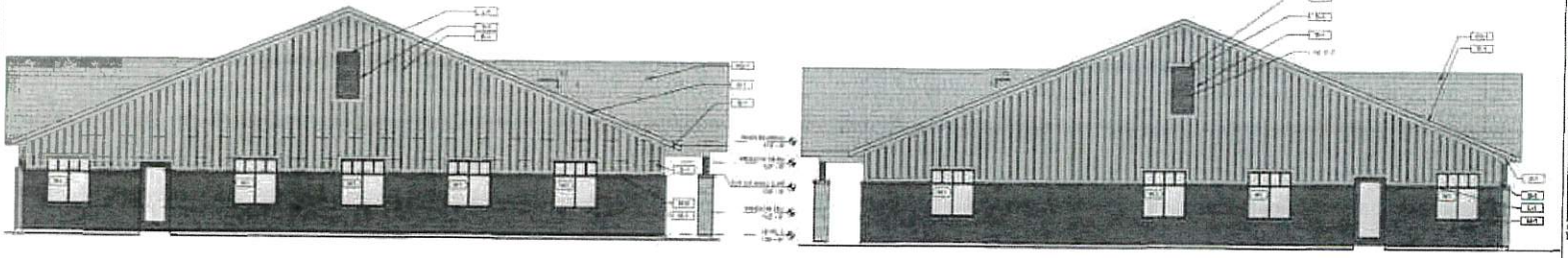
SAA Project No. 213051
Drawing Title
EXTERIOR ELEVATION
Sheet Number
AE200



4 North Elevation
3/16" = 1'-0"



3 South Elevation
3/16" = 1'-0"



2 East Elevation
3/16" = 1'-0"

1 West Elevation
3/16" = 1'-0"

NAME	MATERIAL / MANUF.	COLOR / FINISH	PRODUCT INFORMATION
A-1	LP Building Products	SmartSide Trim - 5 1/2" x 12'0" x 7/16" Color: SW6138 Universal Khaki, Sherwin Williams Duration Exterior Latex Coating - Finish Satin	Preparation and applications as per Manuf. written instructions
Asphalt Shingles			
AS-1	Certainteed	Asphalt Shingle, Color to Match Building #1	Preparation and applications as per Manuf. written instructions.
Louvres			
L-1		3'-4" x 2'-0" Manuf: Arlitt Louvers Color: Match window Frames	Preparation and applications as per Manuf. written instructions.
MASONRY			
M-1	Belvedere Brick	Woodside Brick Color: mocha, Size 2 1/4 EMPEDGE Mortar Building #1	Preparation and applications as per Manuf. written instructions
M-2	Boral Cultured Stone	Boral Cultured Stone- Country Ledgestone- Color: Aspen	Preparation and applications as per Manuf. written instructions.
M-3	Boral Cultured Stone	Boral Cultured Stone-Country Ledgestone-Color: Aspen	Preparation and applications as per Manuf. written instructions
Metal			
F-1		Metal Fascia - Color to Match Building #1	

GENERAL NOTES

1. Provide blocking as required for medical wood siding.
2. All exterior windows must have an NFRC label affixed to them in the frame at time of delivery. Windows must be labeled to show the use of only U factor less than the stated factor, 1.650. Unless the approved certificate is to be provided the IF bucks are not acceptable and a stated factor of .650, SHGC .41 for windows
3. C 402.5 Air Leakage - Fenestration (e) .39 U factor
4. C 402.5.2 Fenestration is limited to 30% max of the gross of the above grade wall

Consultant

Project Name

FARMINGTON FIELDS

Building #2

491 West Baum Circle
Farmington, Utah

Issued

No.	Date	Description
1	11.14.25	CD

Revision

No.	Date	Description

MA Project No. 21-002

Drawing Title

EXTERIOR ELEVATION

Sheet Number

AE200

Clubhouse

DOOR SCHEDULE

MARK	SIZE	DESCRIPTION	NOTES
1	3'-0" x 7'-0"	SOLID CORE, STAINED ONSITE KNOTTY ALDER, W/ SHAKE TRIM	KITCHEN DOOR TO BE REVERSED SWING
2	2'-6" x 6'-8"	SOLID CORE, STAINED ONSITE KNOTTY ALDER	
3	2'-6" x 6'-8"	SOLID CORE, STAINED ONSITE KNOTTY ALDER	
4	3'-0" x 7'-0"	3/4 HR. EXTERIOR DOOR, PRIMED & PAINTED	
5	3'-0" x 7'-0"	SOLID CORE, STAINED ONSITE KNOTTY ALDER, 3/4-HOUR DOOR W/ ALUMINUM CLOSER	
6	16'-0" x 8'-0"	OVERHEAD DOOR, PRE-PAINTED METAL, SECTIONAL	
7	(2) 3'-0" x 8'-0"	GLASS, FRENCH DOOR SET, GLASS SOLID CORE, STAINED ONSITE KNOTTY ALDER	
8	3'-0" x 6'-8" x 1-3/4"	SWING, INSULATED, METAL FACED, PRIMED, 45 MINUTE RATED DOOR AND FRAME, PROVIDE PANIC HARDWARE FOR EGRESS DOOR	

*TYPICAL NOTES:
ALL INTERIOR DOORS TO HAVE 5 POUND FORCE MAX. ALL EXTERIOR DOORS TO HAVE 8 POUND FORCE, MAX.
ALL DOORS TO HAVE LEVERED HANDLES.
* MANUALLY OPERATED SWING OR SLIDING-MOUNTED FLOOR SILLS ARE PROHIBITED.
* IF OPERABLE IS USED, OPERATION MUST BE A SIMPLE LEVER, PUSH AND A117. "OPERABLE PARTS SHALL BE OPERABLE W/ ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING, OR TWISTING OF THE WRIST, W/ A LB. FORCE, MAX.

WINDOW SCHEDULE

MARK	SIZE	DESCRIPTION	NOTES
A	3'-0" x 4'-0"	SINGLE HUNG, OR, GLASS, NON-THERMAL-BREAK FRAME	
B	1'-0" x 4'-0"	TRANSOM	TEMPERED
C	2'-0" x 6'-0"	SINGLE HUNG, OR, GLASS, NON-THERMAL-BREAK FRAME	
D	5'-0" x 6'-0"	FIXED, OR, GLASS, NON-THERMAL-BREAK FRAME	
E	7'-0" x 7'-0"	STOREFRONT	TEMPERED
F	3'-0" x 5'-0"	SINGLE HUNG, OR, GLASS, NON-THERMAL-BREAK FRAME	
G	3'-0" x 1'-0"	FIXED, CLERESTORY	TEMPERED
H	5'-0" x 1'-0"	FIXED, CLERESTORY	TEMPERED

NOTE: ALL GLAZING TO HAVE U- VALUE RANGE OF 3/4" INSULATED GLASS UNIT (NON-THERMAL BREAK) W/ R-30 MIN. IN-FACING

WALL LEGEND

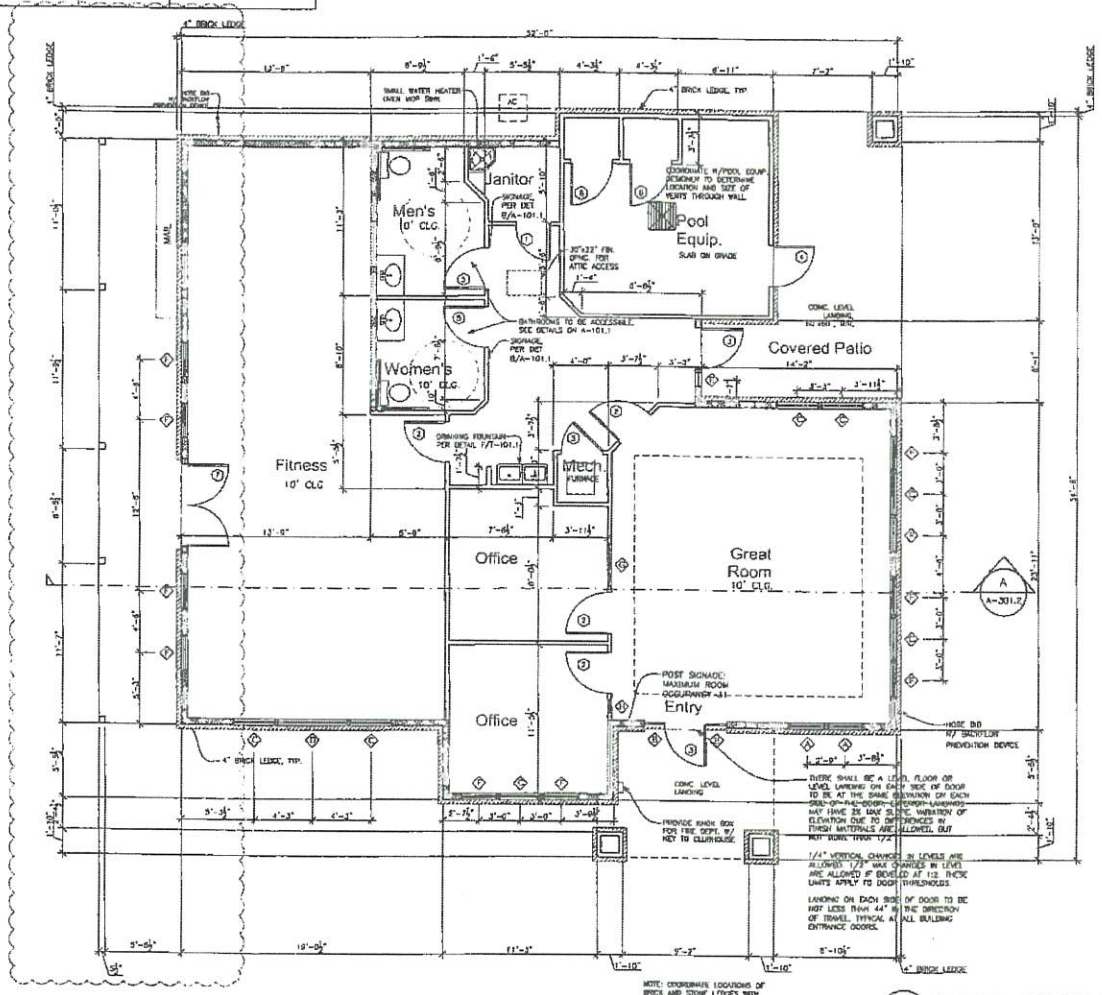
- 2x6 FRAMED WALL
- 2x4 FRAMED WALL
- BRICK VENEER

NOTE: COORDINATE W/ DETAILS ON SHEET T-101.2 FOR ACCESSIBILITY.

FINISH SCHEDULE

ROOM	FLOOR	BASE	WALLS	CEILING	SPECIAL PCS
ENTRY	TILE	PAINTED WD	PAINTED GYP. BD.	PAINTED GYP. BD.	
OPEN AREA	TILE	"	"	"	VERTICAL BLINDS AT WINDOWS
OFFICE	CARPET	"	"	"	
HALLS	CARPET	"	"	"	VERTICAL BLINDS AT WINDOWS
POOL EQUIP.	SEALED CONCRETE	"	"	"	
BATHROOMS	TILE	TILE	TILE UP 48", PAINTED GYP. BD.	"	FIXTURES, CASE, MIRRORS & ACCESSORIES
MAINTENANCE	CONCRETE		"		
PATIO	CONCRETE		"		

*WHERE NEW IS ADJACENT TO EXISTING ASSURE.



NOTE: COORDINATE LOCATIONS OF BRICK AND STONE LEDGES WITH ELEVATIONS.

NOTE: CLUBHOUSE SCHEDULES (DOORS, WINDOWS, & FINISH) ARE LOCATED ON THIS SHEET.

A A-101.1 CLUBHOUSE FLOOR PLAN
SCALE: 1/4" = 1'-0"

Taliaferro and Associates, PLLC
ARCHITECTS
MICHAEL D. TALIAFERRO
REGISTERED ARCHITECT
STATE OF UTAH

Orchards at 19th Clubhouse
Roy, Utah

CLUBHOUSE FLOOR PLAN

Aug. 21, 2018	
Nov. 26, 2018	
June 17, 2019	

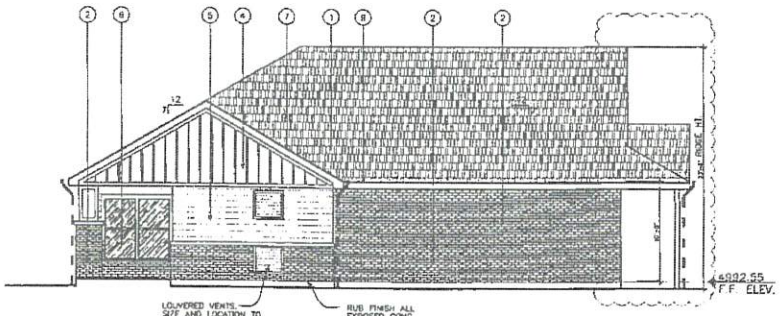
A-101.1

EB 3525256 PG 54

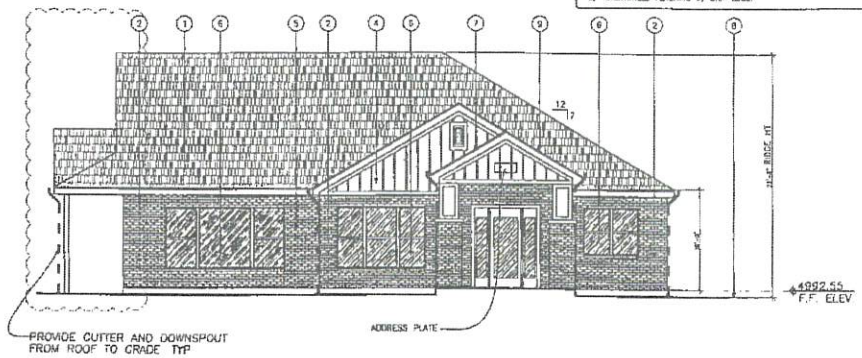
BK 3025966 PG 55

LEGEND

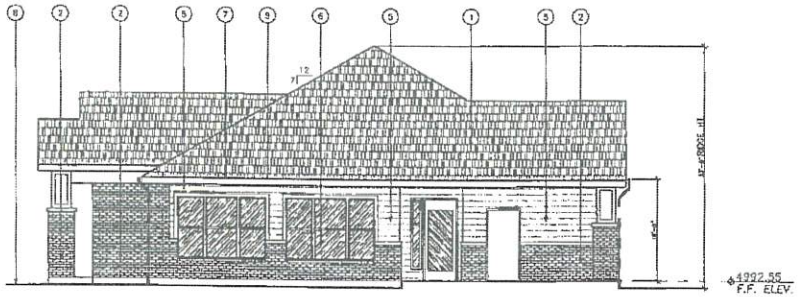
1. 30 YR. ARCHT. GRADE ASPHALT/FIBERGLASS COMP. SHINGLES OVER 15 LB. FELT
2. BRICK VENEER. ATTACH GALV. BRICK TIES TO WALL STUDS, EA. TIES SHALL NOT SUPPORT MORE THAN 2 SQ. FT. BRICK TIES SHALL BE MECH. ATTACHED TO HORIZ. JT. BOND. LAP ALL JTS. W/ 60 HORIZ. JT. REINF. BY A MIN. OF 3". INSTALL CORROSION RESISTANT FLASHING FROM FNDTN. UP THE 1ST 3 COURSES & TO EXTEND 1/2" MIN. BEYOND FNDTN. FACE. PROVIDE 3/16" WEEP HOLES 33" o.c.
3. STUCCO SYSTEM (3 COAT), OVER WIRE LATH, OVER (2) LAYERS GRADE 'D' FELT ON HOUSE WRAP, OVER STRUCTURAL SHEATHING. STUCCO SYSTEM TO BE APPROVED MANUFACTURER PER ICB REPORT #1064, OR CITY/ARCHITECT APPROVED EQUAL. PREPARE SUBSTRATE & INSTALL PER MANUFACTURER'S INSTRUCTIONS, INCLUDING CONTROL JOINTS.
4. PAINTED FIBER-CEMENT BOARD & BATTEN SIDING. INSTALL PER MANUFACTURER'S SPECS.
5. HORIZONTAL FIBER-CEMENT LAP SIDING. INSTAL PER MANUFACTURER'S SPECS.
6. DBL. GLAZED VINYL SLIDING WINDOWS & PATIO DOORS. ALL WINDOWS TO HAVE 4" POP-OUT TRIM.
7. ALUMINUM FASCIA & TRIM AT ROOF OVERHANGS & BALCONIES
8. FINISH GRADE PER CIVIL DRAWINGS.
9. GALVANIZED FLASHING W/ DRIP EDGE.



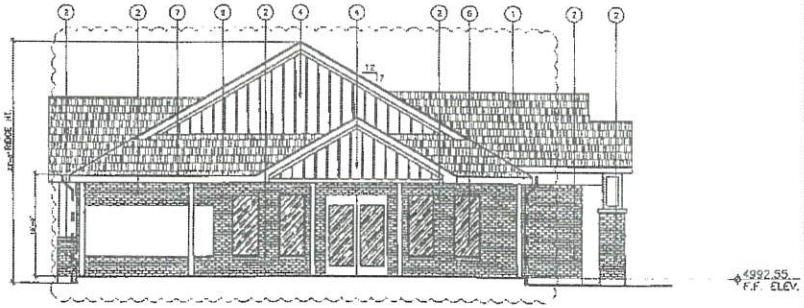
D A-201.1 REAR ELEVATION
SCALE : 3/16" = 1'-0"



A A-201.1 FRONT ELEVATION
SCALE : 3/16" = 1'-0"



C A-201.1 RIGHT ELEVATION
SCALE : 3/16" = 1'-0"



B A-201.1 LEFT ELEVATION
SCALE : 3/16" = 1'-0"

Tollis and Associates, P.C.
ARCHITECTS

Orchards at 19th Clubhouse
Roy, Utah

CLUBHOUSE ELEVATIONS

Aug. 21, 2018
June 17, 2019

A-201.1

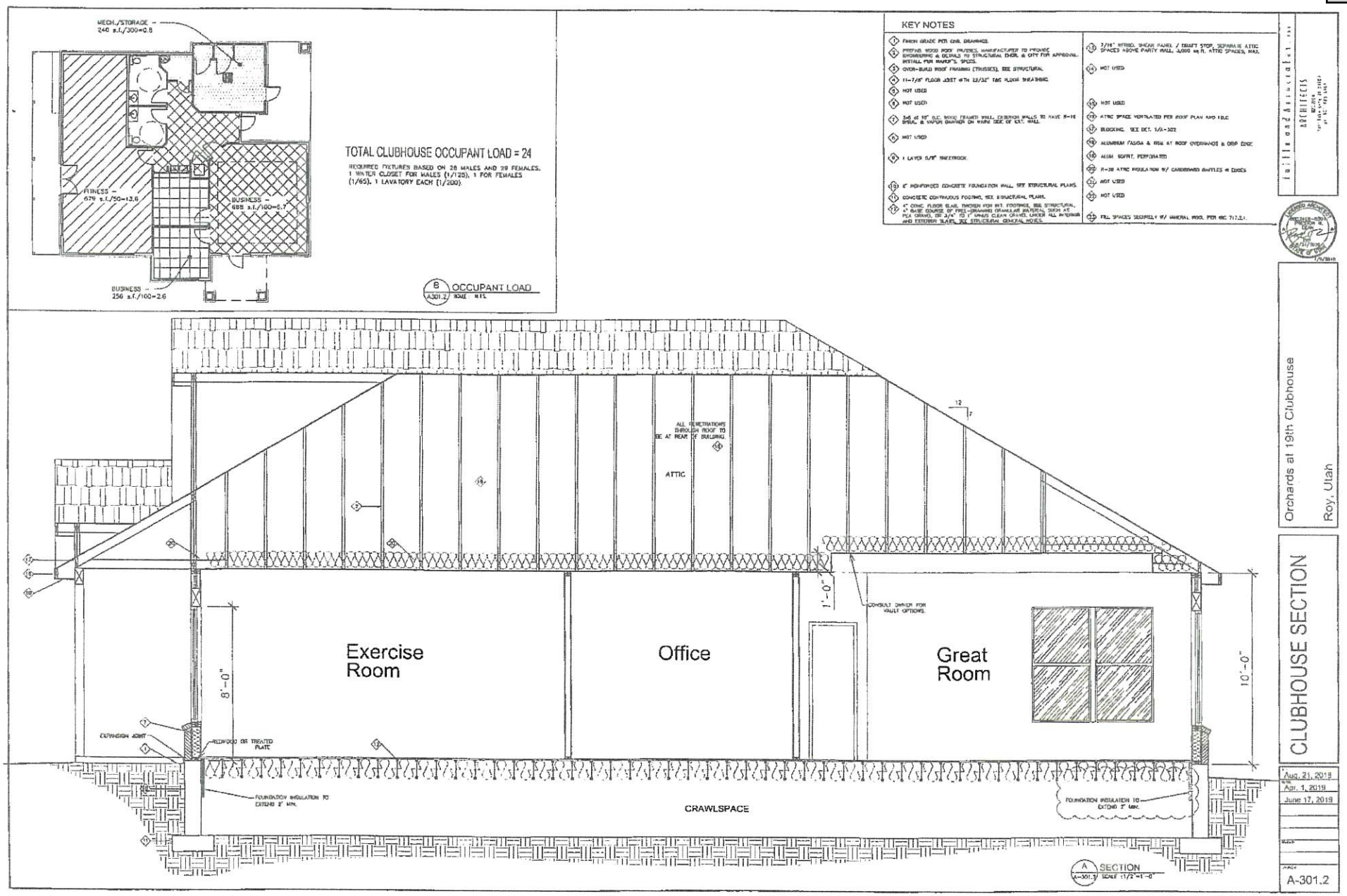

MECH./STORAGE – 240 s.f./300=0.8
FITNESS – 679 s.f./50=13.6
BUSINESS – 695 s.f./100=6.7
BUSINESS – 256 s.f./100=2.6
TOTAL CLUBHOUSE OCCUPANT LOAD = 24
REQUIRED FIXTURES BASED ON 38 MALES AND 39 FEMALES. 1 WATER CLOSET FOR MALES (1/125). 1 FOR FEMALES (1/65). 1 LAVATORY EACH (1/200).
B OCCUPANT LOAD
KEY NOTES
ALL PENETRATIONS THROUGH ROOF TO BE AT REAR OF BUILDING.
ATTIC
12
7
1'-0"
CONSULT OWNER FOR VAULT OPTIONS.
Exercise Room
Office
Great Room
8'-0"
10'-0"
EXPANSION JOINT
REDWOOD OR TREATED PLATE
FOUNDATION INSULATION TO EXTEND 2' MIN.
CRAWLSPACE
FOUNDATION INSULATION TO EXTEND 2' MIN.
A SECTION
A-301.2 SCALE: 1/2"=1'-0"
Orchards at 19th Clubhouse
Roy, Utah
CLUBHOUSE SECTION
Aug. 21, 2019
Apr. 1, 2019
June 17, 2019
A-301.2

Exhibit F

NOTES

Approved *City Council 12/17/19

1. No Basements are planned for this development.
2. A 2" diameter Water Service will be provided to each Townhome Building.
3. Twin Homes will have a 1" meter for each Unit with a 1" Service Line.
4. Individual Sewer Laterals will be stubbed to each Townhome Unit.
5. Individual 4" Sewer Laterals will be stubbed to each Twin Home Unit.
6. A Trail will be included along the North Side of 2300 North and the East Side of 150 East as part of the Boulevard.
7. Apartment Buildings will have a Fire Sprinkler System.
8. Storm Water from this Development will be detained within a Region Pond constructed on Lot ____.
9. Fire Hydrants to have a maximum spacing of 500 feet.
10. Phasing is subject to change depending on building.
11. Townhomes do not have driveways or a setback along the Private Roads.
12. Townhomes will not have less than 10.0' spacing between each Building.
13. Maximum Height for the Townhomes will be 28.0'.
14. Maximum Height for Apartment Buildings will be 34.0'.
15. Apartments will not have less than 25.0' spacing between each Building.
16. Storm Water Detention will be within the Pond in Phase 4, with improvements to be developed per Phase.
17. Townhome Unit will include a 2 Car Garage for Residents Parking, and 75 Marked Stalls for a total of 469 Parking Spaces for Phases 1-3.
18. Lots within Phase 5 will have a 20.0' Front Yard Setback.

E# 3025566 PG 57

Exhibit G

DESCRIPTION

Approved *City Council 12/17/19

A part of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:

Beginning at a point being 387.01 feet South 89°55'37" East along the Section Line and 276.07 feet South 1°09'39" West from the Section of said Section 32; and running thence North 88°55'51" West 715.83 feet; thence North 1°26'11" West 656.42 feet; thence North 88°54'16" West 234.39 feet; thence North 2°06'45" East 1317.28 feet to the Southerly Right-of-Way Line of 2550 North Street; thence South 88°32'44" East 829.54 feet along said Southerly Right-of-Way of 2550 North Street; thence South 1°09'36" West 185.5 feet; thence South 89°41'58" East 128.54 feet; thence South 1°09'36" West 1783.56 feet to the Point of Beginning.

Contains 39.686 Acres, more or less

E# 3025566 PG 58 0

Central Weber Sewer Improvement District

E# 3025566 PG 59 OF 82

May 29, 2019

North Ogden City
505 E 2600 N
North Ogden, UT 84414

SUBJECT: Proposed Patriot Pointe Development
Will Serve Letter

TO WHOM IT MAY CONCERN:

We have reviewed the preliminary development plans dated 15 February 2019 for the proposed Patriot Pointe Development in North Ogden City. We can treat the sanitary sewer from this proposed development and offer the following comments.

1. Central Weber has the capacity to treat the sanitary sewer flow from this proposed development.

2. Details of any connection and/or manhole construction being made directly to Central Weber's main line will need to be submitted to Central Weber and approved prior to construction and the connection being made.

3. Any connection to Central Weber's line must be inspected by Central Weber while the work is being done. A minimum of 48-hour notice for inspection shall be given to Central Weber prior to any work associated with the connection.

4. Central Weber will not take ownership or responsibility for the condition, ownership or maintenance of the proposed sanitary sewer lines (gravity or pressure) or system that are proposed as a part of this development.

5. The connection of any sump pumps (or similar type pumps) to the sanitary sewer system is prohibited during or after construction. Central Weber's Wastewater Control Rules and Regulations state:

2618 West Pioneer Road, Ogden, Utah 84404 • Telephone (801) 731-3011 Fax (801) 731-0481

Prohibited Discharge into Sanitary Sewer. No person shall discharge or cause or make a connection which would allow to be discharged any storm water, surface water, groundwater, roof water runoff or subsurface drainage to any sanitary sewer.

6. Impact fees will need to be paid to Central Weber Sewer Improvement District no later than the issuance of any building permits.

If you have any further questions or need additional information please let us know.
Sincerely,

Lance L. Wood, P. E.
General Manager

Cc: John Hansen

WEBER-BOX ELDER™
CONSERVATION DISTRICT

July 26, 2019

North Ogden City Planning
Re: Patriot Pointe

To Whom It May Concern:

We have reviewed the plans for Patriot Pointe, this property is not currently fully part of the Weber-Box Elder Conservation District. We will service this property after they have completed the inclusion requirements, paid all related costs and purchased the appropriate Cold Water Irrigation shares.

Please contact me with any questions or concerns.

Sincerely,
Charlett W Dean
Charlett W. Dean
Connections & Assessments
801-622-4342

471 West 2nd Street
Ogden, UT 84404
801-621-6555

E# 3025566 PG 62 0

North View Fire District
315 East 2550 North
North Ogden, UT 84414
Phone: 782-8159
Fax: 782-3532

September 5, 2019

Patriot Pointe Master Planned Community

As the Authority Having Jurisdiction (AHJ) I have been contacted about the required fire flows for the proposed Patriot Pointe Master Planned Community. The minimum fire flow requirement is 1000 gallons per minute. With this minimum requirement of 1000 gpm the Townhomes and Twin homes can be designed and built to have a square footage of 3,600 square feet or less per unit. If the Townhomes and/or Twin homes are larger than 3600 square feet than the fire flow will need to follow the table in the International Fire Code appendix B.

The apartment complexes will be required to have an approved fire sprinkler system in accordance with NFPA 13 or NFPA 13R. The minimum required fire flow for the apartments is also 1000 gallons per minute.

The Commercial Buildings will need a minimum fire flow of 1500 gallons per minute but it may range between 1500-2250 gpm depending on the design and construction of the structures.

Ryan Barker
Fire Marshal
Rbarker@northviewfire.com
801-782-8159

Exhibit I

Approved *City Council 12/17/19

NORTH OGDEN CITY
SETTLED 1851

E# 3025566 PG 63 OF 82

Technical Review Committee Meeting Letter
May 15, 2019

Re: Patriot Pointe MPC Project

The North Ogden City Technical Review Committee met on April 30, 2019 regarding the proposed plans for the Patriot Pointe project. The following comments and responses were made regarding the proposed site plan and subdivision:

North Ogden City Engineer:

- Need to have on site detention
- Detention area must be landscaped, either grass, possibly rock, or another material determined by City Staff.
- Geotechnical report will need to be completed and submitted to the City, which will give details on suitability of soils for development prior to approval.
- Low Impact Development right-of-way standards may possibly be used as an option. If opted to not use LID, need to provide letter explaining reasons for doing so.
- Street addresses - Please send Lorin a copy of the AutoCad file, and he will assign addresses.
- City will own and maintain stormwater system in public right of way.
- This development has combination of public roads and private roads. Site plan should identify public and private roads.
- Cross section for private driveway needs to be provided. Needs to meet fire department and other standards. Location of utilities need to be worked out.
- Need will-serve letter from Pineview Water and Weber Sewer District.
- High groundwater table. Land Drain system is recommended to facilitate drainage of water away from foundations.
- Detention for property needs to be on site.
- LID is currently scheduled to be implemented in March 2020.
- Intersection of 100/150 west and 2550 needs to be as close as possible to 90 degree intersection
- Apartment area only has one access in and out.
- Will need complete geotechnical report including information on private and public roads.
- Sewer may not need to be stubbed off to west on 2300 North.
- Some roads may not need to be connected with sewer.
- 2550 street needs to show dimensions for cross section. Needs to meet width specified in general plan.
- City will maintain sewer and other utility main lines on public streets.

Stormwater

- Need to resolve pond issue to provide information regarding storm water.

E# 3025566 PG 64 0

Culinary Water:

- Need to contact Jason Reney for further details regarding culinary water system.
- Need to use PVC pipe for culinary water.
- A pressure relief valve may be needed due to location at end of water system.
- 2 inch service will provided to each townhome building.
- Twin homes will need individual meters per unit for twin homes with 1 inch service lines.
- Need to accommodate meter strips in park strip.
- Apartment size requirement will be based on calculations.

Sanitary sewer:

Townhomes will need to have individual laterals per unit.

- Spacing and sewer per city standards based upon pipe slope. Install green sewer pipe. Land drain pipe needs to be white. Tracer wire is required on laterals.
- For townhomes laterals will be 4 inches to individual units. Apartments will be 6 or 8 inch width. Twin homes will be single line to individual units with 4 inch width.
- Maximum one foot of depth for grade rings on any manholes.

Parks and Recreation:

- Park is primary concern for project. Trail running along 2300 north. Needs to meet public Works Standards requirements for trail.

Northview Fire:

- For fire truck access on the apartments. If all units have sprinklers one vehicular access is sufficient. 26 of asphalt is necessary for access road. Fire hydrant placement will be approved by Ryan Barker.
- Ryan Barker at Northview Fire may need to conduct a fire flow test to determine allowable square footage and/or units. Results will be provided when completed. Livable space or units will be limited by available fire flow.

Pineview Irrigation:

- Main lines will be run down City Streets with 2 inch service lines. Each will be metered. Not all property is in the Pineview Water District. Shares will need to be purchased. Pineview will need greenspace drawing to evaluated amount of water shares needed. Will be required to get will-serve letter.
- Main will be run out onto 2550 North.
- Secondary water is required for new residential development in North Ogden City.
- DR-18 purple pipe is required. Doug will provide specifications when drawing is provided.

North Ogden City Planning:

- The applicant has applied for the MPC Zone. City Council and Planning Commission consideration for approval of the rezone would be based on guidelines in the General Plan.
- Need to make application for a subdivision associated with this project.
- Please check our City ordinance and follow it exactly regarding the correct signature blocks for subdivision plats. Please use the correct signature blocks on our plats, so that there are not issues with recording the plat or having the proper signatures on the subdivision plat at the time of recording. Incorrect signature blocks will create delays and potentially other problems with recording subdivision plats.
- Need drafted, full set of plans in order to be scheduled for consideration of preliminary approval by the Planning Commission. These plans need to be submitted at least 3 weeks prior to a given Planning

Commission meeting to the City Engineer and Planning Department, in order to be scheduled for that meeting, and provide sufficient time for Staff Review.

- Planning Commission is able to require a fence between incompatible uses, as a requirement when a new subdivision is approved.
- Landscape plan should include a statement that equivalent plants may be substituted.
- See List of Needed Materials document dated and provided from meeting on 4/30/2019.

If you have any questions or concerns, please contact Rob Scott, our City Planner at (801) 737-9841 or the Planning Department at (801)782-7211.

Sincerely,

Brandon Bell, CNU-A

North Ogden City – Associate Planner
505 East 2600 North
North Ogden, UT 84414
bbell@nogden.org
(801) 737-2216

NORTH OGDEN CITY
SETTLED 1851

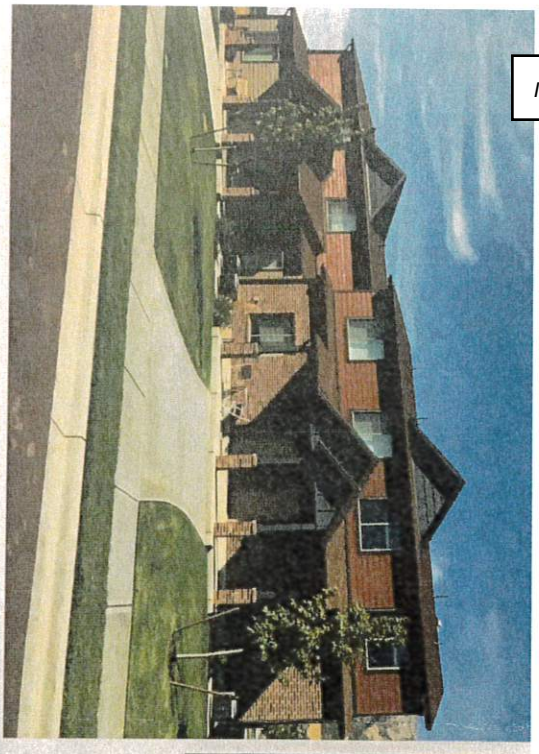
Exhibit J

Approved *City Council 12/17/19

BK 3025566 PG 66 OF 82

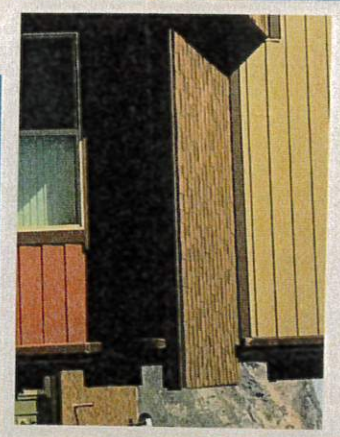


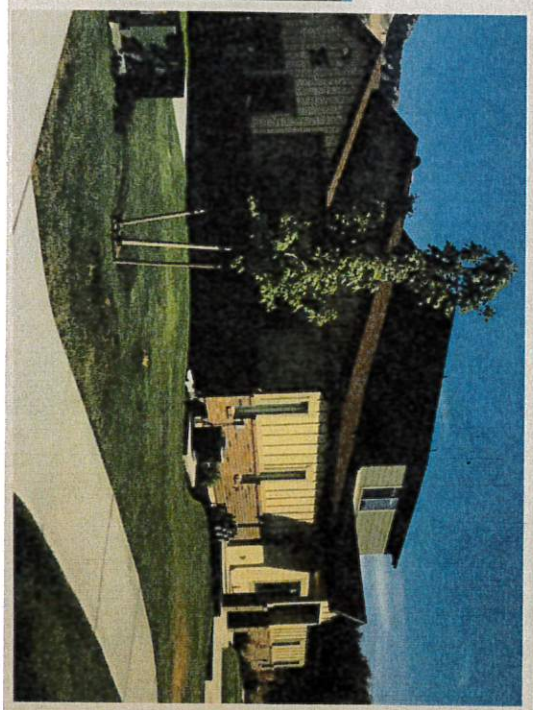








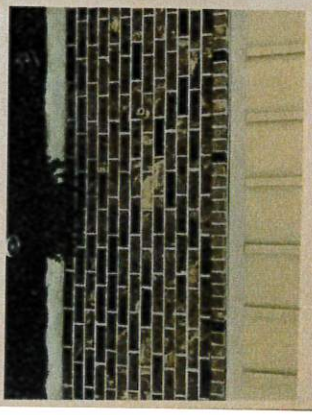


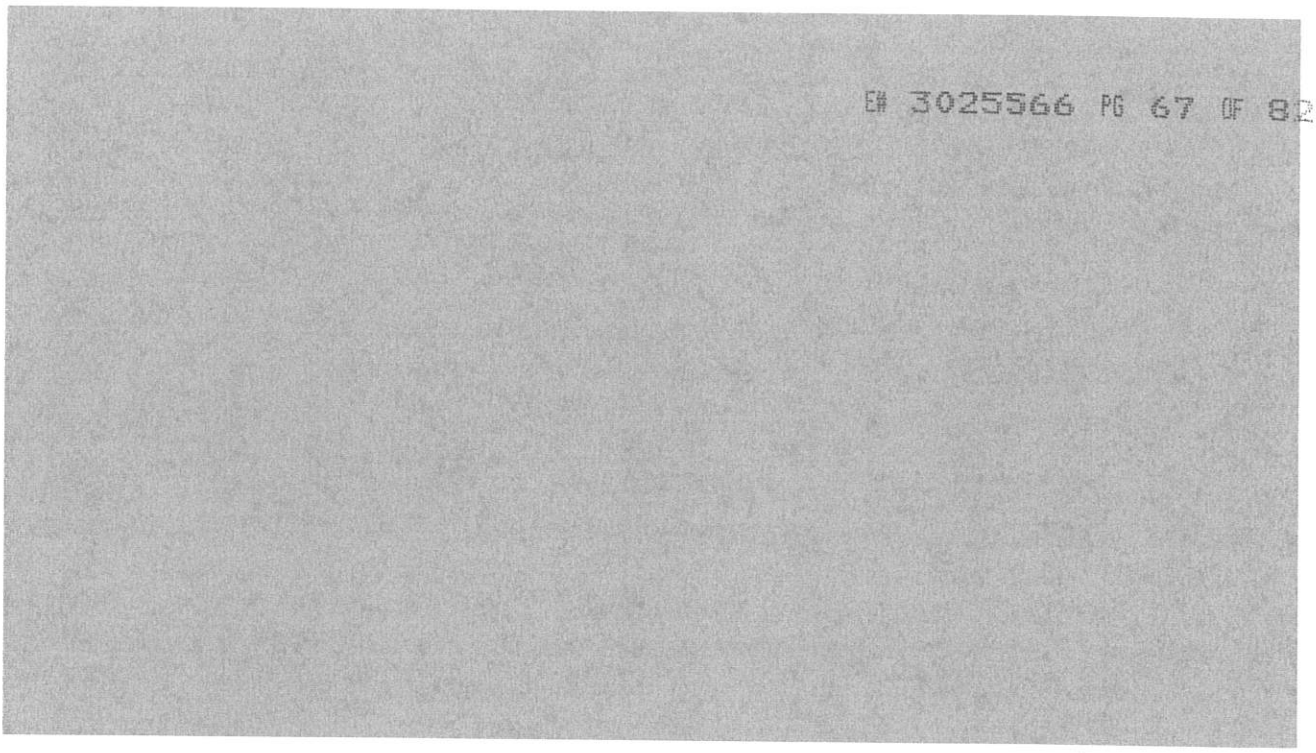












8. **ZMA 2018-08 Public hearing, consideration, and recommendation on a legislative application to rezone land located at approximately 200 East 2550 North from Suburban Residential (RE-20) to Master Planned Community Zone (MPC-PP).**

A staff memo from Planning Director Scott explained when the City is considering a legislative matter, the Planning Commission is acting as a recommending body to the City Council. The City has wide discretion in taking legislative action. Examples of legislative actions are general plan, zoning map, and land use text amendments. Legislative actions require that the Planning Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

The applicant has submitted an application to rezone the property at approximately 200 East 2550 North from Suburban Residential (RE-20) to Master Planned Community Zone (MPC/PP). A development agreement is also attached as part of the rezone consideration. In addition, a subdivision application and site plan application will be considered for approval subsequent to the rezone.

A joint work session with the Planning Commission and City Council was held on June 5, 2018. The following summary of discussion conclusions is listed below:

- Quality Building materials / no stucco
- Property to be managed by the owner through a management company
- Amenities to be determined with trails, community center, etc. to be included in the site design.
- Parking is a key issue with meeting city parking standards.

- Approximately 391 dwelling units; density of approximately 14.4 units per acre.
- Future phases to be shown as future development; separate development agreement to be processed for future phases.
- Commercial will be done in the phases that front onto 2550 North; 5% of the project.
- 150 East cross section to be reviewed and designed as a boulevard. (A sample of the initial design is included in the packet.)

A concept plan was reviewed at the April 17, 2019 Planning Commission meeting. The Planning Commission conducted a field trip to examine similar style developments on August 21, 2019.

ANALYSIS

The purpose of the MPC zone is stated in 11-7K-1 Purpose:

> The purpose of the Master Planned Community Zone is to provide opportunities for creative and unique developments within North Ogden City. This ordinance includes guidelines for creating neighborhood-oriented village projects that may include a mix of residential, commercial, recreational, and/or public uses.
>
> An integral part of this Zone is a multi-step review process to assure compatibility of proposed land uses with existing, and proposed adjacent neighborhoods, as well as the vision of the General Plan. The desired goal is to move toward vibrant, sustainable, and walkable neighborhood centers, with integrated streets.
>
> Proposed plans for development must follow or exceed design standards found within this ordinance. Specific plans shall be a reflection of a required development agreement.

The Patriot Pointe/Double OTT Ranch proposal is for a mixed-use project (residential and commercial) that will be built in multiple phases. (See Exhibits B, D, E, and F) A Technical Review Committee meeting was held on May 15, 2019. (See Exhibit I)

The applicant has prepared a conceptual site plan, a project narrative, and building elevations that shows the Patriot Pointe project surrounding the future city park/detention pond. The residential component has three housing types, i.e. townhomes, twin homes, and apartments. The commercial development will be two buildings on a little over 2 acres. There will be 7 phases to the project. The initial 3 phases are townhomes, phase 4 is identified as the future city park/detention pond, phase 5 will be twin homes, phase 6 the commercial, and phase 7 the apartments.

Project Summary

Residential

Apartments	144 (6 buildings)
Town Homes	197 units (39 buildings)
Twin Homes	50 units (50 buildings)
Total Units	391 units on 29.856 acres / 13.1 units per acre

Commercial

Commercial has approximately 14,000 square feet in two buildings

Density
The Master Planned Community zone has a density range of 6 to 18 units per acre for medium density projects. The overall density is 13.1 units per acre.

Park and Detention
North Ogden City is working jointly with the applicant and property owner to relocate the detention basin from 2600 North to this property. That design will be forthcoming to the Planning Commission as a site plan review. The park and detention property will remain in the RE-20 zone. Staff will be presenting an institutional zone in the future for all City parks and facilities.

Amenities
The project narrative (see Exhibit B), describes the amenities for the project. The applicant is also the owner for the adjoining Ranches project. The clubhouse for The Ranches project is to be shared by the residents of the Patriot Pointe project. Documentation needs to memorialize this commitment. The applicant has provided a clubhouse plan. The required landscape plan will need to show the described dog park and playground amenities.

11-7K-5 DEVELOPMENT STANDARDS
Staff has reviewed each of the design standards and provided an analysis.

A. Building Placement and Massing
1. Setbacks
Building facades should comprise at least 50% of all other public street edges. Buildings setbacks for major streets are to be 0 to 10 feet while all other streets may have setbacks with a minimum of 15 feet.

Building setbacks – minimum of 15 feet on minor streets.

Analysis: There are no minor streets in the project. The two parking lots along 150 East will need to be considered as to location and design. The current configuration does not meet the 50% building frontage standard. By moving the two apartment buildings to be adjacent to 150 East and in front of the parking this standard would be met. The applicant needs to provide verification that this standard is met.

Staff recommends that no parking lots be located along 150 East.

The setbacks for these units need to be identified and approved. An exhibit showing setbacks for all buildings to property lines, between buildings, and to any streets, needs to be provided by the applicant.

Buildings 105 and 106, do not meet the required 20' setback. Building 104 may not either. However, at the 28 feet in height shown for the townhomes, these buildings need to be at least 24' from the property line under the current MPC standards so a modification would need to be included in the development agreement.

Setback distances are needed to exterior property line for buildings 101, 102, 104, 106, 203, 204, 309, 310, and 311 to the property line. The setback distance is also needed from buildings to all public and private streets.

The minimum setback for garages, with a driveway needs to be 20 feet. These dimensions need to be shown on the plan. Staff will address setbacks on the edges of the property and proposed limits of the zone later in this report.

2. Zero lot lines: None requested.

Analysis: However, similar to zero lot line lot arrangements, the applicant is proposing a number of townhomes that have essentially a zero-foot setback from a private street, over an extended length of property. The Notes exhibit states "Townhomes do not have setback along private drive." This issue is addressed below in the Design Consideration subsection.

3. Building orientation

Entrances shall front onto major streets. Minor streets may be altered with appropriate landscape buffer yards.

Analysis: The layout of the project includes building entrances that front adjoining properties. This item is addressed in the Land Use and Buffering subsection.

B. Building Heights

The building heights are specified below and will be reviewed against the following height table.

Land Use	Commercial, Office & Vertical Mixed-Use or residential flats	Condos, Town-homes, single purpose apartments	Single Family, Twin Homes, & 4-unit buildings	Civic Uses & other stand-alone uses
Minimum Building Height	Two Stories or 24'	Two Stories or 24'	One Story or 14'	One Story or 14'
Maximum Building Height	Four Stories or 50 '	Three Stories or 36 '	Two Stories or 24 '	Three Stories or 36 '

Analysis: A variety of building heights are allowed depending on the building type/land use type, shown in the above table. The proposed height for these building types/land use types is within the allowed maximum height of 36 feet and three stories for townhomes and apartments. A table showing building heights by housing type needs to be included in the development agreement. The proposed maximum building heights identified by the applicant, in the 'Notes' document (see Exhibit F) are: Townhomes at 28 feet and Apartment Buildings at 34 feet. The maximum height for the twin homes has not been specified, and needs to be identified by the applicant (see Exhibit F). Heights listed on plat should be consistent with those listed in the development agreement.

C. Land use Impact and Buffering.

Landscape buffers and any fencing must be shown on the landscape plan. Building setbacks to adjoining zones reflect a setback of 20' for buildings up to 24' in height (measured to the

peak of the roof). Additional height may be allowed with an additional foot of setback for every one additional foot of height.
Analysis: The applicant has not submitted a detailed landscape plan. The concept landscape plan is contained in the colored rendered site plan. A detailed landscape plan is needed as part of the site plan review approval. The Planning Commission needs to determine whether the above landscape buffers would apply to a private drive.

Since the townhomes are 28 feet in height (see Exhibit F), they are 4 feet over the 24 feet height limit to qualify for the 20' setback at property boundaries. An additional 4' needs to be added to the setback at the property boundary or this would be a modification approved in the development agreement, and additional setback distance will need to be added if the height increases.

Regarding the surrounding properties, the Ranches project is located to the east of this property, (which is a similar project with a compatible land use). There is vacant land to the south, and to the west, part of the property is vacant, and part of the property is occupied with townhomes. The backs of those townhomes adjoin the project property. Given these conditions, the Planning Commission needs to determine if the design configuration with the townhomes facing onto the exterior of the property is acceptable.

D. Architectural Design and Materials. Repetitive designs for projects over 5 buildings is not acceptable. The project has three basic design styles. The exterior brick and colors will be varied., e.g., no more than 4 color schemes per housing type, in addition to the roof color is allowed per project. Building materials will need to be provided for each building type along with a color palette.
Analysis: The Color board shows colors for townhomes only. The applicant needs to provide colors for the other buildings. This could be done as part of later phases. The proposed building materials for the townhomes and clubhouse are brick and fiber-cement board. The proposed building materials for the apartments and twin homes are brick and fiber-cement board, but also included stucco as a proposed material. One desire worth noting specified by the City Council and the Planning Commission in earlier meetings was the desire for no stucco in the project.

E. Signage
Analysis: No sign plan has been provided. The applicant needs to submit one if a sign is desired at this time. Staff recommends signage approval be assigned to staff for completion, but shall not exceed 25 square feet of copy area in any location. Limiting to 3 signs is recommended.

F. Open Space (A minimum of 20% is required)
Analysis: There is a common greenspace along the west side of 150 east. The applicant has provided the percentage of open space, for all but one phase. The total percentage of open space among the phase specified is 32.5%. The phase for the twin homes is at 19% and the phase for the commercial specifies that it will have 20% minimum but does not provide a total acreage. The applicant needs to submit total acreage of all roads (public/private), driveways, building footprints, landscaping, and parking.

G. Landscaping

A detailed landscaping plan is required with a minimum of 20% onsite landscaping for the project.

Analysis: A very conceptual landscaping plan has been submitted (see Exhibit C). However, a detailed plan is required. This should include species and variety/cultivar of plants, quantity of each plant type, location, and some indication of the size that will be planted. This project has committed, via an agreement, to have 25% landscaping. Initial designs indicate this percentage will be met with landscaping and plaza common space.

H. Outdoor Lighting

Analysis: (Street lighting details have not been submitted. Building lighting is required to be directed downward, and shielded to mitigate light pollution. Staff can be delegated the duty of verifying lighting compliance with dark sky goals.)

I. Streets and Pedestrian Ways.

Analysis: 150 East is a collector street and has a 66 foot right of way. This roadway cross section needs to be designed as a boulevard with appropriate streetscape to be approved by the Planning Commission. An appropriate street cross section design will be presented at the Planning Commission meeting. There are two other public streets 2300 North and 2225 North.

The streets in the project are comprised of private lanes and private drives. The private lanes directly access the garages for the townhomes. The sidewalk design and walkways should be included with the site plan when considered for site plan approval.

The site plan shows basic roadway access and sidewalks for pedestrian ways. The Parks and Recreation Director has specified that a trail which meets the Public Works Standards needs to be provided along 2300 North.

J. Other Forms of Transportation

Analysis: The project site lends itself mainly to connecting to adjacent roadways. Coordination on alternative transit opportunities should be explored.

K. Parking Areas. Vehicle Parking, Typical Required Vehicle Parking Spaces, Bicycle Parking.

Analysis: The site plan design needs to identify specific parking layout with specific dimensions and parking numbers.

Parking Summary

Residential Parking (2 stalls per dwelling unit)
Townhouse Garages (2 per unit) with some surface parking
Twin Homes (2 Car Garages)
Apartments – Surface Parking (Required 288 stalls)
Clubhouse – Additional Units need to be calculated
Total 782 / 2 stalls per unit, in addition to clubhouse parking

Commercial Parking

Requirement: 1 stall per 200 square feet or 5 stalls per 1,000 square feet of commercial = 70 stalls

L. Environmental This standard relates to building, landscape, and solar design. The ordinance suggests a design that emphasizes extensive landscaping, building recesses, porches, and parking that uses concrete that absorbs sunlight. This reflects the need for observing best design practices in the project layout.
Analysis: The Planning Commission should identify any items they would like the applicant to address.

M. Requirements Unique to Residential Uses.
The following shall apply to residential uses:
Multi-family residential use shall comprise a variety of types of housing, fulfilling housing needs with a wide assortment of housing choices.
Analysis: Patriot Pointe has 3 housing types, apartments, townhomes, and twin homes. The final design for the building elevations should take these standards into account.

1. The following standards shall be required for multi-family residential:
    1. Properly designed off-street surface parking hidden from streets, parking terraces, or underground parking. Attached or detached garage units associated with multi-family development should be rear loaded. Where only front-loaded garages are possible, they shall be subservient and setback 5 feet from the front façade and at least 20' from the front property line.
    2. Flat roofs with a parapet and pitched roofs with a 4/12 pitch or greater, unless otherwise approved by the Land Use Authority.
    3. Extensive windows facing streets, alleys and pedestrian connections.
    4. Covered porch entrances.
    5. Entry sidewalks that connect directly to public sidewalks.
    6. Livable balconies of 50 square feet or larger with a minimum of 5' in depth
    7. Material variety
    8. Building relief

Analysis: The Planning Commission should determine if garages fronting onto the private streets meet the 'rear loaded' requirement or approve a modification in the development agreement. The plans that have been provided for the townhomes don't show if the garages have been setback 5 feet from the rest of the façade or not. The sidewalks connecting to the townhomes are not understood to be public. The Commission should determine if these issues meet the requirement as proposed, or if not, if they recommend that these standards should be adjusted. The pitch on the townhomes, apartments, and twin homes are either not provided, or not clearly readable.

DESIGN CONSIDERATIONS
Staff has concerns about the garages for many of the townhomes fronting onto the road listed as a 'private lane.' The current design will cause these lanes to function as a very long alley, with little to no interruption and only two intersections with cross streets in the entire townhome area of the project.

A related design concern is that other townhomes have garages and driveways facing onto public streets (see Exhibits C and D). This presents a concern with the number of driveways and vehicles fronting onto the streets, as well as the aesthetic impact on these public streets.

Another consequence of loading the garages onto the private lanes with the front facades facing the edge of the project, is that many of the buildings face onto the adjoining property. This will affect the primary view for many of the residents of this development. Since the applicant does not control the surrounding property this places the primary view for many of the townhomes, facing either a view of a dissimilar or incompatible land use, or the back of another property or a fence. Staff recommends that the Planning Commission should give consideration to this aspect of the design.

11-7K-9 MASTER PLANNED COMMUNITY ZONE CONFLICTS WITH OTHER REQUIREMENTS IN THE CITY CODE

When the requirements of this chapter are found to be in conflict with other provisions of the City Code, the standards, requirements, and processes of this chapter shall take precedence, especially where a development agreement has been approved.

The Master Planned Community zone provides ultimate flexibility in applying design options for an applicant and the City. Where provisions conflict with existing code they may be modified in the required development agreement. There are several design issues in this project that may need a modification. As part of the Planning Commission review these should be identified.

Staff recommends the Planning Commission conduct the public hearing and obtain input. Review the application and make recommendations to the City Council. The Planning Commission can find that the application is consistent with the General Plan.

The following items are needed:

1. Front the apartment buildings onto 150 East
2. Provide the missing setbacks distances to exterior property line for buildings 101, 102, 104, 106, 203, 204, 309, 310, and 311 to the property line, and the setback distance to all public and private streets.
3. Provide an exhibit showing setbacks for all buildings to property lines, between buildings, and to any streets or private drives.
4. Townhomes that are adjacent to other zones must have a 24-foot setback or obtain a modification.
5. Show the required 20-foot garage setbacks on the plan.
6. Specify the building heights for the townhomes.
7. Submit a detailed landscape plan with the site plan application.
8. Submit a subdivision application.
9. Leave the park/detention property RE-20 zone in place.
10. Remove the fence along the west side of the Ranches project to enable the Patriot Pointe residents to access the clubhouse. Provide documentation that the Ranches clubhouse is accessible to the Patriot Pointe residents.
11. Include in the landscape plan the details for the playground and dog park.
12. Coordinate with UTA regarding public transportation amenities.

13. Determinations – The Planning Commission should make a determination for the following:
    - What should the townhouse setbacks be at the property boundaries?
    - Is the design configuration with the townhomes facing onto the exterior of the property acceptable?
    - Is stucco an acceptable building material?
    - Is the cross section for 150 East acceptable?
    - Are the garages loading onto the private lane acceptable?

GENERAL PLAN

The following excerpt from the General Plan describes the parameters for using the Master Planned Community Zone. The proposal is consistent with the following General Plan provisions.

Residential Development
Multi-family

Multi-family residential areas traditionally include rental apartments and condominiums and are often located along major arterial streets, adjacent to community commercial centers, or adjacent to existing multi-family developments. Multi-family residential areas also allow for business and professional offices which can be creatively mixed with housing areas. The appropriate location of this type of land use can provide residential dwellings adjacent to commercial developments to create a downtown environment. Appropriate areas lie generally along Washington Blvd. and 2600/2700 North. In the General Plan (see Figure 5), these areas are suggested to complement more intense commercial uses and buffer adjacent single-family homes. The zones used to accommodate higher densities are the R-3, R-4, and the Master Planned Community (MPC) zones. The MPC zone relies on a development agreement to accomplish the community goals of creating higher quality buildings, and better site design.

The memo offered the following summary of potential Planning Commission considerations:

- Does the application meet the purpose/intent of the MPC zone?
- Does the proposal meet the North Ogden Zoning ordinance standards?
- Is the overall layout acceptable?
- Are the building elevations, building materials, and colors acceptable?
- Does the Planning Commission agree to leave the RE-20 zone in place for the park detention property?
- Are the proposed amenities for the project acceptable?
- Is the 150 East streetscape acceptable?
- Are there any modifications that should be included in the development agreement?
- Does the Planning Commission have any other items they want the applicant to address?

STAFF RECOMMENDATION

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The memo concluded that staff recommends the Planning Commission identify any items they want the applicant to address and specify any provisions that they want in the development agreement.

Mr. Scott reviewed his staff memo and the various components of the project to be addressed in the development agreement.

Vice-Chairman Mason stated this application pertains to the zoning of the property, but there are many technical project components discussed in the staff memo. Mr. Scott stated that is because those issues will be addressed in the development agreement, which will accompany the zoning designation. Vice-Chairman Mason asked if the zoning would be held up if the Planning Commission is opposed to something that is addressed in the development agreement, such as the use of stucco on dwelling units. City Manager/Attorney Call stated that the MPC zone has been designed in such a way that a development agreement is required before the zoning can be approved. The details of the development agreement must be determined as the time that the zoning is changed. That is why Mr. Scott is referencing all the details in the development agreement.

Commissioner Waite asked if the City park at the project is considered as part of the open space for the project, to which Mr. Scott answered no. Commissioner Waite asked if the parking lot for the park will be considered as part of the parking for the project, to which Mr. Scott answered no.

The public hearing was opened at 8:08 p.m.

John Hansen, 1165 W. 4000 N., Pleasant View, stated there will be no stucco in the project, so that should address one of the determinations the Planning Commission has been asked to make. He noted the only thing he is concerned about is rear loaded garages for the multi-family buildings. This is because he is unsure how the properties to the south and west will be developed, but he will do everything he can to make the rear of the buildings attractive to neighbors. The building will be first class and similar to other developments he has completed in the community. He is grateful to staff for their assistance in navigating through the process of complying with the MPC zone and he was pleased to hear of the Council's decision to approve the community pond, which ties in with his project. He noted the Patriot Pointe name is in remembrance of the City's Mayor, Brent Taylor, who was killed in action in Afghanistan. The property owner, Orluff Opheikins, has talked about erecting a monument in remembrance of Mr. Taylor in the park. He stated that both he and Mr. Opheikins want to create a very friendly feeling for the entire community and for all residents that will live in the project.

Vice-Chairman Mason referenced the site visit that the Planning Commission participated in to view a similar development. The development was very nice, included high-end homes, and appeared to be a desirable place to live. That comes at a cost. The density of the project. One thing he felt was lacking was a drop-off or loading zone that could accommodate cars that just need to park for a few minutes rather than forcing the drivers to find a parking spot in the development. This could also accommodate delivery vehicle drivers who would prefer

to pull up to a front door of a resident. Mr. Hansen stated there is a visitors parking area in the proposed project, but he understands the need to make drop-offs or deliveries easier.

Julie Anderson, 940 E. 2600 N., stated that most of the questions she had about the project were answered by Mr. Scott during his presentation and review of his staff memo. She stated that for this MPC project, she would like for the City and developer to get it right the first time so that it is not necessary to keep coming back for multiple amendments. This would benefit the entire City. She wondered what phase of the project the pond will be constructed in. She previously understood it would be done in the third phase, but then Mr. Scott has mentioned that it can be constructed at any time. Mr. Scott stated that is correct and that is a matter for the City to determine independent of the developer. Ms. Anderson then referenced the maximum building height allowed. The code allows for heights of 24 to 36 feet, but the development agreement cites 28 feet and she asked if that means that three-story townhome buildings can be constructed in the project. She then referenced the site plan for the project and stated that the layout it includes for the pond is not representative of what was previously approved by the City Council. Mr. Scott stated the design of the pond is not part of this project and the concept plan that the Commission is reviewing was developed over a year ago. Ms. Anderson stated she understands, but the concept plan should be changed to include what was approved by the Council. Otherwise, people will review this plan and develop their own ideas about what is going to be developed and they will be surprised to learn that it will truly be just one big pond with no green space. She then stated that the packet information indicates that the subject property is not part of the Weber Box Elder Conservation District and that the applicant will be required to purchase the needed Coldwater Irrigation water shares to serve the property. She wondered if that has been done yet. An individual in the audience indicated it has not been done yet, but will be done before development can occur.

Commissioner Waite then noted that this applicant is for preliminary approval only. The development cannot proceed until several things are done. Ms. Anderson stated she understands, but wants certain matters to be clarified.

Ken Crockett, 1105 E. 5050 S., South Ogden, stated he is one of the developers of the project and wished to respond to Ms. Anderson's comments. The concept plan was drawn one year ago, as Mr. Scott mentioned, and the developer did not want to spent more money changing the plans to reflect the City's desires for the community pond until that design is finalized. He noted the plans are to include 28-foot two-story townhome buildings. Both floors will have nine-foot ceilings, which requires 10-foot joists and the roof pitch is seven to eight feet tall. The apartments in the very front of the project are planned to be three-story, but all townhome buildings will be two-stories. Heights can vary from one to two feet depending upon the ground elevation. He then concluded that no stucco will be included in the project.

Commissioner Nancarrow asked if there is any concept for the commercial uses on the site. The staff report indicates that mixed-use buildings could be four-stories in height. Mr. Crockett stated there is no conceptual plan for the commercial aspect and that will not be determined until the developer has some idea of the likely tenants of the space. This could take two to three years to determine. He then also referenced the matter of rear-loading or front loading. The conceptual design and layout is based upon the City's road layouts and the potential future development of abutting properties.

Commissioner Nancarrow then referenced the items listed in the staff report as matters that must be addressed by the applicant. She asked Mr. Crockett if he envisions any difficulty in meeting any of those requirements. Mr. Crockett stated tonight is the first time he has seen the staff report so he cannot respond right now, but he has been working with the City over the last year and a half to comply with all requirements and he is not hesitant to cooperate with any requests made by staff or the Commission.

Vice-Chairman Mason referenced the 'bottom-right' corner of the concept plan and noted that is an area of the project for which rear-loading is designated. He stated that can be problematic due to how the layout will impact future development opportunities. He asked Mr. Crockett if he owns the land abutting the bottom-right corner of the plan. Mr. Crockett stated it is his understanding that property is located in Harrisville City and neither he or North Ogden City have any control over its future development. Vice-Chairman Mason stated that with townhomes facing that property will limit the future development of that site. He stated it is his opinion that it will limit the future development, but he wondered what type of development may be suitable for that property in the future. Mr. Crockett stated that there will be a landscape buffer and walking trails around the project and that should provide some separation between the rear loaded units and the potential future development types that could occur on the abutting vacant property. This led to high level discussion among the Commission, the applicant, and staff regarding the difference – if any – between a front yard abutting a back yard and two back yards abutting one another. Commissioner Nancarrow stated that the Commission visited a development near the Weber County Fairgrounds and one of the rows of housing units were rear loaded and the front yards of the units abutted the rear yards of homes in an adjacent development. She felt the transition between the different developments was quite nice and it was not a negative in its appearance. Vice-Chairman Mason stated his brother bought a home in North Ogden that abutted a flag lot. His front yard was directly abutting the rear yard of the home on the flag lot and it felt odd, though that feeling is difficult to define. Mr. Crockett stated that anyone interested in buying a home in a potential future development of the abutting vacant property would be able to visit the area and see that their home may abut a rear loaded townhome unit. They would have the opportunity to determine whether they want to live in that in that environment.

Mr. Scott stated City staff has discussed this development with Harrisville City given that the project area abuts undeveloped property in Harrisville, they are aware of the plans for this development.

Commissioner Nancarrow made a motion to close the public hearing. Commissioner Waite seconded the motion.

Voting on the motion:

Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**

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Commissioner Waite **aye**

The motion carried.

The public hearing closed at 8:29 p.m.

ZMA 1018-08 Consideration and recommendation

Commissioner Waite asked if staff needs a motion and recommendation from the Commission regarding both the preliminary plan and the development agreement. Mr. Call stated that there is no requirement to finalize a recommendation regarding the development agreement tonight and the application is likely not ready to be forwarded to the City Council, but it would be helpful for the Commission to provide staff and the applicant with some input regarding some of the outstanding issues referenced in the staff report. However, if the Commission is comfortable with what has been presented, they can forward a recommendation to the City Council and allow that body to work through the details of outstanding issues.

Vice-Chairman Mason stated that one thing he likes about the project is that it will be managed by a corporation as rental of units is allowed. He added he feels this is a good product to be constructed in the area and fits with surrounding development and potential future development. He added that conceptually, the plan fits the General Plan. He does still have some concerns about the rear loaded units on the south end of the development, but that is not reason to delay or deny the development plans.

Commissioner Barker referenced a townhome development in Ogden on 17th Street where the units are located very close to the public street. He is concerned about reduced setbacks and tall building heights for this proposed project. Vice-Chairman Mason stated that according to the concept plan, the units in the proposed development will be very close to private drives, but not on public streets. The Commission briefly discussed the appropriateness of allowing taller buildings with reduced setbacks on private drives in the interior of the project and indicated they felt comfortable with what the applicant has proposed.

Commissioner Nancarrow stated the concept of a garage in the rear of a townhome unit does not concern her because it improves the appearance of the front of the unit, but her concern is the length of the road leading to the garages. It is troubling aesthetically, but she wondered if it is safe. Commissioner Waite agreed and added that snow removal on those roads will also be difficult, but this is an HOA development and the City will not be required to deal with those problems. Commissioner Nancarrow stated the City does need to evaluate emergency response access to the project. Commissioner Waite agreed and added that the roads are designed to provide access to all areas of the project.

Mr. Scott referenced the 13 outstanding matters listed on page eight of his staff report. If the Commission is not concerned about those issues, it is not necessary to discuss them, but he

would like for them to be addressed to ensure a tight development agreement for the project is presented to the Council.

Commissioner Nancarrow referenced the five bulleted sub-items for issue number 13. The matter of garages locating onto a private lane has been addressed and the Commission indicated they are comfortable with the design. The cross-section for 150 East is acceptable. The applicant has indicated they have no plans to use stucco in the project. The design configuration with the townhomes facing onto the exterior of the property has been discussed and there were no strong objections and the townhouse setbacks may be adjusted based upon the building heights that are proposed for the townhomes.

Vice-Chairman Mason then stated that he did not hear any objections or opinions regarding the other 12 items listed in the staff report.

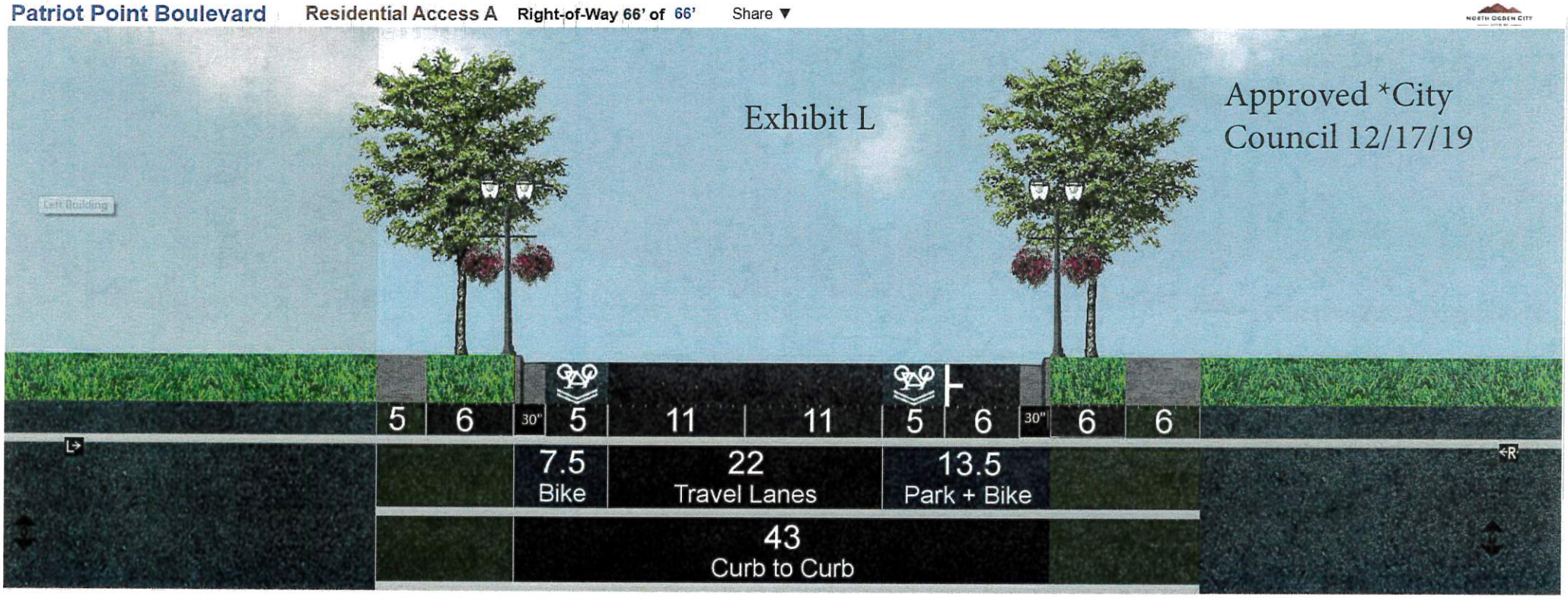
Vice-Chairman Mason made a motion to forward a positive recommendation to the City Council for ZMA 2018-08, rezone of land at approximately 200 East 2550 North from Suburban Residential (RE-20) to Master Planned Community Zone (MPC-PP), based on the findings and subject to the conditions listed in the staff report, and based upon compliance with items 1-13 listed on page eight of the staff report, citing the Commission's feelings about the bulleted sub-items of item 13, and supporting a modification of the 24-foot setback requirement. Commissioner Lunt seconded the motion.

Voting on the motion:

Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**
Commissioner Waite	**aye**

The motion carried.

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Exhibit M

Approved *City Council 12/17/19

Building Type	Height	Parking Stalls
Town Homes (Ph.1-3)	26-28 Feet	462
Club House		To Be Determined At Time Of Site Plan Review
Twin Homes (Ph.4)	25 Feet	48
Apartments (Ph. 5)	41 Feet	319
Commercial (Ph. 6)	24 Feet	106

December 10, 2019

GENERAL GRADING NOTES:

1. All work shall be in accordance with the City Public Works Standard.
2. Cut slopes shall be no steeper than 2 horizontal to 1 vertical.
3. Fill slopes shall be no steeper than 2 horizontal to 1 vertical.
4. Fills shall be compacted per the recommendations of the geotechnical report prepared for the project and shall be certified by the geotechnical engineer.
5. Areas to receive fill shall be properly prepared and approved by the City inspector and geotechnical Engineer prior to placing fill.
6. Fills shall be benched into competent material as per specifications and geotechnical report.
7. All trench backfill shall be tested and certified by the site geotechnical engineer per the grading code.
8. A geotechnical engineer shall perform periodic inspections and submit a complete report and map upon completion of the rough grading.
9. The final compaction report and certification from the geotechnical engineer shall contain the type of field testing performed. Each test shall be identified with the method of obtaining the in-place density, whether sand cone or drive ring and shall be so noted for each test. Sufficient maximum density determinations shall be performed to verify the accuracy of the maximum density curves used by the field technician.
10. Dust shall be controlled by watering.
11. The location and protection of all utilities is the responsibility of the permitee.
12. Approved protective measures and temporary drainage provisions must be used to protect adjoining properties during the grading project.
13. All public roadways must be cleared daily of all dirt, mud and debris deposited on them as a result of the grading operation. Cleaning is to be done to the satisfaction of the city engineer.
14. The site shall be cleared and grubbed of all vegetation and deleterious matter prior to grading.
15. The contractor shall provide shoring in accordance with OSHA requirements for trench walls.
16. Aggregate base shall be compacted per the geotechnical report prepared for the project.
17. Elevations shown on this plan are finish grades. Rough grades are the subgrades of the improvements shown hereon.
18. As part of the construction documents, owner has provided contractor with a topographic survey performed by manual or aerial means. Such survey was prepared for project design purposes and is provided to the contractor as a courtesy. It is expressly understood that such survey may not accurately reflect existing topographic conditions.
19. Erosion Control: Protect all inlet boxes, catch basins, etc. with straw bales or other approved method to strain the storm water during construction. Protect surrounding properties and streets from site runoff with sandbags and earth berms.

CURB AND GUTTER CONSTRUCTION NOTES:

1. Open face gutter shall be constructed where drainage is directed away from curb.
2. Open face gutter locations are indicated by shading and notes on site and grading plan.
3. It is the responsibility of the surveyor to adjust top of curb grades at the time construction staking.
4. Refer to the typical details for a standard and open face curb and gutter for dimensions.
5. Transitions between open face and standard curb and gutter are to be smooth. Hand form these areas if necessary.

ADA NOTES:

Contractor must maintain a running slope on Accessible routes no steeper than 5.0% (1:20). The cross slope for Accessible routs must be no steeper than 2.0% (1:50). All Accessible routes must have a minimum clear width of 36". If grades on plans do not meet this requirement notify Consultants immediately.

The Client, Contractor, and Subcontractor should immediately notify the Consultant of any conditions of the project that they believe do not comply with the current state of the ADA and/or FHAA.

GENERAL DEMOLITION NOTES:

1. Demolition and site clearing for this contract are to include all areas shown within demolition limits or by note.
2. Refer to site improvement plans for more details on limits of removal.
3. Demolish existing buildings and clear from site. (Including removal of all footings and foundations.)
4. All curbs, gutters, walks, slabs, walls, fences, flatwork, asphalt, waterlines and meters, gas lines, sewer lines, light poles, buried cables, storm drain piping and structures to be cleared from site unless otherwise shown.
5. All utilities, sewer, water, gas, telephone and electrical services to be disconnected and capped according to city, county and utility company requirements, unless otherwise shown.
6. Basements and other excavated areas to be backfilled with clean granular material compacted to 95% of maximum lab density as determined by ASTM D 1557-78. (Test results to be given to owner)
7. Clear and grub trees, shrubs, and vegetation within construction limits, disposal to be off-site except where noted otherwise.
8. DO NOT interrupt any services or disrupt the operation of any businesses shown outside the demolition limits.
9. If ASBESTOS is found in existing structures, the Asbestos must be removed in a legal manner by a contractor licensed to handle asbestos materials. (Not a part of contract)
10. Remove debris, rubbish, and other materials resulting from the demolition and site clearing operations from the site and dispose of in a legal manner.
11. The location and/or elevation of existing utilities as shown on these plans is based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied upon as being exact or complete. Contractor shall contact authorities having jurisdiction for field locations. Contractor shall be responsible for protection of in place and relocated utilities during construction.
12. Stockpiles shall be graded to maintain slopes not greater than 3 horizontal to 1 vertical. Provide erosion control as needed to prevent sediment transport to adjacent drainage ways.
13. Contractor shall be responsible for disposal of all waste material. Disposal shall be at an approved site for such material. Burning onsite is not permitted.
14. Contractor shall verify with city any street removal, curb cuts, and any restoration required for utility line removal.
15. Install traffic warning devices as needed in accordance with local standards.
16. Contractor shall obtain all permits necessary for demolition from City, County, State or Federal Agencies as required.

CAUTION NOTICE TO CONTRACTOR

The contractor is specifically cautioned that the location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies and, where possible, measurements taken in the field. The information is not to be relied on as being exact or complete. The contractor must call the appropriate utility company at least 48 hours before any excavation to request exact field location of utilities. It shall be the responsibility of the contractor to relocate all existing utilities which conflict with the propose improvements shown on the plans.

PRIVATE ENGINEER'S NOTICE TO CONTRACTORS

The Contractor agrees that he shall assume sole and complete responsibility for job site conditions during the course of construction of this project, including safety of all persons and property; that this requirement shall apply continuously and not be limited to normal working hours; and that the contractor shall defend, indemnify, and hold the owner and the engineer harmless from any and all liability, real or alleged, in connection with the performance of work on this project, excepting for liability arising from the sole negligence of the owner or the engineer.



Call before you Dig
Avoid cutting underground utility lines. It's costly.
Call 811
1-800-662-4111

GREAT BASIN ENGINEERING
5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 S.L.C(801)521-0222 FAX(801)392-7544
WWW.GREATBASINENGINEERING.COM

REV	DATE	DESCRIPTION

No. 164184
MARK EUGENE BABBITT
8-1-24
STATE OF UTAH

Building Change Exhibit

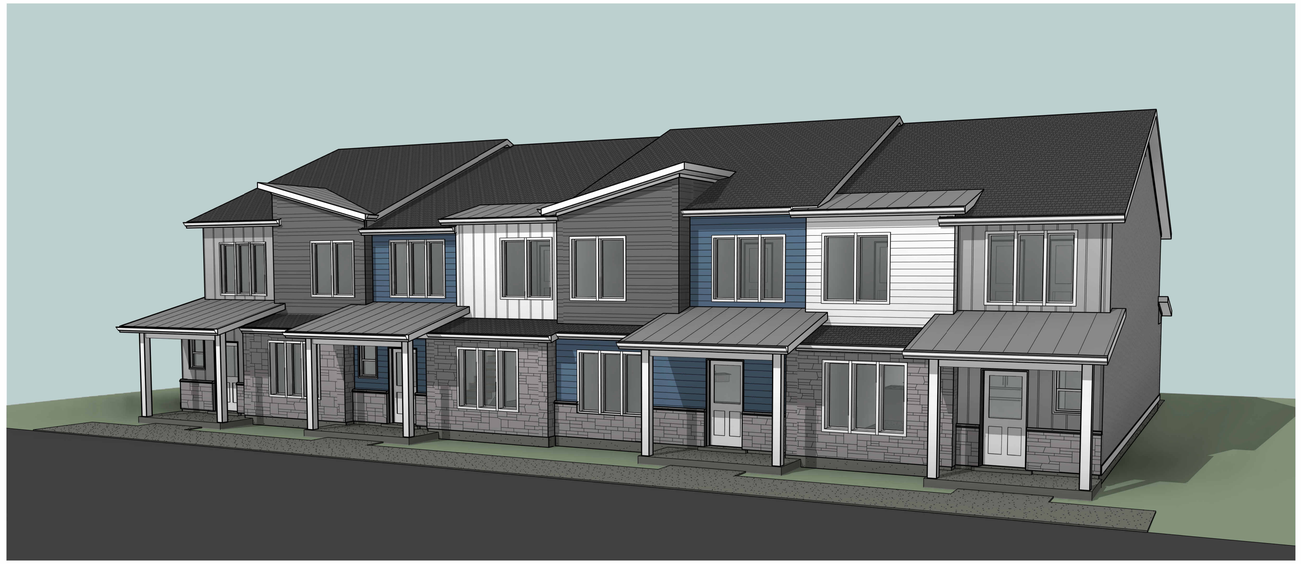
Towns at Patriot Pointe - Phase 3

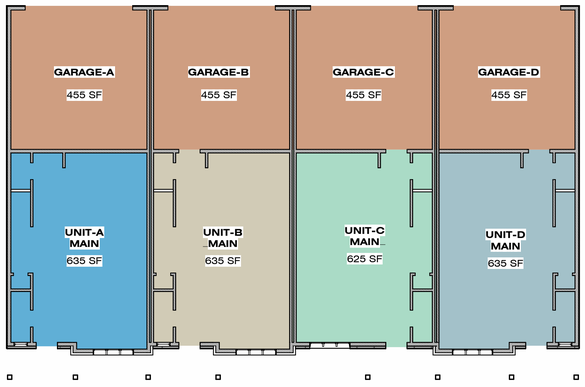
Approximately 2225 North 150 East
North Ogden City, Weber County, Utah
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey

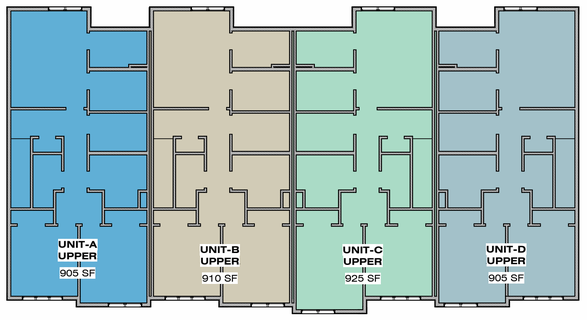
August 2024

SHEET NO.
C1

07N711 - CP







4 PLEX - ALLEY LOAD

LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH

PROJECT INFORMATION:

PROJECT ADDRESS:

LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH

BUILDING INFORMATION:

PLAN: 4 PLEX - ALLEY LOAD

SQUARE FOOTAGES:

UNIT-A MAIN	635 SF
UNIT-A UPPER	905 SF
GARAGE-A	455 SF
UNIT-B MAIN	635 SF
UNIT-B UPPER	910 SF
GARAGE-B	455 SF
UNIT-C MAIN	625 SF
UNIT-C UPPER	925 SF
GARAGE-C	455 SF
UNIT-D MAIN	635 SF
UNIT-D UPPER	905 SF
GARAGE-D	455 SF

TOTAL FINISHED FOOTAGE UNIT A - 1,540

TOTAL FINISHED FOOTAGE UNIT B - 1,545

TOTAL FINISHED FOOTAGE UNIT C - 1,550

TOTAL FINISHED FOOTAGE UNIT D - 1,540

TOTAL SITE AREA USED - 4,535

SHEET INDEX:

1	FRONT AND REAR ELEVATIONS
2	SIDE ELEVATIONS
3	FOOTING AND FOUNDATION PLAN
4	MAIN LEVEL WALL FRAMING
5	MAIN LEVEL FLOOR PLAN
6	UPPER FLOOR FRAMING
7	UPPER LEVEL WALL FRAMING
8	UPPER LEVEL FLOOR PLAN
9	ROOF PLANS
10	BUILDING SECTIONS/ DETAILS
11	3D VIEW
N-1	IRC NOTES
S-0	ENGINEERING NOTES
S-1	ENGINEERING NOTES / DETAILS
S-2	ENGINEERING NOTES / DETAILS

GENERAL CONTRACTOR / OWNER:

CASTLE CREEK HOMES

ROY, UTAH
CONTACT: 801.XXX.XXXX

CONSULTING ENGINEER:

KARRAS ENGINEERING, PLLC.

PLEASANT VIEW, UTAH
CONTACT: 801.786.0486

DESIGNER:

UNDERGROUND DESIGNS
undergroundplanning.com
801.643.8731

OGDEN, UTAH
CONTACT: 801.643.8731

REVISION:

FOR REVIEW

REVISION DATE:

08.15.2024

THESE PLANS ARE ISSUED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT AREA ON EACH SHEET. PLEASE REPORT UNAUTHORIZED USE.



A FRONT ELEVATION
3/16" = 1'-0"

EXTERIOR MATERIAL PERCENTAGES

MATERIAL	SQUARE FOOTAGE	PERCENTAGE
HARDI SIDING	820 SQ. FT.	30%
STONE VENEER	345 SQ. FT.	70%
TOTAL	1,165 SQ. FT.	100%

AREAS CALCULATED REPRESENT TOTAL AREA OF MATERIAL TYPE FROM FOUNDATION TO ROOF LINE ON THE 2D FRONT ELEVATION



B REAR ELEVATION
3/16" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUND ENGINEERING, INC.
801.644.2223

THESE PLANS ARE UNLAWFUL FOR THE CONSTRUCTION OF ONE BUILDING UNTIL IT IS REVIEWED AND APPROVED BY THE BUILDING DEPARTMENT.

PLAN: 4 PLEX - ALLEY LOAD
DATE: 08.15.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH
CLIENT: CASTLE CREEK HOMES

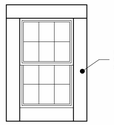
1

SHEET: FRONT AND REAR ELEVATIONS
SCALE: 3/16" = 1'-0"

STONE VENEER NOTES:

17 GAUGE WIRE MESH OR EXPANDED METAL DIAMOND MESH REQUIRED BEHIND ALL STONE VENEER APPLICATIONS, ATTACHED AS PER MANUFACTURER SPECIFICATIONS.

WINDOW / DOOR FLASHING NOTES:



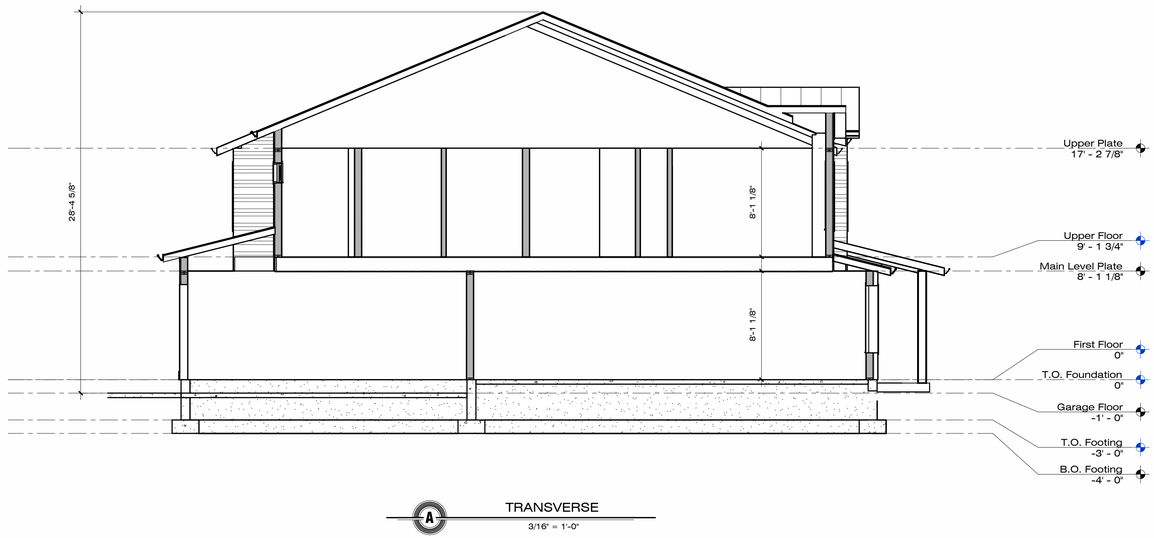
9" FLASHING REQUIRED AT ALL EXTERIOR WINDOW AND DOOR OPENINGS

PROVIDE CORROSION RESISTANT METAL "L" FLASHING OVER ALL EXTERIOR OPENINGS (INCLUDING GARAGES) WITHOUT NAILING FINS OR FLANGES.

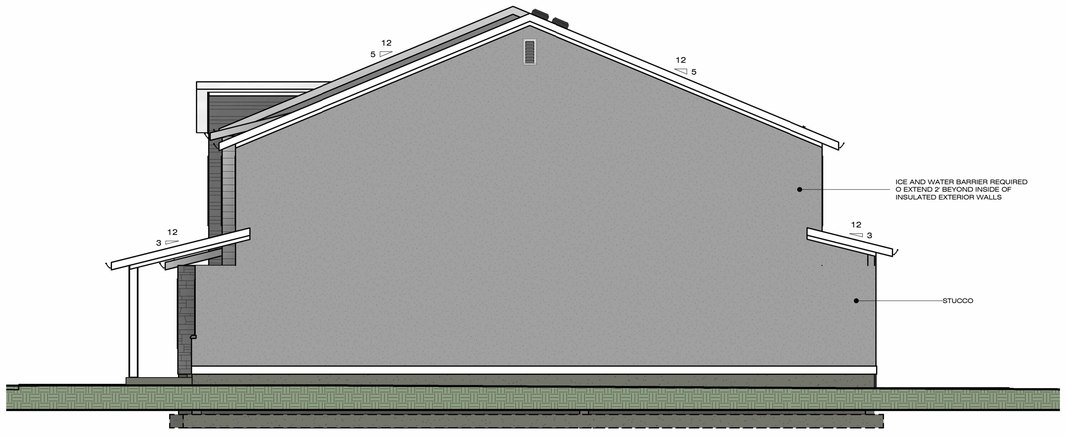
PROVIDE CORROSION RESISTANT FLASHING EXTENDING A MINIMUM OF 3 COURSES W/ 3/16" WEEP HOLES EVERY 32" O.C. @ ALL BRICK OR STONE VENEER INSTALLATIONS. FLASHING MUST EXTEND 1/2" BEYOND AND BELOW TOP OF FOUNDATION.

PROVIDE CORROSION RESISTANT FLASHING BETWEEN STUCCO AND MASONRY OR SIMILAR WAINSCOT WALL MATERIALS WHERE CONTINUOUS WEATHER BARRIER AND DRAINAGE HOLES CANNOT BE DETERMINED.

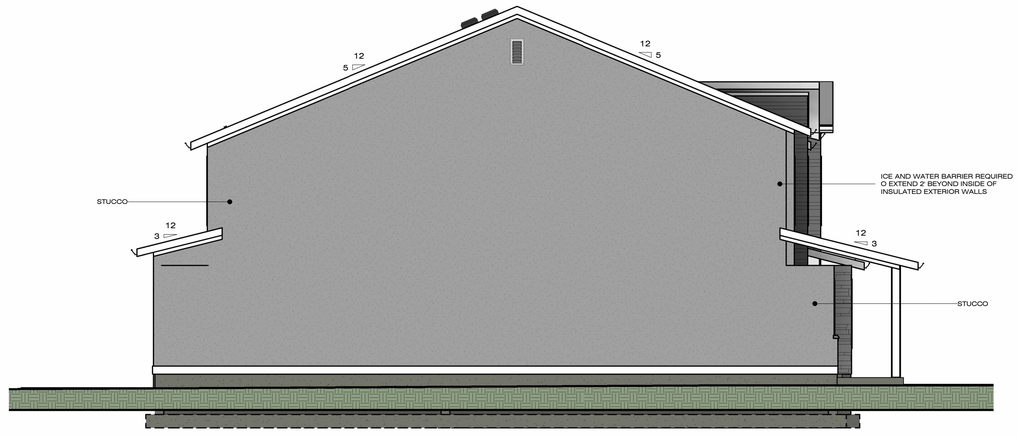
CAULK AND FLASHING REQUIRED HORIZONTALLY AND VERTICALLY @ ALL JOINTS, SEAMS AND INTERSECTIONS OF DIS-SIMILAR MATERIAL INTERFACES.



A TRANSVERSE
3/16" = 1'-0"



B LEFT ELEVATION
3/16" = 1'-0"



C RIGHT ELEVATION
3/16" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUNDENGINEERING.COM
801.540.0777

THESE PLANS ARE CREATED FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PROJECT DESCRIPTION. ANY REUSE WITHOUT WRITTEN PERMISSION IS PROHIBITED

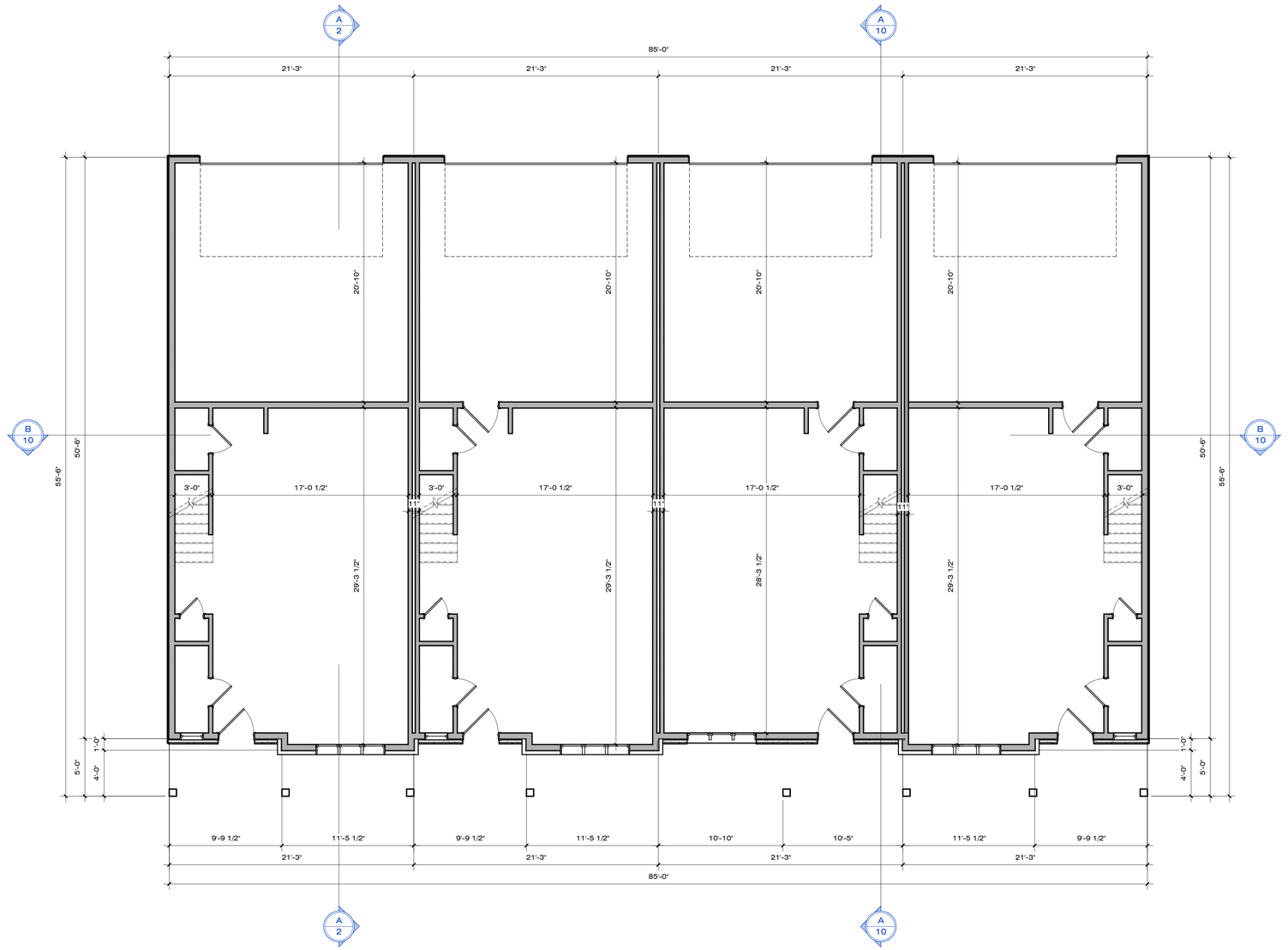
PLAN: 4 PLEX - ALLEY LOAD
DATE: 08.15.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH
CLIENT: CASTLE CREEK HOMES

2

SHEET: SIDE ELEVATIONS

SCALE: 3/16" = 1'-0"



WINDOW TYPE NOTES:

ALL SLIDER AND SINGLE HUNG WINDOWS ARE ASSUMED TO OPEN 50% UNLESS NOTED OTHERWISE

TYPE KEY:

SH= SINGLE HUNG HS= HORIZONTAL SLIDER
C= CASEMENT DV= DOUBLE VENT

ROUGH OPENING NOTES:

DOOR TYPE	ROUGH OPENING
4' DOUBLE	51-1/2" X 82-1/2"
5' DOUBLE / ATRIUM	63-1/2" X 82-1/2"
6' DOUBLE / ATRIUM	75-1/2" X 82-1/2"
INTERIOR OPENINGS	2' OVER WIDTH X 83"

MAIN LEVEL FRAMING NOTES:

2X6 EXTERIOR WALLS (TYP.)

2X6 BEARING AND PLUMBING WALLS AS INDICATED

2X4 PARTITION WALLS

SEE FLOOR AND ROOF FRAMING SHEETS FOR BEAM SIZES

SEE ENGINEERING SHEETS S-0, S-1, S-2, AND S-3 FOR ENGINEERS NOTES, DETAILS AND SCHEDULES

NO GALVANIZED FASTENERS OR CONNECTION HARDWARE PERMITTED WITH PRESSURE TREATED LUMBER PRODUCTS

A MAIN LEVEL WALL FRAMING
3/16" = 1'-0"

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UNDERGROUNDENGINEERING.COM
801.540.0724

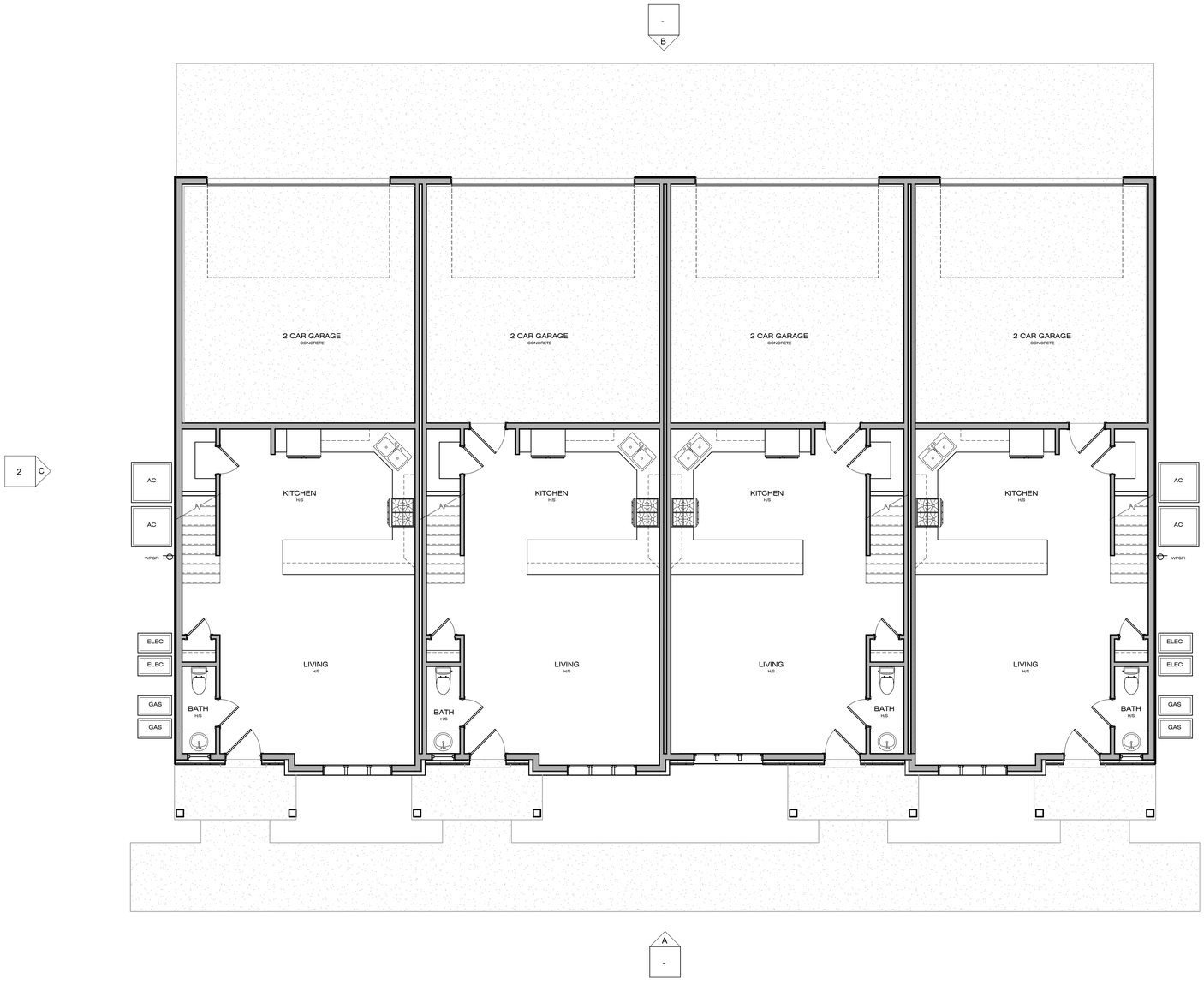
THESE PLANS ARE UNBUILT FOR THE CONSTRUCTION OF ONE BUILDING UNITS
IN THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS

PLAN: 4 PLEX - ALLEY LOAD
DATE: 08.15.2024
STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH
CLIENT: CASTLE CREEK HOMES

4

SHEET: MAIN LEVEL WALL FRAMING
SCALE: 3/16" = 1'-0"



ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
SD/CO	SMOKE / CARBON MONOXIDE
S	COMMON SWITCH
	COMMON 120V (110) OUTLET
GFI	GROUND FAULT TYPE OUTLET
WPGFI	WATERPROOF GFI OUTLET
220	240V (220) OUTLET
EAVE	SWITCHED EAVE OUTLET
CEILING	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

ELECTRICAL-GFI/ARC FAULT NOTES:

ALL 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE RECEPTACLES SHALL HAVE GROUND FAULT CIRCUIT INTERRUPTER PROTECTION FOR PERSONNEL INSTALLED IN THE FOLLOWING LOCATIONS: BATHROOMS, GARAGES, OUTDOORS, CRAWL SPACES, UNFINISHED BASEMENTS, KITCHENS, AND BAR AREAS. IRC SECTION E3802

ALL BRANCH CIRCUITS THAT SUPPLY 120 VOLT, SINGLE-PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS SHALL BE PROTECTED BY AN ARC-FAULT INTERRUPTER TO PROVIDE PROTECTION OF THE ENTIRE BRANCH CIRCUIT. IRC SECTION E3802.12 AND NEC 210.12

ALL 120 VOLT 15 AND 20 AMPERE RECEPTACLES WILL BE OF TAMPER RESISTANT TYPE.

EXTERIOR RECEPTACLES (WPGFI) TO BE WEATHER PROTECTED WITH APPROVED WATERPROOF EXTERIOR "BUBBLE COVER".

PROVIDE THERMOSTATICALLY CONTROLLED POWERED ATTIC FAN.

SMOKE / CO ALARM NOTES:

IN NEW CONSTRUCTION, REQUIRED SMOKE DETECTION SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING'S WIRING AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. ALL DETECTORS SHALL BE WIRED "IN SERIES" SO THE ALARM IS AUDIBLE IN ALL SLEEPING AREAS. IRC SECTION R318.2

SMOKE DETECTORS ARE REQUIRED IN ALL HALLWAYS LEADING TO BEDROOM AREAS, ALL BEDROOMS, ALL FURNACE ROOMS, AND IN UNFINISHED AREAS OF BASEMENTS. IRC SECTION R318.1

ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315

1 MAIN LEVEL FLOOR PLAN

3/16" = 1'-0"

UNDERGROUND ENGINEERING
UNDERGROUND ENGINEERING, INC.
801.540.0243
THESE PLANS ARE UNLAWFUL FOR THE CONSTRUCTION OF ONE BUILDING UNTIL IN THEIR ENTIRETY THEY HAVE BEEN APPROVED BY THE BUILDING DEPARTMENT

PROJECT: 4 PLEX - ALLEY LOAD
LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH

DATE: 08.15.2024

STATUS: FOR REVIEW

CLIENT: CASTLE CREEK HOMES

5

SHEET: MAIN LEVEL FLOOR PLAN

SCALE: As indicated



B - B

2 C

B 2

A - A

A UPPER LEVEL FLOOR PLAN
3/16" = 1'-0"

ELECTRICAL SYMBOL LEGEND:

	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CAN LIGHT
	FLOOD LIGHT
	WALL MOUNTED VANITY FIXTURE
	EXHAUST FAN (50 C.F.M. MIN.)
	SMOKE DETECTOR-WIRE TOGETHER
CO/CO	SMOKE / CARBON MONOXIDE
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220	240V (220) OUTLET
EAVE	SWITCHED EAVE OUTLET
CEILING	CEILING MOUNTED OUTLET
	CABLE / SATELLITE TELEVISION
	PHONE / COMMUNICATIONS
	CEILING FAN AND LIGHT

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ONE COMBINATION SMOKE / CARBON MONOXIDE DETECTOR REQUIRED ON EACH HABITABLE FLOOR. IRC SECTION 315

UNDERGROUND ENGINEERING
UNDERGROUND ENGINEERING, INC.
801.644.2220

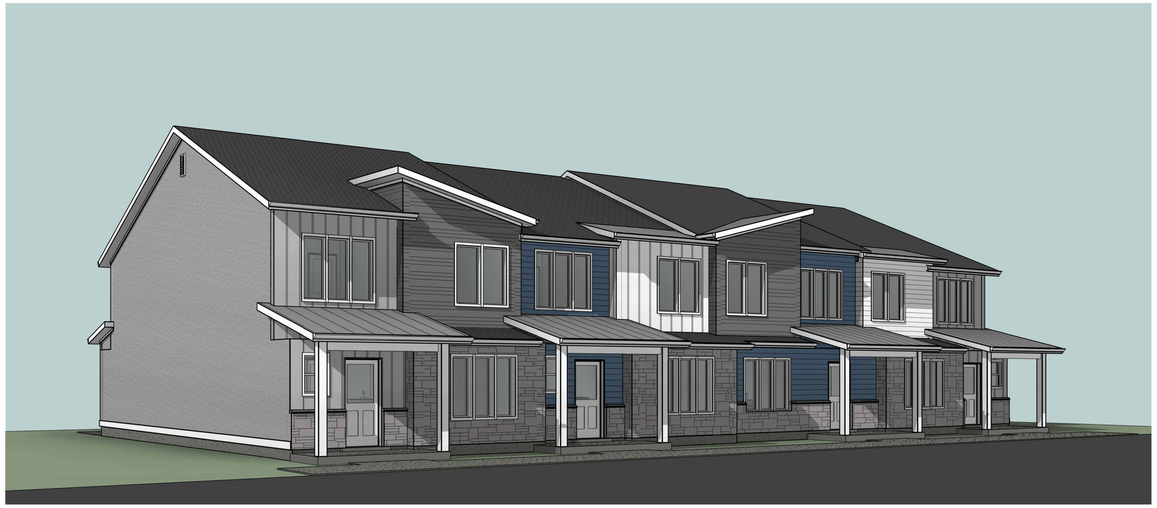
THESE PLANS ARE UNDER THE COPYRIGHTS OF UNE BUILDING LIMITED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS RESTRICTED.

PLAN: 4 PLEX - ALLEY LOAD
DATE: 08.15.2024
STATUS: FOR REVIEW

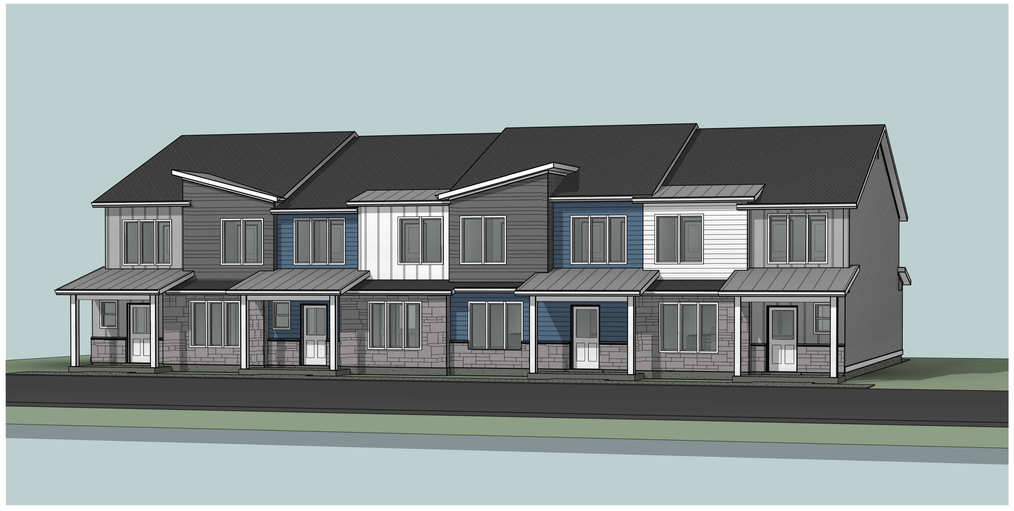
PROJECT: LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH
CLIENT: CASTLE CREEK HOMES

8

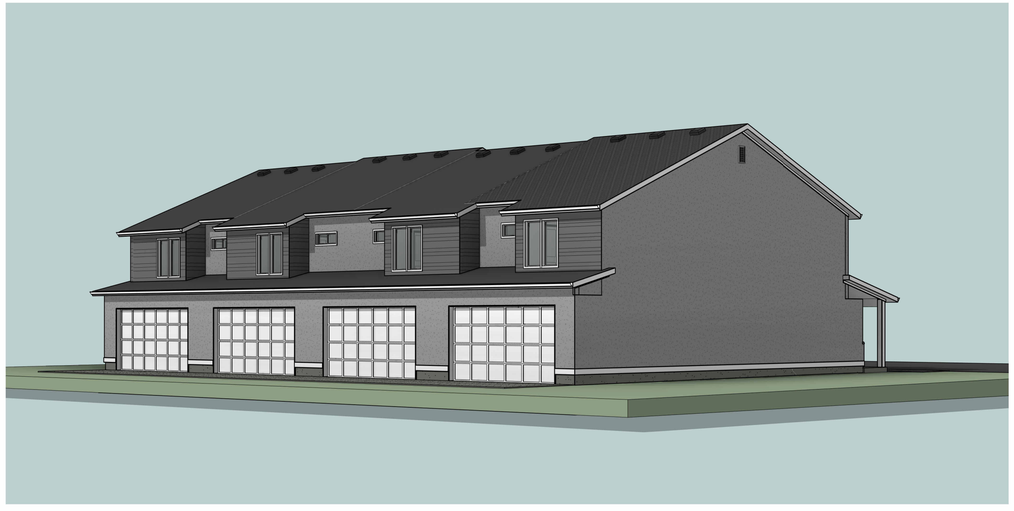
SHEET: UPPER LEVEL FLOOR PLAN
SCALE: As indicated



A 3D FRONT



B 3D FRONT - 2



C 3D BACK

UNDERGROUND ENGINEERS
UNDERGROUND ENGINEERS, INC.
801.399.1722
1615 SOUTH 1500 WEST, WOODS CROSS, UTAH 84087

THESE PLANS ARE SOLELY FOR THE CONSTRUCTION OF ONE BUILDING LISTED IN THE PLANS AND SHALL NOT BE USED FOR ANY OTHER PURPOSE.

PLAN: 4 PLEX - ALLEY LOAD

DATE: 08.15.2024

STATUS: FOR REVIEW

PROJECT: LOT # 00, SUBDIVISION
ADDRESS, NORTH OGDEN, UTAH

CLIENT: CASTLE CREEK HOMES

11

SHEET: 3D VIEW

SCALE:

Project Title	First	Last
All Aflutter LLC	Linda	Vandiver
Big O Tires	Jason	Westbroek
Cannery (Existing Building)	Shawn	Maynard
Cannery (New Warehouse)	Shawn	Maynard
DML Campus (Northen Ice)	David	Gordon, PhD
Jones Shirts and Signs	Jenice	Jones
Lock It Up Storage	Dan	Nixon
Mark Ellis	Mark	Ellis
No Ogden Parks Dept	Jaime	Gil
No Ogden Washington Blvd Improvements	Eric	Casperson
North Ogden Plaza	Dave	Meents
Pizza Pie Café	Dausuai	Zhang
Poolwerx	Kevin	Linsley

Address	Project	Amount
1933 N. 400 E.	Parking Lot improvements - Address potholes, safety issues, excessive wear, safety hazards,	$ 37,250.00
1893 N. 400 E.	1. Widen parking lot approach on 1900 N from 40' to 50'. 2. Install an underground storm drain to relieve current detention pond and add storm drains to accommodate the leaking wells on property. 3. Redesign parking lot and green space to make better use of property and to add parking stalls. 4. Update the exterior of building and possibly update signage.	$ 200,000.00
380 E. 2000 N.	Sidewalk Enhancement, Parking Lot, Façade, Landscaping, Water Tower Feature	$ 997,000.00
380 E. 2000 N.	2000 N. Road and Curb alignment, site water issues, landscaping, block fencing, façade improvements to match existing Cannery Bldg.	$ 860,000.00
300 E. 2650 N.	Property grading, Landscaping, Lighting, Curb and Gutter, Sidewalk, Parking Lot improvements	$ 134,000.00
430 E. 1900 N.	Building Façade improvements on the southern most building at the North Ogden Plaza.	$ 378,000.00
1903 N. 400 E.	Concrete Trail along Cold Water Creek, Trailheead and Signage, Retaining Wall, Architectural upgrades to new Commercial building, water wise landscaping.	$ 414,123.00
433 E. 2050 N.	Sidewalk replacement and landscaping	$ 7,000.00
Corner of Pleasant View Dr. and 400 E.	Bicentennial Park and 300 E. xeriscaping and irrigation improvements.	$ 266,500.00
Washington Blvd. from 1700 N. to 2650 N.	Washington Blvd. 10 foot wide sidewalk enhancement, irrigation, and landscaping from 1700 N. to 2650 N.	$ 2,542,000.00
1964 N. 400 E.	North Ogden Plaza overall improvements: 1. Parking lot improvements 2. Landscaping: Grass or Xeriscaping 3. Building façade improvements 4. Street sign improvements	$ 141,000.00
1970 N. Washington Blvd.	Building Revitalization and Roof Repair	$ 24,125.00
2636 N. Washington Blvd.	Reimbursement of Parking Lot, building facade, landscape, and architectural elements improvements	$ 115,989.00
	Total RDA Request	**$ 6,116,987.00**

Match Percentage	Email	Phone
	birds@all-aflutter.com	801-913-2762
	store044261@bigostores.com	801-510-2263
	shawn@bullfrogspasnorth.com	c.801-458-4328 w.801-737-4515
	shawn@bullfrogspasnorth.com	c.801-458-4328 w.801-737-4515
	david.g@dmlcampus.com	c.801-391-5479 w.801-782-6879
	art@shirtsnsigns.com	801-737-5196
	dan@lockitup.com	801-393-8000
	innovativehomes@gmail.com	801-388-4066
	jgil@nogden.org	801-737-9712
	ecasperson@nogden.org	801-737-3308
	rubyredvet@aol.com	801-644-2772
	daoshuaizhang@msn.com	385-244-1923
	kevin.linsley@poolwerx.com	801-391-7653

Linda Vandiver
All Aflutter LLC
1933 N 400 E
North Ogden City, UT, 84414
birds@all-aflutter.com
801-782-6771 (L), 801-913-2762 (M)
06/28/2024

North Ogden Redevelopment Agency

To Whom It May Concern,

I am writing to express my intent to apply for the Physical Infrastructure Improvement Grant (RDA) to fund the replacement of the parking lot at All Aflutter. This project is crucial as our current parking lot has deteriorated significantly over time, necessitating immediate replacement due to safety concerns and operational inefficiencies.

The current parking lot, which has not undergone substantial renovation for over many years, suffers from multiple issues including recurring repairs, an uneven grade, and extensive wear that pose serious safety hazards to our employees, customers, and visitors. The uneven surface has caused several incidents of tripping and falling, escalating the urgency of this project to mitigate liability risks and ensure a safe environment.

The proposed infrastructure project entails a comprehensive replacement of the existing parking lot, addressing all underlying issues to conform to safety standards and enhance accessibility. The initial budget for this project is estimated between $20,500 and $37,250, inclusive of materials, labor costs, and contingency provisions to accommodate unforeseen circumstances.

We plan to initiate the project by the end of July or by the first week of August 2024, aiming for completion within two weeks. Attached to this letter are three separate bids from reputable contractors detailing their proposed scope of work, materials to be used, and cost breakdowns. These bids demonstrate competitive pricing and commitment to quality, ensuring the efficient utilization of grant funds.

The replacement of our parking lot is essential to maintaining the safety and accessibility standards required for our business operations. By securing funding through the RDA grant, we aim not only to address immediate safety concerns but also to enhance the overall appearance and functionality of our business premises.

Thank you for considering our application. Should you require any further information or documentation, please do not hesitate to contact me at 801-913-2762 or birds@all-aflutter.com. We look forward to the opportunity to contribute positively to our community with your support.

Sincerely,

Linda W. Vandiver

Linda Vandiver
Owner / Operator
All Aflutter LLC

Attachments:

- Three separate bids from contractors
- Supporting documents as required

RD Paving & Excavating

765 E 375 N
Morgan, UT 84050
801-710-7373
rdpaving68@gmail.com

Estimate

ADDRESS
Linda Vandiver
1933 N 400 E
Ogden, Utah

ESTIMATE 171
DATE 06/27/2024
EXPIRATION DATE 07/27/2024

DATE		DESCRIPTION	QTY	RATE	AMOUNT
06/27/2024	Paving	Ex-out and remove existing material, supply and place road base as needed, supply and place 3" compacted asphalt (1/2" HMA)	6,058	3.40	20,597.20

Contact RD Paving Excavating to pay. Please send check to 765 E 375 N Morgan, UT 84050

TOTAL **$20,597.20**

Accepted By

Accepted Date

Linda Vandiver
All Aflutter LLC
1933 N 400 E
North Ogden City, UT, 84414
birds@all-aflutter.com
801-782-6771 (L), 801-913-2762 (M)
06/28/2024

North Ogden Redevelopment Agency

To Whom It May Concern,

I am writing to express my intent to apply for the Physical Infrastructure Improvement Grant (RDA) to fund the replacement of the parking lot at All Aflutter. This project is crucial as our current parking lot has deteriorated significantly over time, necessitating immediate replacement due to safety concerns and operational inefficiencies.

The current parking lot, which has not undergone substantial renovation for over many years, suffers from multiple issues including recurring repairs, an uneven grade, and extensive wear that pose serious safety hazards to our employees, customers, and visitors. The uneven surface has caused several incidents of tripping and falling, escalating the urgency of this project to mitigate liability risks and ensure a safe environment.

The proposed infrastructure project entails a comprehensive replacement of the existing parking lot, addressing all underlying issues to conform to safety standards and enhance accessibility. The initial budget for this project is estimated between $20,500 and $37,250, inclusive of materials, labor costs, and contingency provisions to accommodate unforeseen circumstances.

We plan to initiate the project by the end of July or by the first week of August 2024, aiming for completion within two weeks. Attached to this letter are three separate bids from reputable contractors detailing their proposed scope of work, materials to be used, and cost breakdowns. These bids demonstrate competitive pricing and commitment to quality, ensuring the efficient utilization of grant funds.

The replacement of our parking lot is essential to maintaining the safety and accessibility standards required for our business operations. By securing funding through the RDA grant, we aim not only to address immediate safety concerns but also to enhance the overall appearance and functionality of our business premises.

Thank you for considering our application. Should you require any further information or documentation, please do not hesitate to contact me at 801-913-2762 or birds@all-aflutter.com. We look forward to the opportunity to contribute positively to our community with your support.

Sincerely,

Linda Vandiver
Owner / Operator
All Aflutter LLC

Attachments:

- Three separate bids from contractors
- Supporting documents as required

J. Miller Asphalt Services, LLP
773 East 2450 North
Ogden, UT 84414 US
+1 8019174437
info@jmillerasphalt.com
jmillerasphalt.com

Estimate

ADDRESS
Linda Vandiver
1933 N. Washington Blvd.
North Ogden, UT 84414 USA

ESTIMATE # 1519
DATE 06/26/2024
EXPIRATION DATE 07/26/2024

	DESCRIPTION	QTY	RATE	AMOUNT
Remove and Replace	Remove existing asphalt. Remove 8" of existing vegetation and material on north side of building. Remove chain link dumpster enclosure. Grade and compact 5" of road base material to north side of building. Repair any low or saturated areas with new road base material. Pave and compact 3" of hot mix asphalt to (Approx. 5,150 sqft.). Work to be completed in area marked green on the attached map.	5,150	5.70	29,355.00

J. Miller Asphalt Services will require a 50% deposit before work begins.

Thank you for considering J. Miller Asphalt for your project!

TOTAL **$29,355.00**

Accepted By

Accepted Date

BID GOOD FOR 30 DAYS. Pricing is based on current market and is subject to change with price increases from manufacturers. Material and work to be completed as specified. Changes will be executed upon written orders and may change the cost as outlined above. Payment on receipt of invoice.

COMPLETELY FILL IN ALL BLANK AREAS OF THIS CONTRACT BEFORE RETURNING FOR ACCEPTANCE

Sumsion Construction L.C.
DBA Eckles Paving
P.O. Box 68
Springville, Utah 84663
Jake's Cell Phone 385-315-8681
Phone 801-225-3715

Buyer/ Rep.	Linda Vandiber - All Aflutter	**Bid Proposal Date:**	6/26/2024
Billing Address	1933 N 400 E	**Project Address**	1933 N 400 E
City, State, Zip	North Ogden UT	**City, State, Zip**	North Ogden UT
Phone Number	801-913-2762	**Name Of Owner**	Linda Vandiber - All Aflutter
E-MAIL	vandiver8@xmission.com	**Job #**	JSH24141

Bid Proposal

Sumsion Construction L.C., a Utah limited liability company d/b/a Eckles Paving (the "***Company***"), will furnish the materials and services described herein (collectively, the "***Services***") to the person indicated above ("***Buyer***") at the job site designated above in a commercially reasonable manner, subject to the terms and conditions set forth below and under the heading "***Terms and Conditions***." The Company will use commercially reasonable efforts to meet reasonable performance dates specified herein, if any; provided that any such dates shall be estimates only and the Company shall have no liability for failing to meet any such dates.

THE COMPANY MAY WITHDRAW THIS BID PROPOSAL, UNLESS WRITTEN ACCEPTANCE IS RECEIVED FROM BUYER WITHIN 15 DAYS OF THE BID PROPOSAL DATE SET FORTH ABOVE. TO ASSURE THAT THE SERVICES ARE SCHEDULED IN A TIMELY MANNER, PLEASE REMIT THIS SIGNED BID PROPOSAL AS SOON AS POSSIBLE.

Description of Work	Quantity	Units		Unit Price	Estimated Totals
Excavate / Remove / Haul off 3" thick asphalt.	**5,200**	**SF**	**@**	**$ 0.90**	**$ 4,680.00**
Excavate Remove and haul off 7" old roadbase. Furnish / Place / Compact 6" of roadbase	**5,200**	**SF**	**@**	**$ 2.98**	**$ 15,496.00**
Furnish / Place / Compact 4" thick asphalt in one lift (1/2" commercial mix)	**5,200**	**SF**	**@**	**$ 3.18**	**$ 16,536.00**
Layout / Restripe parking lot in YELLOW or WHITE paint to match existing layout (Up to 12 stalls, 1 Handicap stencils) (A second coat can be done 30 days later upon request, this will help eliminate black/scuff marks, please ask for pricing)	**1**	**LS**	**@**	**$ 500.00**	**$ 500.00**
			GRAND TOTAL		**$ 37,212.00**

NOTE: Price includes all discounts from 10% off flyer promotion. Pricing does not include subgrade repair unless specifically noted.

In consideration for the Services, Buyer agrees to pay all amounts set forth above, subject to adjustment as described herein, plus any additional costs and charges that arise in the course of performing the Company's obligations hereunder; provided that the Company will use commercially reasonable efforts to give Buyer notice of such costs and charges (to the extent material) prior to the incurrence thereof.

In addition, Buyer agrees as follows: (a) to the extent any amount herein is specified as a per-unit or square foot price, Buyer acknowledges and agrees that such amount is an approximation only that that Buyer will be responsible to pay for the actual completed amount thereof (as determined by field measurement); (b) if subgrade/roadbase preparation work is done by third parties and actual depth of asphalt is greater than the depth specified above, Buyer will be billed for all overrun of roadbase/asphalt materials on a per-ton basis in accordance with the Company's going rates; (c) the contract price is based on the estimated price of materials as of the date hereof; Buyer acknowledges and agrees that such amount is an estimate only that that Buyer will be responsible to pay for the actual cost of such materials; (d) the contract price assumes that all concrete is without rebar, and if any rebar is found, then the contract price will be increased accordingly; (e) the Services expressly exclude all dewatering and hard rock digging; provided that, if encountered, the Company may agree to perform such services on a time and materials basis; (f) no cost for bonds, permits, licenses, fees, engineering, survey, traffic control, saw cutting, sterilant, striping, asphalt removal with petromat fabric, or prime coat are included in this Bid Proposal unless specifically indicated; and (g) unless explicitly set forth above, the contract price set forth herein contemplates a single mobilization; Buyer will incur a $1000 fee for each additional mobilization.

All invoiced amounts are due and payable, without retention or setoff, on the date of the applicable invoice (regardless of whether the Services have been

completed). Payment shall be made at the Company's principal office in Mapleton, Utah in cash or check – CREDIT AND DEBIT CARDS ARE NOT ACCEPTED. Buyer is responsible for all sales, use and excise taxes, and any similar taxes, duties, and charges of any kind imposed by any governmental authority on amounts payable by Buyer hereunder. Any amounts that remain unpaid for more than fifteen (15) days shall be deemed past due and shall accrue interest at a rate of 1.5% per month (18% per annum) until paid in full. Buyer agrees to be fully responsible for all collection, attorneys' fees, lien fees, and court costs incurred by the Company in connection with the collection of any unpaid and past due amounts, including accrued interest, whether or not legal proceedings are instituted.

Respectfully submitted by _____ Authorized Representative

Jacob Heiniger, Estimator

Acceptance of Bid Proposal

The undersigned hereby (1) authorizes the Company and its representatives to perform the Services and acquire the materials described herein, (2) acknowledges and agrees that the undersigned has read, understood and agrees (on behalf of itself and Buyer) to be bound by the Terms and Conditions set forth below, and acknowledges that such Terms and Conditions are a part of this Bid Proposal and are incorporated herein, and (3) unconditionally and individually guarantees the performance of Buyer's obligations hereunder, including payment and performance of all amounts due to the Company in connection herewith, without regard to the financial status or solvency of Buyer. This signed Bid Proposal must be delivered to the Company at its principal office in Mapleton, Utah.

Buyer/Agent Print Name _____

Buyer/Agent Signature _____

Date _____

Terms and Conditions

This Bid Proposal, which includes these Terms and Conditions, supersedes and replaces any and all prior or contemporaneous understandings, promises, negotiations, communications, representations, or warranties that may have been provided to Buyer, express or implied, written or oral; provided that the express terms set forth above shall prevail to the extent inconsistent with these Terms and Conditions. The Company's provision of the Services does not constitute acceptance of any of Buyer's terms and conditions set forth in a separate document and such terms and conditions do not serve to modify or amend the terms of this Bid Proposal.

BUYER OBLIGATIONS. Buyer will cooperate with the Company in all matters related to the Services and respond promptly to any Company request to provide direction, information, approvals, authorizations, or decisions that are reasonably necessary for the Company to provide the Services, and the Company shall have no liability with respect to any such direction, information, approvals, authorizations, or decisions made or provided by Buyer or its apparent representatives, regardless of any written or oral advice or representation made by the Company or its representatives with respect to the subject matter thereof. In addition to the foregoing, to the extent the Company's performance hereunder is prevented or delayed by any act or omission by Buyer or its representatives, the Company will not be liable for any costs, charges, or losses sustained or incurred by Buyer, directly or indirectly, in connection with such prevention or delay.

PROJECT PLANS/SPECIFICATIONS. To the extent the project for which the Services are rendered is described in any plans and/or specifications, Buyer represents and warrants that Buyer has provided all such plans and/or specifications to the Company. Buyer acknowledges that any change to such plans and/or specifications (or the provision of plans/specifications not otherwise contemplated hereby) may result in an adjustment to the contract price set forth herein and Buyer agrees to promptly execute all change orders prepared by the Company reflecting such changes and/or price adjustments as a condition of the Company's continued provision of the Services. Notwithstanding anything to the contrary, Buyer acknowledges and agrees that the Company is not an engineering firm and is not responsible for engineering-related liabilities and that Buyer is responsible to acquiring qualified third-party engineering services in connection with the Services.

OPTION TO SUBCONTRACT. Company may, without Buyer's consent, utilize agents or subcontractors in connection with the performance of the work.

CHANGES. Except as otherwise set forth herein, any modification to the Services as described herein that increase the contract price or other costs must be approved by the Company in writing (which approval will not be unreasonably withheld) and such increased price and/or costs shall be invoiced to Buyer. Any change that may result in the reduction of Services, and any corresponding reduction to the contract price, will be negotiated in good faith by the parties; provided that Buyer will be responsible to pay for all materials acquired by the Company in connection with the Services.

DELAYS. The Company shall not be responsible for any delays in the performance of the Services or damage to materials due to labor disputes, weather (additional charges will apply for cold weather paving after October 15th), shortages in material, equipment or labor, acts of God or any other cause beyond the Company's reasonable control. In the event of any such delay, and to the extent reasonably possible, the Company shall complete the Services at the next available opportunity. In the event the Company elects not to perform any further Services as a result of such delay, Buyer shall pay the Company for that portion of the Services rendered prior to the occurrence of such delay, and the Company shall otherwise be fully relieved of all of its duties and responsibilities hereunder without liability to Buyer. Without limiting the foregoing, (a) if the Company is unable to begin performance of the Services on the scheduled date due to the action or inaction of Buyer or its representatives, the entire contract amount set forth herein shall be immediately due and payable, and (b) delays otherwise caused by Buyer or its representatives, directly or indirectly, shall result in all amounts accrued hereunder as of the date thereof to be immediately due and payable.

UTILITIES. Buyer is solely responsible for locating, disconnecting, and capping off all utilities prior to the Company's provision of the Services. The Company is not responsible for damage to any utilities.

PREMISES. Buyer represents and warrants that Buyer either is the owner of the premises where the Services will be rendered or has written authorization from the owner thereof and authority approve this Bid Proposal. Buyer shall be responsible to direct the Company's representatives as to proper ingress and egress of such premises. To the extent that such direction is followed or no direction is given, the Company shall not be responsible for any damage to such premises or adjacent property, including damage to curbs, gutters and sidewalks. The Company will charge Buyer an additional $75 per vehicle located on such premises that the Company is required to tow or relocate in order to perform the Services. BUYER WILL BE SOLELY LIABLE FOR ANY DAMAGE TO SUCH VEHICLES OR SURROUNDING PROPERTY.

TIME OF PERFORMANCE. Unless otherwise specified above, the Services shall be performed Monday through Friday, excluding holidays, during customary daytime hours.

PERMITS. The Company is not responsible to acquire any permits relating to the Services. Buyer is responsible for timely acquiring all such permits and all costs incurred by the Company in connection with Buyer's failure to properly obtain all such permits.

LIMITED WARRANTY. Limited warranty. Eckles Paving hereby warrants materials or workmanship for a period of one year, from the date of installation, subject to the warranty limitations and warranty conditions set out herein. Written notice of any defect in the materials and/or workmanship of the Company or nonconformity with the terms of this Bid Proposal must be given to the Company at its address set forth above not later than five (5) days after the completion of the Services. Failure to provide such written notice within such 5-day period shall constitute an unconditional waiver of any such defect or nonconformity. Buyer's sole remedy in connection with the foregoing limited warranty shall be limited to either the repair or replacement of the defect or nonconformity or, by agreement of the parties, a credit to Buyer's account with respect thereto; provided that (a) such limited warranty shall not apply if (i) the defect or nonconformity resulted, directly or indirectly, from the actions or inactions of Buyer or any third party, (ii) proper testing is not completed on subgrade/roadbase placed by a third party, (iii) asphalt placing is done before April 15 or after October 15 of each year (or asphalt maintenance is done before May 1 or after October 1), (iv) seal coat delamination results from previous underlayment or puddling, (v) related to drainage on any overlays or (vi) spalling is caused from salting concrete surface, (vii) new concrete is driven on in less than 7 days from placement ; and (b) the Company shall be allotted a reasonable amount of time to evaluate and complete any such repair or replacement. The foregoing limited warranty shall also not apply to drainage if a minimum slope of 2% is not attainable based on existing site conditions. THE FOREGOING LIMITED WARRANTY REPRESENTS THE COMPLETE WARRANTY OFFERED BY THE COMPANY. EXCEPT AS SET FORTH ABOVE, THE COMPANY MAKES NO WARRANTY WHATSOEVER WITH RESPECT TO THE GOODS AND SERVICES OFFERED BY THE COMPANY, INCLUDING, WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE, WHETHER EXPRESS OR IMPLIED BY LAW, COURSE OF DEALING, COURSE OF PERFORMANCE, USAGE OF TRADE, OR OTHERWISE.

CONCRETE WARRANTY. Limited warranty. Eckles Paving hereby warrants your concrete surface against any surface peeling or scaling that results from inferior materials or workmanship for a period of one year, from the date of installation, subject to the warranty limitations and warranty conditions set out herein. **Warranty Conditions.** The foregoing warranties are subject to the following conditions: 1. The concrete limited warranty excludes cracking. 2. This limited warranty does not cover any peeling or scaling that results from use of chemicals or deicers. 3. The concrete limited warranty excludes any variations of color in the finished surface. Extenders and additives that are incorporated into mixed concrete can cause some areas of the finished surface to be a darker shade than other areas. 4. The concrete limited warranty does not cover damage caused by impact or exposure or contact with any foreign substance or any other mistreatment of the surface. 5. The concrete limited warranty excludes cracking, raising, shifting or settling caused by sub surface ground conditions including underground root growth or any other subsurface issue. **Warranty Limitation.** The liability of Eckles Paving under this warranty will be limited to the repair or replacement of the defective area only. **PROPER CARE AND USE OF CONCRETE SURFACES**: It is important to care for the surface properly to ensure its longevity. The following should be observed: 1. Re-seal concrete every 2-3 years to prevent surface deterioration. Good quality sealer can be purchased at most home improvement supply stores. 2. Concrete should never be exposed to salt or other deicer chemicals. Use sand.

LIMITATION OF LIABILITY. WITHOUT LIMITING ANY OTHER PROVISION HEREOF, IN NO EVENT SHALL THE COMPANY BE LIABLE TO BUYER OR TO ANY THIRD PARTY FOR ANY LOSS OF USE, REVENUE OR PROFIT OR DIMINUTION IN VALUE, OR FOR ANY CONSEQUENTIAL, INCIDENTAL, INDIRECT, EXEMPLARY, SPECIAL, OR PUNITIVE DAMAGES WHETHER ARISING OUT OF BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, REGARDLESS OF WHETHER SUCH DAMAGES WERE FORESEEABLE AND WHETHER OR NOT THE COMPANY HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND NOTWITHSTANDING THE FAILURE OF ANY AGREED OR OTHER REMEDY OF ITS ESSENTIAL PURPOSE. SUBJECT TO APPLICABLE LAW, IN NO EVENT SHALL THE COMPANY'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS BID PROPOSAL, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED THE CONTRACT AMOUNT SET FORTH HEREIN.

SITE CONDITIONS. The Company assumes no risk, and shall not be liable for, undisclosed and unforeseen conditions on the premises where the Services are rendered, including hazardous waste, soft subgrade, and/or water table problems. In addition, the Company is not responsible in any way for any (a) subgrade/roadbase placed by Buyer or any third party or the effect that unsuitable subgrade/roadbase might have on newly placed asphalt, or (b) damage to existing sprinkler lines resulting from the Services (and, in any case, the Company will not be responsible for moving such sprinkler lines prior to or in connection with the Services unless otherwise agreed in writing).

ADA COMPLIANCE. The Company will not be responsible, and will not assume any liability, for compliance with the Americans with Disabilities Act, as amended, unless this Bid Proposal reflects, and Buyer provides, an engineered plan that provides for a compliant layout. Except as otherwise set forth above, striping and sloping will match existing striping and sloping.

WATER. Buyer is responsible to provide an adequate water source at the premises. If a sufficient water source is not provided, Buyer shall be responsible for the cost of a fire hydrant meter and water used in connection therewith.

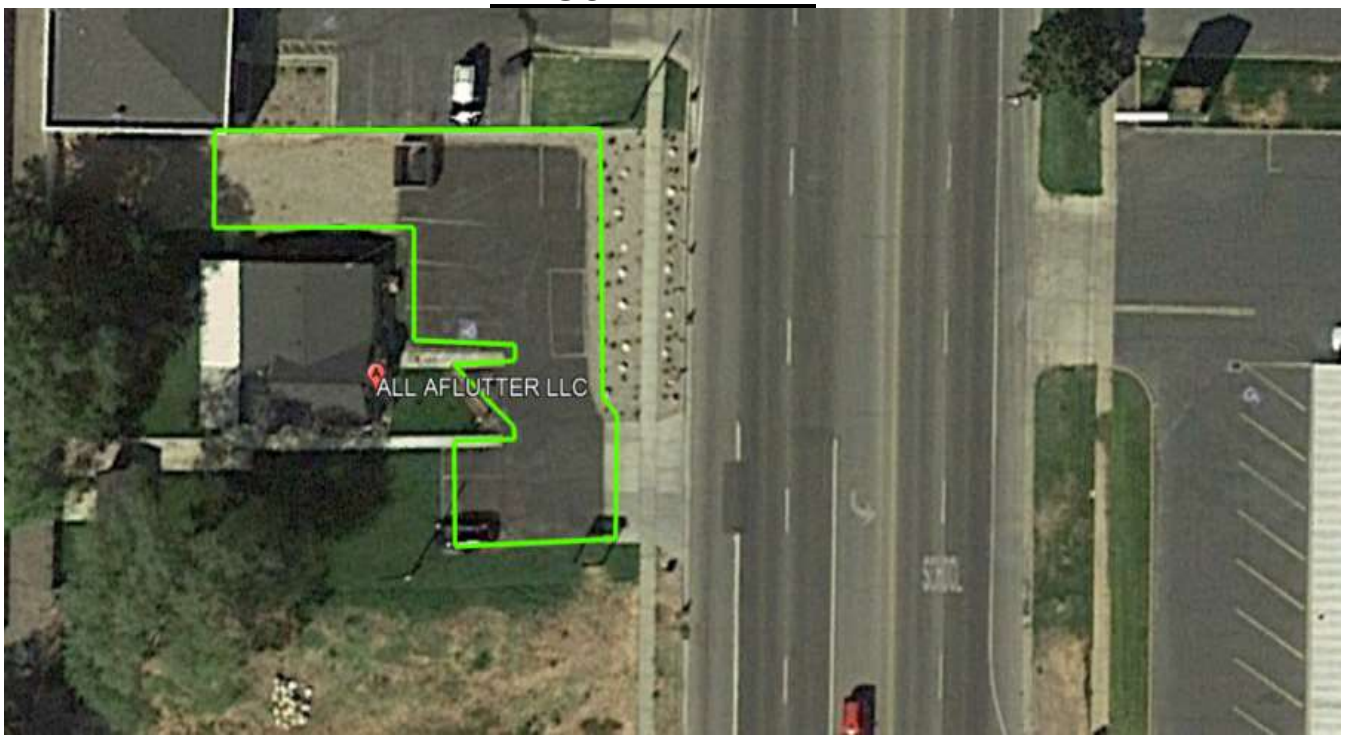
NONSOLICITATION. During the period commencing on the date hereof and ending one year following the completion of the Services, Buyer shall not, without the Company's prior written consent, directly or indirectly, (i) solicit or encourage any person to leave the employment or other service of the Company, or (ii) hire, on behalf of Buyer or any other person or entity, any person who has left the employment of the Company within the one year period following the completion of the Services. In the event of a breach of this provision, and recognizing that compensatory monetary damages resulting from such breach would be difficult to prove, Buyer will be liable to the Company for liquidated damages in an amount equal to such employee or service provider's compensation from the Company during the 12-month period ending on the termination of such employee's employment with or service provider's services to the Company.

PUBLICITY. The Company shall have the right to use Buyer's name and the Services in connection with any referral to potential customers or as examples of the Company's work product.

NO MODIFICATION. Except as explicitly set forth above, Buyer acknowledges and agree that (a) no agent, representative, employee or officer of the Company is authorized to waive or modify any of the terms of this Bid Proposal, and (b) no representation, promise, description of goods or services, or affirmation of fact made by an agent, representative, employee, or officer of the Company shall be effective to waive or modify any of the terms of this Bid Proposal.

GENERAL PROVISIONS. All matters arising out of or relating to this Bid Proposal and any goods or services relating hereto are governed by and construed in accordance with the internal laws of the State of Utah without giving effect to any conflict of law provision. Any legal suit, action, or proceeding arising out of or relating to this proposal or the Services shall be instituted in the state or federal courts located in Utah County, Utah and each party irrevocably submits to the exclusive jurisdiction of such courts. If any term or provision of this Bid Proposal is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Bid Proposal. Any failure on the part of a party to exercise any right or to enforce any of the terms of this Bid Proposal shall not affect such party's rights nor act as a waiver with respect to other future occurrences. This Bid Proposal is for the sole benefit of the parties hereto and their respective successors and permitted assigns and nothing herein, express or implied, is intended to or shall confer upon any other person or entity any legal or equitable right, benefit, or remedy of any nature whatsoever under or by reason of this Bid Proposal. In any action or proceeding to enforce rights under this Bid Proposal, the prevailing party will be entitled to recover costs and attorneys' fees. Buyer hereby irrevocably waives the right to trial by jury in any claim arising out of or releating to this bid proposal.

PROJECT PLAN



04/05/2024

North Ogden Redevelopment Agency Grant

If we were able to get this grant it would help us update our parking lot to hopefully gain more parking stalls and improve the overall look of our parking lot. It would also help us resolve a problem that we currently have with 2 water wells that are leaking on our property that North Ogden City owns the water rights to and paid to have the wells capped in October of 1998. We are currently leaking 2-3 gallons of water per minute through our sidewalk at our north entrance. The water is running down the gutter and is visible for 2 blocks.

North Ogden City hired Widdison Well Services to cap 5 wells on our property in 1998, 1 year before my brother Mike Westbroek purchased this property. Widdison Well Services were able to successfully cap 3 of the 5 wells. They were unable to cap 2 of the wells and decided along with North Ogden City that the best solution was to do a drainage system that connected those 2 wells with the storm drains. One of those wells is still visible on the northwest side of our driveway, it is about 6 inches above the grass. The other well is in the northeast area of our parking lot. We really don't notice too much water in this area, but the asphalt always fails in this area. We never knew why until we found out that this leaking well has been washing out the road base that was laid down under the asphalt.

We have been told that we could try again to cap these wells but most likely it would be unsuccessful again and that it would be a minimum of six figures. We were told the better solution would be to do a drainage system along the whole north side of our property and to connect it to a storm drain. At that time, we will need to redo our parking lot.

We are currently trying to get parking codes changed so that we can add more parking stalls to our parking lot. Since we are going to need to dig up our parking lot to fix the water issues, it makes more sense to do both at the same time. If we are able to get the codes changed to add more stalls, our next step would be to go back to the Planning Commission to see if we can relieve some or all of our detention pond to also add parking there. All our plans are taking more time to approve than we originally expected.

We currently don't have any plans or estimates available. I know we paid $70,000 to repave our parking lot 4-5 years ago so I'm afraid that to do this whole project properly might be $150,000 to $200,000, and maybe that is wishful thinking.

Thank you for your time and consideration,

Jason R. Westbroek
J & J Tires and Service, L.L.C.
dba North View Big O Tires
1893 North 400 East
North Ogden, Utah 84414-7228
Email: store044261@bigostores.com
Mobile: (801)510-2263
Store: (801)737-4781
Fax: (801)737-4783

05/29/2024

North Ogden Redevelopment Agency Grant

If we were able to get this grant it would help us update our parking lot to hopefully gain more parking stalls and improve the overall look of our parking lot. It would also help us resolve a problem that we currently have with 2 water wells that are leaking on our property that North Ogden City owns the water rights to and paid to have the wells capped in October of 1998.

We would like to

1. Widen our approach on 1900 N from 40' to 50'.

2. Install an underground storm drain to relieve our current detention pond and add storm drains to accommodate the leaking wells on our property.

3. Redesign our parking lot and green space to make better use of our property and to add parking stalls.

4. Update the exterior of our building and possibly update our signage.

I don't have a budget or timeline available for these projects currently. If I can answer any questions, please feel free to contact me.

Thank you for your time and consideration,

Jason R. Westbroek
J & J Tires and Service, L.L.C.
dba North View Big O Tires
1893 North 400 East
North Ogden, Utah 84414-7228
Email: store044261@bigostores.com
Mobile: (801)510-2263
Store: (801)737-4781
Fax: (801)737-4783

Cannery Center North Ogden

Potential improvement of the Cannery Center with RDA Grant funds

1. Sidewalk Enhancement
    a. Along Washington Blvd between Cavanaughs & the 2000n corner. Between sidewalk & the parking lot- remove all the grass & replace with xeriscape
    b. Criteria met- #5,7,9,10,11
    c. Estimated Cost $5,000
2. Parking lot Enhancement
    a. Parking lot- - remove asphalt that needs replaced & regrade & re-asphalt to make positive drainage & prevent standing water in the parking lot.
    b. Make a better cross connection with Cavanaugh's parking lot
    c. Pour concrete “strip around perimeter of parking lot - include sprinklers/ lights/ plantings
    d. Install (north ogden) street lighting
    e. Install Planters & drip system for trees in parking lot.
    f. Speakers in Parking lot
    g. Criteria met-#4,5,7,8,9,10,11,13
    h. Estimated cost $280,000
3. Facade- against Washington Blvd
    a. Repair damaged brick -Replace accent lighting on roof line
    b. Replace timber pergola with steel
    c. Criteria met- #3,5,8,
    d. Estimated cost $22,000
4. Facade- against 2000n-
    a. Replace shaker siding/ ,harristone, hardiboard, & vinyl siding with brick & metal.
    b. Replace waferboard covering opening in brick with proper door.
    c. Replace timber pergola with steel
    d. Criteria met-#3,7,8,11,
    e. Estimated cost $270,000
5. Facade facing north- repair brick
    a. Criteria met- #3,5,8
    b. Estimated cost $20,000
6. Yard, grading, drainage, asphalt
    a. Criteria met- #4
    b. Estimated cost $200,000
7. Yard. Landscaping along sidewalk
    a. Criteria met- #5,7,9,10,11
    b. Estimated cost $10,000
8. Remove existing structure on 2000n
    a. Criteria met-#1
    b. Estimated cost $10,000
9. Install Welcome to North Ogden Water Tower Feature
    a. Criteria met -#5
    b. Estimated cost $180,000

New warehouse

1. Road/ curb/ gutter adjustment to meet the correct location as required by North Ogden.
    a. $150,000
    b. Criteria met- 7,9,10,11
2. Remove existing structures in preparation for development
    a. $50,000
    b. Criteria met -1,
3. Deal with existing spring water issue
    a. $30,000
    b. Criteria met-4
4. Grade lot in preparation for development
    a. $20,000
    b. Criteria met-4
5. Install drain field to manage surface water
    a. $90,000
    b. Criteria met-4
6. Landscaping along 2000 north
    a. $30,000
    b. Criteria met-7
7. Cinder Block fence against neighbors
    a. $100,000
    b. Criteria met-10
8. Site work to deal with sewer line coming through property from the town houses
    a. $14,000
    b. Criteria met-4
9. Merge the 2 parcels together and manage any city/ county approvals, permits etc.
    a. $6,000
    b. Criteria met-2
10. Cover the building permit & water/ sewer/ storm fees associated with new building
    a. 20,000
    b. Criteria met -6,8
11. When the new building is constructed upgrade from standard finish material to Brick to match the Cannery Building
    a. $350,000
    b. Criteria met-5

Cannery Center North Ogden

Potential improvement of the Cannery Center with RDA Grant funds

1. Sidewalk Enhancement
    a. Along Washington Blvd between Cavanaughs & the 2000n corner. Between sidewalk & the parking lot- remove all the grass & replace with xeriscape
    b. Criteria met- #5,7,9,10,11
    c. Estimated Cost $5,000
2. Parking lot Enhancement
    a. Parking lot- - remove asphalt that needs replaced & regrade & re-asphalt to make positive drainage & prevent standing water in the parking lot.
    b. Make a better cross connection with Cavanaugh's parking lot
    c. Pour concrete “strip around perimeter of parking lot - include sprinklers/ lights/ plantings
    d. Install (north ogden) street lighting
    e. Install Planters & drip system for trees in parking lot.
    f. Speakers in Parking lot
    g. Criteria met-#4,5,7,8,9,10,11,13
    h. Estimated cost $280,000
3. Facade- against Washington Blvd
    a. Repair damaged brick
    b. Replace accent lighting on roof line
    c. Replace timber pergola with steel
    d. Criteria met- #3,5,8,
    e. Estimated cost $22,000
4. Facade- against 2000n-
    a. Replace shaker siding/ ,harristone, hardiboard, & vinyl siding with brick & metal.
    b. Remove the waferboard covering an opening in the brick & replace with a new door
    c. Replace timber pergola with steel
    d. Criteria met-#3,7,8,11,
    e. Estimated cost $270,000
5. Facade facing north- repair brick
    a. Criteria met- #3,5,8
    b. Estimated cost $20,000
6. Yard, grading, drainage, asphalt
    a. Criteria met- #4
    b. Estimated cost $200,000

DMLCampus
DocuMedia Learning Group Campus

Phone: (801) 782-6879

www.dmlcampus.com

Thank you for the opportunity to submit this project for grant consideration with this Letter of Interest.

Project Overview (1): This project is located on the east side of 300 East and Pleasant View Drive, south of the city wall, behind Lees Marketplace next to DMLCampus (Quality Quick Print and Northern Ice). This area has been in the Redevelopment Area since purchase and ground-breaking in 2006 for construction of the DMLCampus. Multiple businesses have used DMLCampus to launch or expand; outgrowing the available office suites. Northern Ice (NICE) was built in 2012-2013 and is a fixture in the community for family-friendly treats at a family-friendly location. Quality Quick Print (QQP) is another main-stay for the community for excellent customer service in a multitude of print/production products. Both NICE and QQP must do high volume sales quantities for a sustainable business revenue stream. Community members park in the DMLCampus parking lot to walk/bike the trails as well as employees (North Ogden citizens) and customers that has led to parking congestion and insufficient parking spots at times.

The location at 300 East and Pleasant View Drive has been noted as an entry area into the city in past Economic Development Committee meetings, and the property on the north side of Pleasant View Drive (next to city property and the old fire station) is slated to undergo development.

There are no streetlights on the corner in this area except those provided by DMLCampus and Lee's Marketplace further east. Over the years multiple thefts have occurred in this area as reported to Police, also vandalism, and teenagers seeking a dark corner to park.

I feel this proposed project will have a positive, community enhancing effect on the larger business area and an increase for the taxable base. It will help the area for coming development, increase safety, drainage, and create a more welcoming environment into the city. There are several parts for the overall project. Some of these parts are in progress and having the grant will accelerate to completion the overall project efforts in harmony with the RDA area and grant project objectives.

Grant Request Summary:

1. Remove excess north/east dirt and contour hill for weed removal and landscaping

2. Landscape and beautify corner/hill area between DMLCampus entrance and city wall (sprinkler system, trees, ground cover, gravel, etc.)

3. Install Lights - electrical utilities: conduit, wire, fixtures for two additional light poles along West side and power to the corner

4. Add curb and gutter to both sides matching existing for proper drainage into the storm-water system

5. Add sidewalk from existing end to north-side of property (existing city wall)

6. Add parking lot between curbing to the city wall for correct drainage and additional employee/patron/citizen parking

This effort was started and included in the approved DMLCampus 2006-2007 building permit plans for the property, and as possible, the components have been slowly progressed.

Sustainability: None of these project components will increase work efforts, funding requirements, or expenses for North Ogden city in future maintenance. DMLCampus will provide any future maintenance and upkeep for the components. It is believed this effort is a perfect RDA funds use as defined when it was initially started prior to DMLCampus construction and of which DMLCampus businesses have been contributing.

Additional Details: This section provides additional information for the six components above including notes on those tasks DMLCampus funds and completes as part of the overall Project efforts. The order is laid out in increasing dependency for the overall project parts (e.g., 1 is required before 2, 3, etc.).

1. (Grant) Excess Dirt Removal. When the city removed the houses on the property now occupied by Nelsen's Custard (2600 North), DMLCampus donated dirt for initial backfill. When the city built the north retaining wall, additional dirt was used in this construction. By completing this effort as the first component of this project, the remaining items are feasible and one of the major objectives is accomplished for the beautification and infrastructure placement. It is requested this effort be accomplished through the grant funding. If the city still needs dirt, this is available for use.

2. (DML) Landscaping. DMLCampus will undertake installing landscaping to include sprinkler system, trees, weed removal, rock, and ground cover/plantings for this city entrance area. The sloping desired is to match the existing contour from the sidewalk down to the to-be-installed curb and gutter. The goal is to add trees and landscaping products to beautify the whole hill side from DMLCampus entrance to the city wall. DMLCampus will fund this effort.

3. (DML) Electrical Utilities for Light poles and power. DMLCampus will undertake this portion for installing electrical conduit, wire, light poles, and other system infrastructure components to bring light/power to that portion of the project. DMLCampus has started this effort but cannot conclude it due to constraint identified. Other infrastructure investment already placed is sewer to the north side, electrical main conduit to north side (ready for Rocky Mountain box circuit), water line for city (95% run). The remaining 5% will be accomplished by DMLCampus prior to east curb installation.

4. (Grant) Curb/Gutter. For the landscaping, contouring, and drainage, gutters will be needed below the landscaping area and eastern side. It is requested the curb/gutter follow the existing contour for a smooth transition from the existing curb/gutter to the city wall allowing for correct drainage into the stormwater system installed by DMLCampus. This drainage will make the area more usable for year-round activities.

5. (Grant) Sidewalk. Adding sidewalk next to the curb/gutter on the eastern side to tie the existing sidewalk north to the city wall creates a defined walkable space and benefits for patrons of the area.

6. (Grant) Parking Lot. The final portion laying asphalt between the curb/gutter on both sides to the city wall completes the project efforts. This will create the parking space needed for growth and other citizen use. Other activities/events become more feasible with the additional parking.

Initial Budget (2): To assist in this response, I have reached out for bids and two companies have currently responded in time with estimates for the efforts DMLCampus identified above. Upon positive selection notification, I will put together the formal proposal for RDA review with updated bids and plans for the tasks, and how DML will accomplish their commitments listed. The bids received are summarized in ranges between the two bids.

o Excavate - Haul Off - Compact	$11,000 - $17,000
o Asphalt	$26,000 - $45,000
o Curbing	$40,000 - $45,000
o Sidewalk	$8,500 - $12,000
o Striping	$800 - $1,000
o Sprinkler - Landscaping	$2,000 - $5,000
o Electrical	$5,000 - $9,000

Timeline (3): At the time of this letter of interest, two companies responded. In reaching back to them about the firmness of their bid and expiration dates, neither expected the prices to go up very much above the quote. However, with the election year and variables for energy and inflation, neither can firm the price until a formal contract is signed with them. If this project is selected, additional efforts will be expended to secure more bids and/or break the project into tasks with individual pricing to get the best value.

As soon as the Excess Dirt is removed, the landscaping and electric portion will commence (weather depending) and it is anticipated that those portions will be accomplished within 4-6 weeks. Landscaping will be completed with tree planting pending weather (anticipating accomplishment early spring 2025).

Attachments: Over the years several designs and plans have been prepared for this area. The first is an image to help visualize the components and for the future vision not all part of this current grant proposal. *DMLCampus AUG-2024-view top-v7*

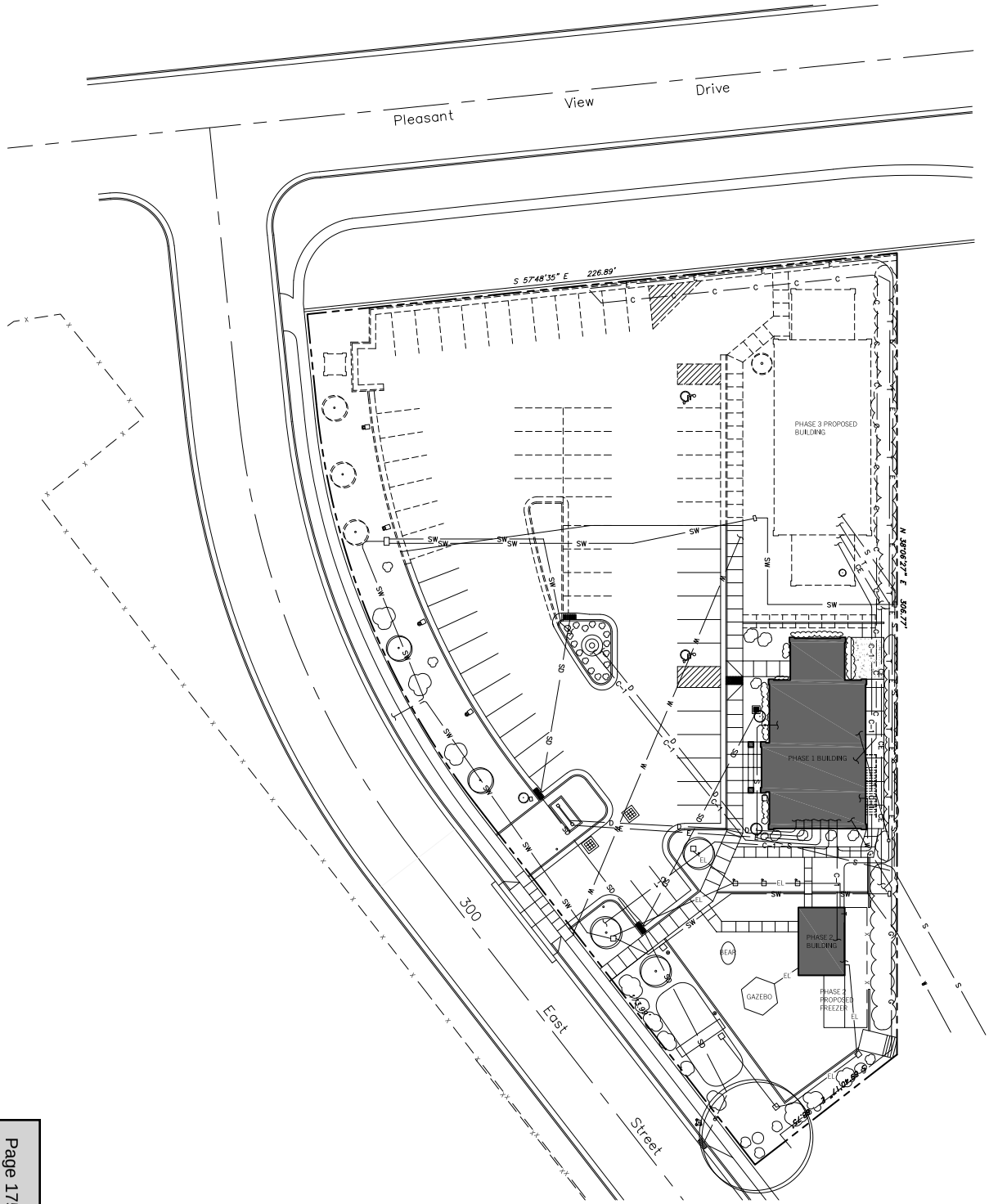
The second is delivered from our architect as a possible design. Construction specifications from the previous build can be used for this project (asphalt/cement/concrete). *DML SITE PLAN - SD102 v2*

I look forward to hearing an acceptance back and finalizing the design and efforts.

Regards,
—David Gordon, PhD
DMLCampus
Quality Quick Print
Northern Ice
cell 801-391-5479
office 801-782-6879



DMLCampus AUG-2024-view top-v7



BOTT PANTONE ARCHITECTS
620 24TH STREET
OGDEN, UT 84401
BP-ARCHITECTS.NET
P 801.394.3033

SITE SYMBOL LEGEND

ESD	existing storm drain	SD	storm drain	x x	fence
EW	existing water main	W	water line		
ES	existing sewer line	S	sewer line		
EOP	existing overhead power	UP	underground power line		
EG	existing gas line	G	gas line		
		X	fence		
		T	telephone line		
		FW	fire water line		
		C	cable Internet conduit		
		EL	LOR electrical lighting		
		SW	secondary water		

SITE UTILITY PLAN

1" = 20'-0"
09.18.20
Project Number: **2045**

DML SITE IMPROVEMENT
2650 NORTH 300 EAST
NORTH OGDEN, UTAH

SD1

Jones Shirts and Signs Store Front Remodel Budgetary

Item	Budget
Replace all Storefront	$86,350
Build up facia, add stucco and tie in roof	$24,750
Stone Columns	$8,400
Repair Stucco	$22,000
Repaint	$14,000
New glass	$25,000
Doubles doors	$30,000
Stone Wainscot	$25,000
New Shorter Storefronts	$40,000
Build up facia with peaks, add stucco and tie in roof	$32,000
RTUs and remove swamp coolers supply and install only	$129,500
Store Signs	by store owners

Option #1		
Stone Columns		$8,400
Build up facia, add stucco and tie in roof		$24,750
Repair Stucco		$22,000
Repaint		$14,000
Replace all Storefront		$86,350
Doubles doors		$30,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$63,000.00
	Total	**$378,000**

Option #2		
Repair Stucco		$22,000
Repaint		$14,000
New glass		$25,000
Doubles doors		$30,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$44,100.00
	Total	**$264,600**

Option #3		
New Shorter Storefronts		$45,000
Frame in windows smaller		$30,000
Stone Columns		$8,400
Stone Wainscot		$25,000
Build up facia with peaks, add stucco and tie in roof		$32,000
Repaint		$14,000
RTUs and remove swamp coolers supply and install only		$129,500
Contractor general conditions and OH&P		$56,780.00
	Total	**$340,680**

June 24, 2024

North Ogden
Mayor, City Council, & Scott Hess

Dear Council & City Officials,

I have owned Jones Shirts & Signs for over 24 years and it has always resided within the strip mall referred to below. I have run all of these improvements by my landlord and building owner, Dave Meents.

Attached are four rendering ideas for improvement on the strip mall on the South End of the parking lot in the North Ogden Plaza at 1900 North & Washington Blvd. The fifth page is a suggestion for the back of the building. I have also attached an estimate for the improvements provided by Bryce Cullimore, an Estimator for EK Bailey Construction.

The first rendering is the one we would like considered. The improvements include covering the existing columns with a more contemporary stone or brick. The false front has been enlarged to add a more updated feel to this section of the plaza and is more fitting with the surrounding buildings. The whole building needs updated glass store fronts with commercial size (36” wide) entry doors. Jensen Floral needs a double door in case they have to replace their refrigeration units. We would also like the false front to be wired for backlit signage. Currently the only electricity in the front of the building is for the daylight sensors. Fixing the stucco and repainting a slightly deeper, tan, color.

The back of the building needs cleaning up and repainting. All of the units within the strip mall have swamp coolers. We suggest putting in roof mount heat/AC units which would cut down on water usage by leaking swamp coolers and offer a better heating and cooling option for the business owners. They would all need the inside ceiling ducts as well.

Cement parking barriers are shown in the rendering. These could potentially stop any vehicle from going through our front windows. The front of our building also faces the North and the barriers might cause more of a problem with snow and ice. This will need more discussing to decide if these are needed.

I ask that you consider these suggested improvement/updates to the strip mall owned by Dave Meents as you decide on the use of the RDA funds. Please accept this as my letter of intent.

Respectfully,



Jenice Jones
Jones Shirts & Signs
801-737-5196
art@shirtsnsigns.com





country ledgestone columns
build up front facia
fix stucco
paint
new glass store fronts
wider commercial doors on all – Jensen Floral (ste C) needs a double door
wired for backlit signs (signage on PizzaMan request)



country ledgestone columns
build up front facia
fix stucco
paint
new glass store fronts
double doors on all



fix stucco
repaint
new glass
double doors for most shops



new store front with
wainscoat & columns
covered in country ledgestone
double doors on most
shorter windows
build up front facia
cement parking stops



repaint back
remove swamp coolers
roof mount heating/cooling units
add rear signage

North Ogden RDA Grant Letter of Interest

June 30th 2024
Submitted in behalf
North Ogden Lock It Up
Dan Nixon
305 E 2000 N, North Ogden, UT 84414

Prepared by: Citi Design (Jake Young)/ Jake@CitiDesign.US



LOCK IT UP
SELF STORAGE

NORTH OGDEN CITY
SETTLED 1851

Lock It Up Self Storage
305 E 2000 N
North Ogden, UT 84414
June 30, 2024

North Ogden Redevelopment Agency (RDA)
North Ogden City
505 E 2600 N
North Ogden, UT 84414



Dear Scott Hess and the RDA Evaluation Committee,

Subject: Letter of Interest for RDA

We at Lock It Up Self Storage are excited to submit our Letter of Interest for the North Ogden Redevelopment Agency's Physical Infrastructure Improvement Grant Program. Our proposed project aims to enhance both the functionality and aesthetic appeal of our property located at 305 E 2000 N, specifically at the intersection with 1900 North.

Project Overview

Our project includes the following key improvements:

- Concrete Trail on 1900 North: Construction of a concrete trail along 1900 North, providing a safe and accessible pathway for pedestrians and cyclists.
- Trailhead and Signage: Development of a trail head with clear, informative signage to guide trail users and enhance the overall trail experience.
- Retaining Wall: Installation of a retaining wall to support the trail and prevent erosion, ensuring long-term stability and safety.
- Architectural Upgrades: Significant enhancements to our office building at Washington Boulevard and 1900 North, including the addition of high-quality glass and brick materials to improve its visual appeal.
- Water-Wise Landscaping: Implementation of water-efficient landscaping along the trail corridor, contributing to sustainable water use and adding natural beauty to the area.

- Stream Enhancements: Minor improvements to the nearby stream to enhance its ecological health and aesthetic value.

Timeline
Planning and Design: September - October 2024
Permitting and Approvals: October - December 2024
Construction Start: Spring 205
Project Completion: Summer 2025

Supporting Documents

Attached to this letter, you will find concept plans and project estimates.

Alignment with North Ogden Redevelopment Plan

Our project aligns with several key goals and objectives of the North Ogden Redevelopment Plan, including:

Improved Public Spaces: The concrete trail and trailhead contribute to enhanced public spaces and pedestrian circulation systems.
Architectural and Urban Design Excellence: The architectural upgrades reflect a high level of concern for architectural, landscape, and urban design principles.
Environmental Enhancements: The stream improvements and water-wise landscaping address environmental deficiencies and promote sustainable practices.
Economic Revitalization: The project aims to strengthen the tax base and economic health by improving the area's attractiveness and functionality.
We believe our proposed improvements will significantly benefit the North Ogden community, providing enhanced infrastructure, aesthetic appeal, and environmental sustainability. We are committed to investing in this project and partnering with the RDA to achieve these goals.

Please do not hesitate to contact us for any additional information or clarification. We look forward to the opportunity to contribute to the revitalization of North Ogden.

Thank you for your consideration.

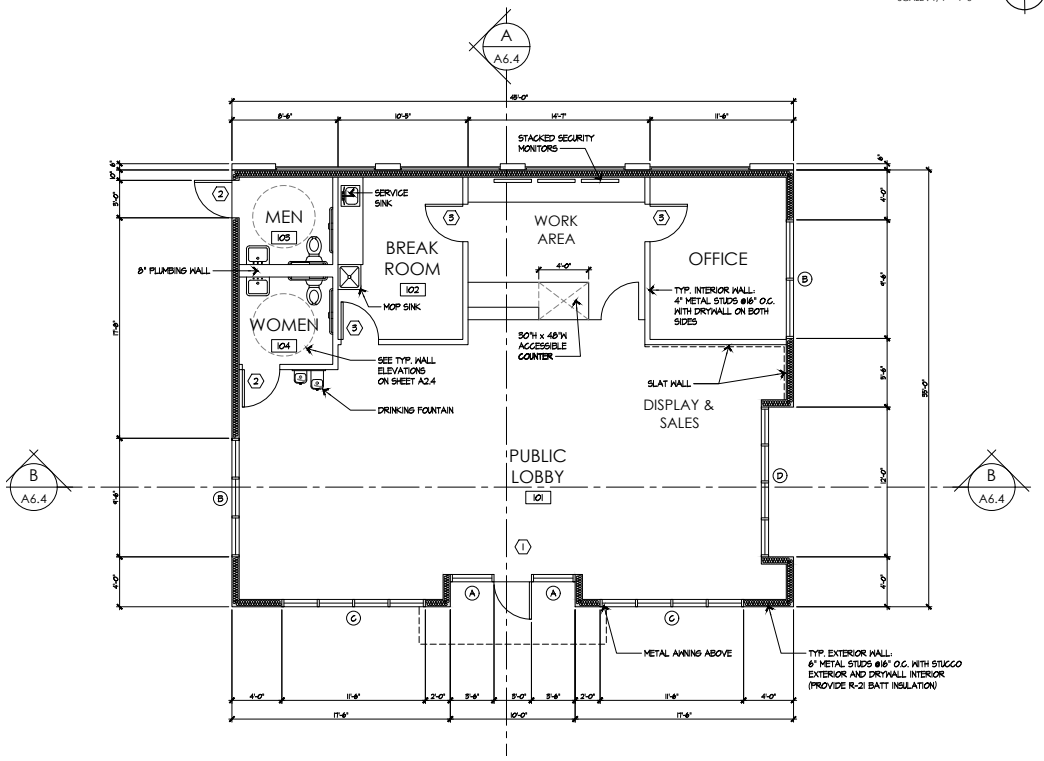
Sincerely,

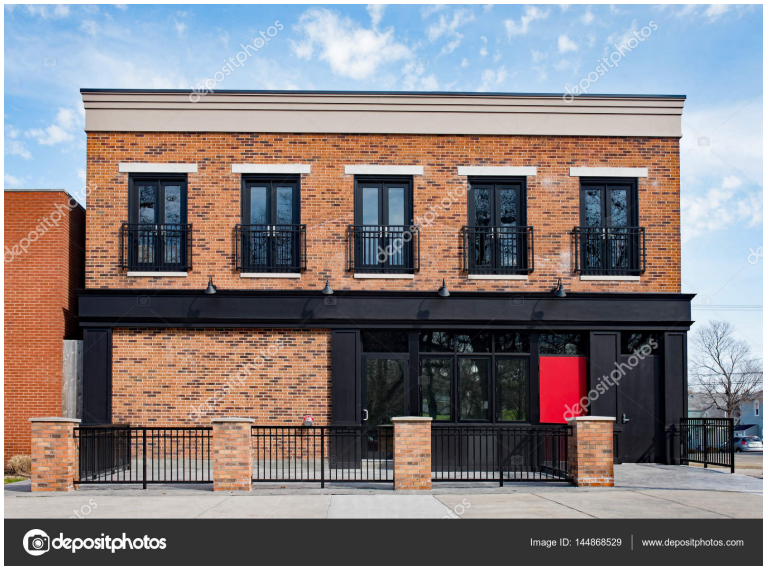
Jake Young, Owners Rep for Lock It Up



Architectural Plans for building

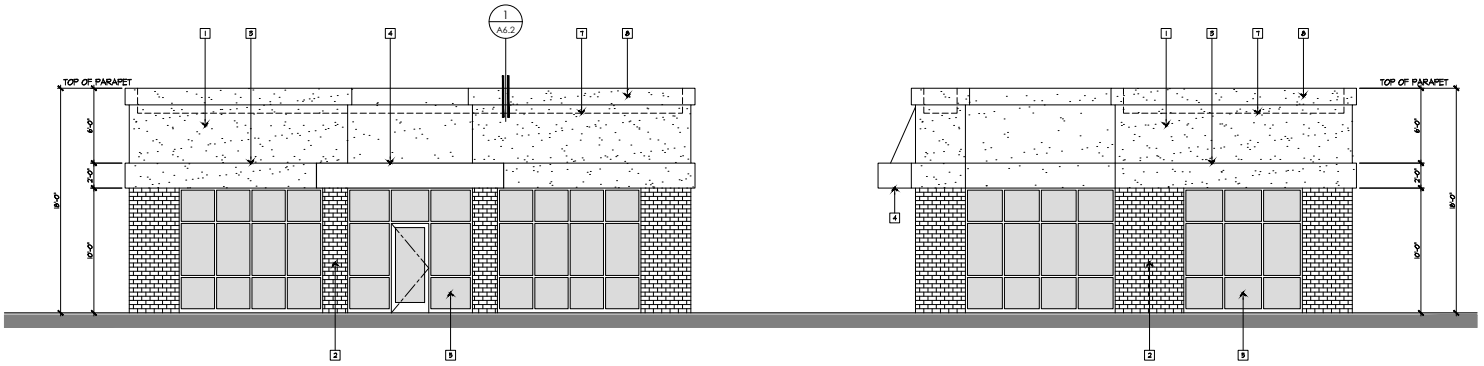








Architectural Plans for building

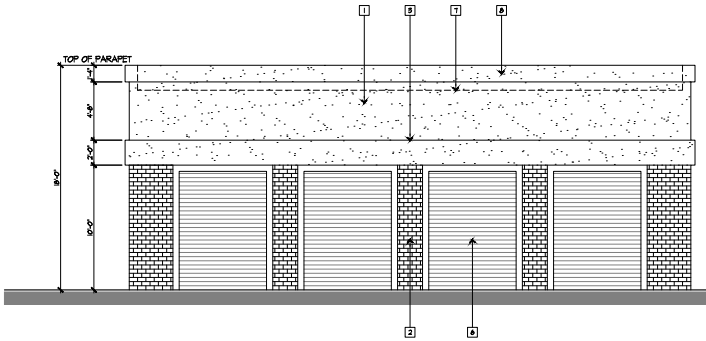


OFFICE SOUTH ELEVATION

SCALE : 1/4" = 1'-0"

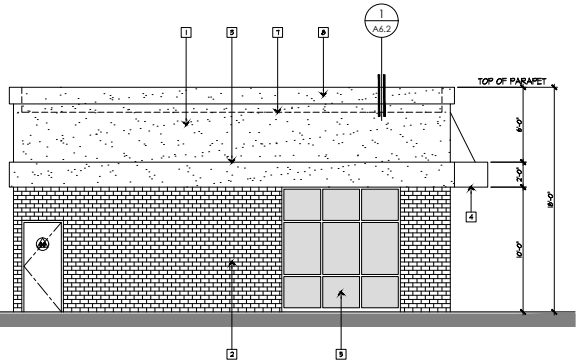
OFFICE EAST ELEVATION

SCALE : 1/4" = 1'-0"



OFFICE NORTH ELEVATION

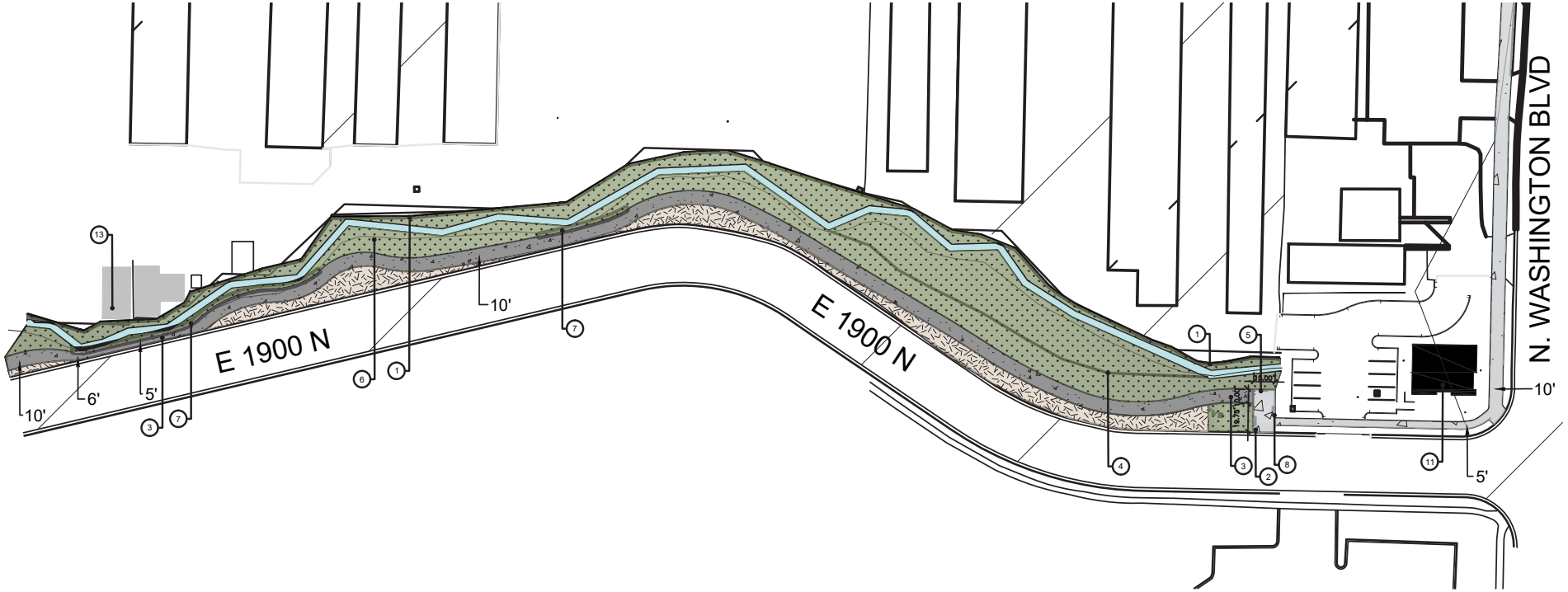
SCALE : 1/4" = 1'-0"



OFFICE WEST ELEVATION

SCALE : 1/4" = 1'-0"

NORTH OGDEN LOCK IT UP
TRAIL SITE PLAN



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	6' TALL DECORATIVE CONCRETE WALL PER OWNER	1,050 lf
2	CONCRETE	7,318 sf
3	TRAIL, POSSIBLE SURFACES INCLUDE: ASPHALT, CONCRETE	8,781 sf
4	PROPOSED RIVER PATH	
5	TRAIL HEAD SIGN CONTAINING: TRAIL MAP, DIRECTIONS, INSTRUCTIONS	
6	CONTRACTOR TO REMOVE AND REPLACE FALLEN, DEAD, AND DISEASED PLANTING	
7	1' WIDE RETAINING WALL WITH RAILING	494 sf
8	BENCHES PER OWNER	
9	MULCH OVER 20 YEAR WEED FABRIC	6,263 sf
10	GRASS TO REMAIN	24,802 s
11	NEW OFFICE BUILDING, WITH ARCHITECTURAL IMPROVEMENTS	1,532 sf
12	EXISTING STREAM	4,878 sf
13	CELLPHONE TOWERS	1,649 sf

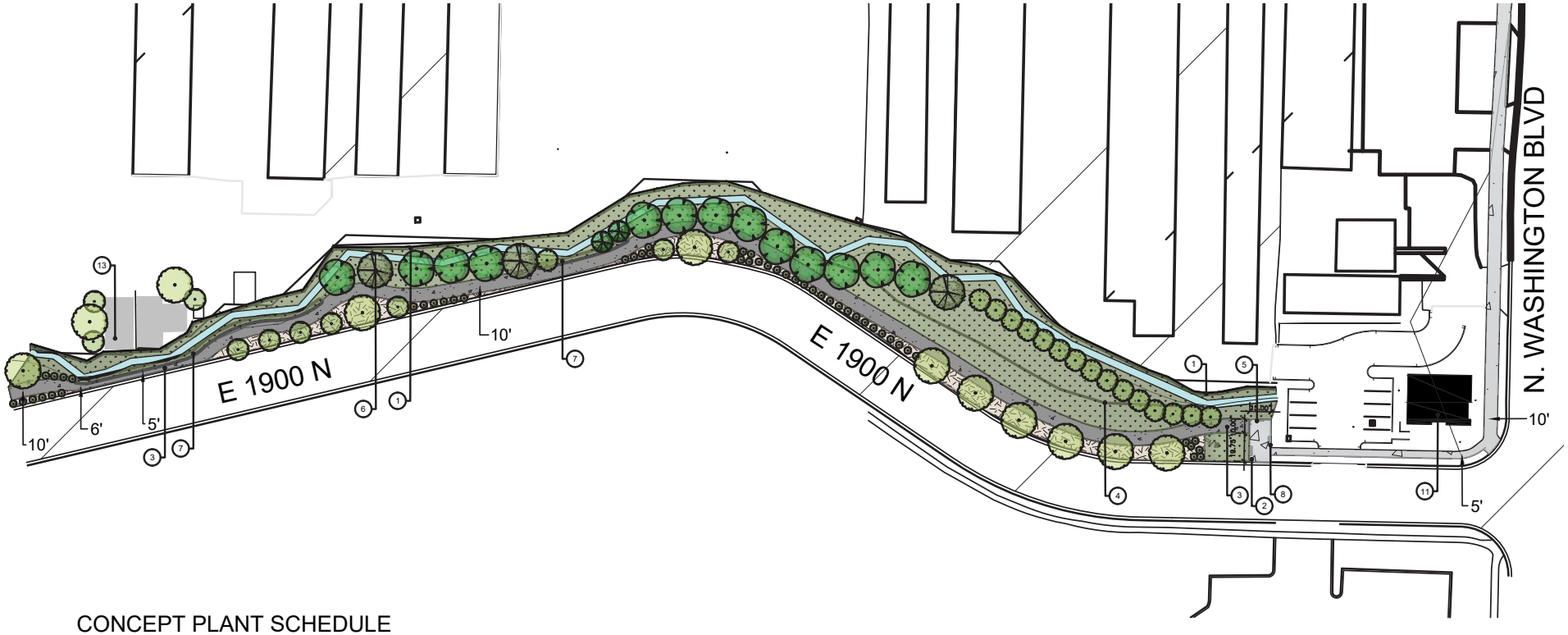
NORTH

0 100 200 300 feet

SCALE: 1" = 100'

Concept Plan

NORTH OGDEN LOCK IT UP
TRAIL PLANTING PLAN



CONCEPT PLANT SCHEDULE

EXISTING TREE MED	16
EXISTING TREE LARGE	13
RIPARIAN TREE LARGE	3
RIPARIAN TREE MED	2
WATERWISE TREE LARGE	11
WATERWSIE TREE MED	10
WATERWISE SHRUB	50

NORTH

0 100 200 300 feet

SCALE: 1" = 100'

Wall Images





Cost Estimate

Customer Name :	Lock It Up Self Storage
Address:	305 E 2000 N, North Ogden, UT 84414
Phone:	801-782-2800

Total Cost Estimate	**$376,475.79**
Total Cost Estimate With 10%	**$414,123.37**

Groupings

Item Name	Total
Fascade Improvements	$28,000.00
Utility Connections	
Public Space Improvements	$295,675.79
Trail Improvements	$95,410.79

Site Items

Item Name	Qty	Price	10% Cont.	Total
Trail Benches	3	$2,096.93	$2,306.62	$6,290.79
Trail Signage	2	$2,500.00	$2,750.00	$5,000.00
				$0.00
				$0.00
Total				$11,290.79

Site Materials

Item Name	Sq. Ft. / Ln. Ft.	Qty	Price	10% Cont.	Total
Precast Concrete Wall	1050		$150.00	$165.00	$157,500.00
Trail-head Concrete Pad	444		$10.00	$11.00	$4,440.00
Trail Surface Concrete	8412		$10.00	$11.00	$84,120.00
1' Retaining Wall W/ Railing	65		$25.00	$27.50	$1,625.00
Total					$326,435.00

Plant Materials

Item Name	Qty	Price	10% Cont.	Total
Medium Waterwise Tree, 10 Gal	10	$3,000.00	$3,300.00	$30,000.00
Large Waterwise Tree, 2" B&B	11	$400.00	$440.00	$4,400.00
Medium Riparian Tree, 10 Gal	2	$400.00	$440.00	$800.00
Large Riparian Tree, 2" B&B	3	$500.00	$550.00	$1,500.00
Total				$36,700.00

Total

Total Site Items	$11,290.79
Total Site Materials	$326,435.00
Total Plant Materials	$36,700.00
Fascade Improvements	$28,000.00
Utility Connections	$0.00
Total	**$376,475.79**

RDA Letter of Intent

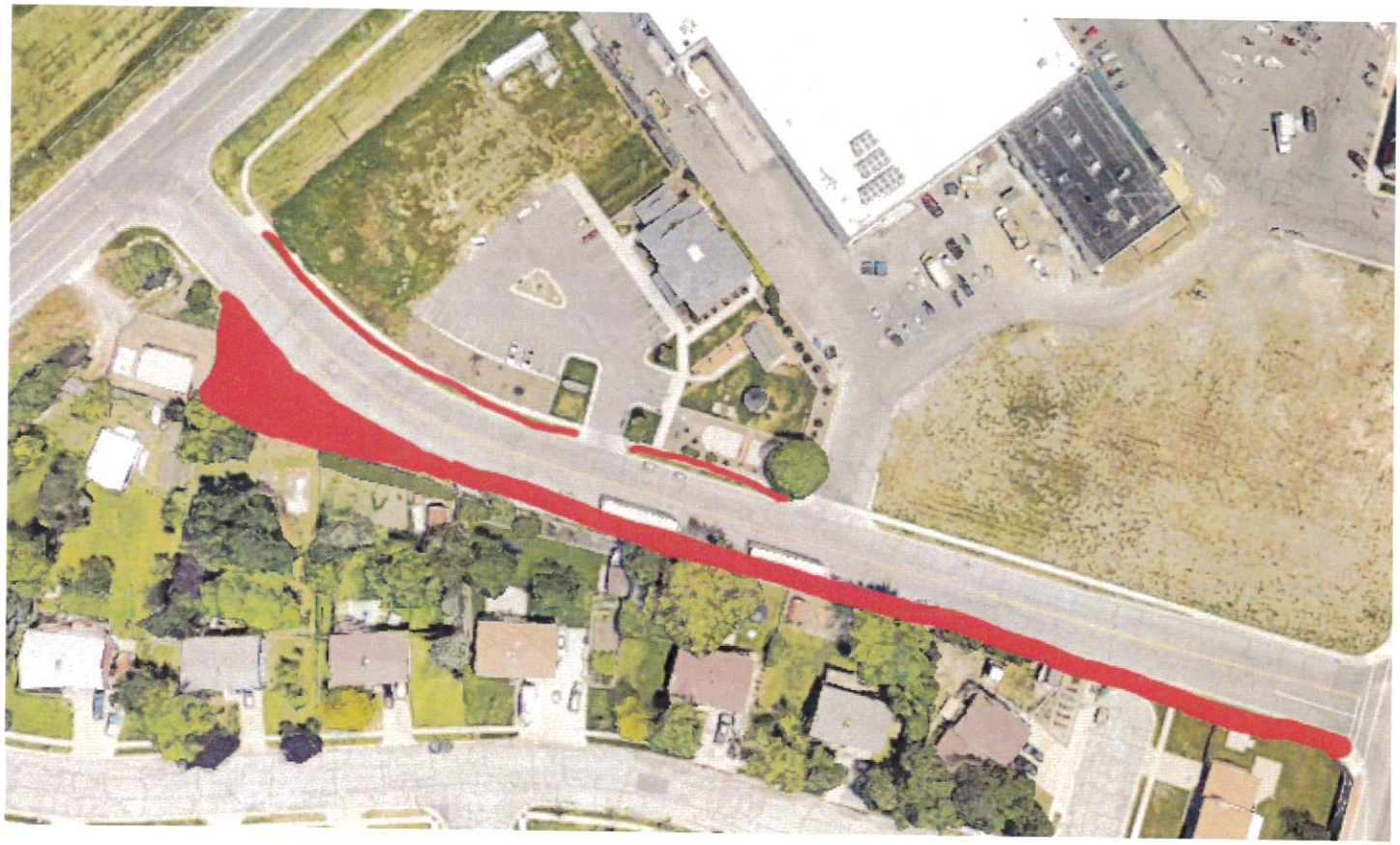
North Ogden City is proposing to xeriscape and redo the irrigation at Bicentennial Park. Ducks have flocked to the area and made the east end of the park their home. With the ducks inhabiting the area, they have created a maintenance nightmare for growing and maintaining grass in that area of the park. We are proposing to redo the landscaping in that area with rocks and other types of xeriscape materials (Please see attached pictures). Xeriscaping the east of the park would be an overall better look and beneficial because it would save water and will be easier to maintain in the long run. We also would redo the service monument that is around the east end by the flag poles.

On the west end of the park, we are proposing to revamp the current irrigation system to make that grass more presentable and install drip irrigation to keep the already existing trees and shrubs alive. Currently, we have many problems with the system and our coverage isn't the greatest, making it hard to properly maintain the grass. When the system does not work properly there tends to be water that gets wasted. A new revamp of the system would make it, so we are water efficient. At 300 E., just west of Bicentennial Park, we are proposing to xeriscape that entire length of road from 2700 N to Pleasant view drive (see attached pictures). The irrigation system is out of date and doesn't water efficiently.

Breakdown

- Xeriscaping materials and labor (rock, weed barrier fabric, labor from contractor, etc) – about $4.50 to $6.50 per sq ft
- 300 E. Xeriscape – about 10,000 sq ft = $45,000 to $65,000
- Bicentennial Xeriscape– about 28,000 sq ft = $120,000 to $182,000
- Bicentennial Irrigation - $19,500 (price from contractor)


Spring



June 28, 2024

North Ogden RDA
505 E. 2600 N.
North Ogden, UT 84414

RE: Washington Blvd. Sidewalk and Pedestrian Crossings – RDA Letter of Intent

Dear RDA Members and Selection Committee,

Project Overview:
North Ogden Planning and Engineering Departments propose that RDA funds be used for improvements along Washington Blvd. including a 10-foot-wide sidewalk on both sides of the road, and crossing enhancements a key intersections as indicated below. The objectives include improved pedestrian and bicycle access, safety improvements, and a focus on building a pedestrian friendly environment connecting our main economic development areas along this crucial corridor.

Initial Budget:
10-foot Sidewalk

- $150 per linear foot of 10-foot-wide sidewalk: (6,690ft x $150 = $1,003,500) x 2 for both sides $2,007,000
- $2500 per ADA Crossing at each intersection: (34 ADA ramps 1700 N. to 2650 N. = $85,000

Crossing Enhancements

- $150,000 per High-Intensity Activated crossWalK (HAWK)
- Locations include: 1900 N. 2000 N. 2300 N. = $450,000

Other Considerations

- The unknown factors in this simple estimate include: Right-of-way purchase at intersections or to widen sidewalk, landscaping costs, slope issues, and moving utilities and fixed objects.

The estimated total request for ADA Funding is $2,542,000 to complete this project.

Timeline:
- Engineering and Design: August 2024 through February 2025
- Bid process and contractor selection: February 2025 through May 2025
- Construction: June 2025 through June 2026

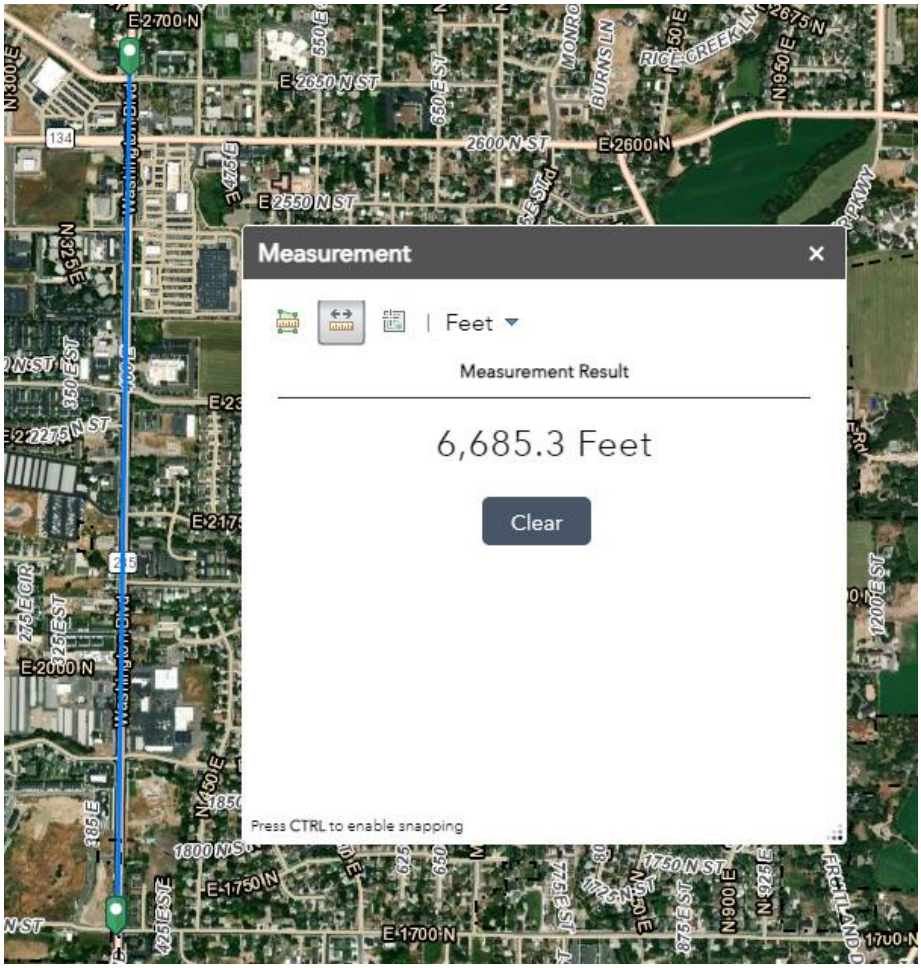
If you have any questions please feel free to contact me at North Ogden City at 801-737-9841 or email at shess@nogden,org. Alternatively you can contact Eric Casperson, City Engineer, at 801-737-3308 or email at ecasperson@nogden.org.

Thank you,

Scott A. Hess
Community and Economic Development Director

Supporting Documents:

Estimated boundaries of the project from south to north includes just over 6,685 feet from the 1700 N. intersection to the 2650 N. intersection.



From: Dave Meents, representing the owners and tenants of the North Ogden Plaza Association

To: North Ogden City Council

Subject: Letter of Interest for Physical Infrastructure Improvement Grants

Dear North Ogden City Council,

On behalf of the owners and tenants of the North Ogden Plaza Association, I am submitting this letter interest for consideration for a Physical Infrastructure Grant.

Our proposal consists of four related projects:

1. **Parking lot improvements:** The includes repairing the lot surface, resealing and restriping the lot, adding parking bumper blocks to the business front areas and refurbishing the light poles

2. **Grass area or xeriscaping:** This includes replacing some or all of the grass in the parking strip along Washington Blvd and adjacent areas and adding drought tolerant plants.

3. **Building façade improvements:** This includes sign lightboxes and electrical installation to support the light boxes, stucco repair and building painting to unify appearance among buildings.

4. **Street sign improvements:** This includes retrofitting the inoperative fluorescent lighting to energy-efficient LED and painting the sign structure to unify it with the plaza buildings.

Please note that both the scope and the design of these projects is still fluid. If some or all our projects are selected to move to the next round of evaluation, we will work with the city to finalize scope and design. We have cost estimates for some of the largest ticket items. However, acquiring estimates for all items will be costly and time consuming until we have finalized the scope and design.

Comparing these four projects shows that each project individually meets multiple eligibility criteria and as a group, they meet all eligibility criteria except one, as indicated on the chart below

	Projects			
Project Eligibility Criteria	Parking Lot Improvements	Grass Area Zeroscaping	Building Facade Improvements	Street Sign Improvements
Street and sidewalk enhancements		✓		✓
Utility upgrades				
Public space improvements	✓	✓	✓	✓
Green infrastructure initiatives	✓	✓	✓	✓
Facade improvements			✓	
Parking Lot improvements	✓	✓		

The projects also support six of the eleven evaluation criteria established for a Physical Infrastructure Grant

- **Criteria 3 -** Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.
- **Criteria 4 -** The elimination of environmental deficiencies, including irregular lot subdivision, improved drainage, weeds and excessive vegetation, overcrowding of the land and underutilized land.
- **Criteria 5 -** Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.
- **Criteria 7 -** Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.
- **Criteria 8 -** Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah
- **Criteria 10 -** Insure compatible relationships among land uses and quality standards for their development; such that the area functions as a unified and viable center of social and economic activity for the City.

These projects share many common objectives and community impacts.

Objectives:

- Improve the overall appearance of the plaza as the first major business area at the entrance to North Ogden City
- Increase customer traffic to businesses in the plaza, increasing local employment and the sales tax base
- Increase the appeal of the plaza as a venue for new business, increasing local employment and the sales tax base
- Increase the value of the plaza and surrounding properties
- Provide a safer, more functional venue to support community events
- Increase the architectural uniformity of the plaza buildings
- Increase the “open for business” appearance of the plaza businesses

Community Impact:

- The North Ogden Plaza parking lot is one of the largest undivided paved open spaces in North Ogden. This makes our lot the ideal space for many community events
- The plaza has proudly hosted the “Chalk It Up” fundraiser every year since its inception.
- The North Ogden Cherry Days Parade ended in the parking lot for decades and will again use the parking lot this year.
- Food Bank patrons use the parking lot every Friday. This is safer and more available than either parking on Washington Blvd or other residential street parking.
- Numerous charity car shows, car washes, yard sales and other community events are hosted in the lot each year.
- Businesses in the plaza provide a variety of products and services, employment, and sales tax revenue to the community

Each of the projects is summarized individually. Estimates where available are preliminary and will be further refined scope and design are finalized as part of the grant review and approval process.

Project Overview: Parking Lot Improvements

Description: This project would perform the following task:

- Repair the lot surface
- Reseal and restripe the lot
- Add parking bumper blocks to business front areas
- Refurbish the light poles

Initial Budget: **The high level budgetary estimates for this project are as follows**

- Parking lot repairs and restriping – approximately $60,000. Estimates are attached.
- Parking bumper blocks – approximately $6,000 plus installation based on verbal estimates
- Refurbishing the parking lot lights – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 60% of the cost

Project Overview: Grass Area Xeriscaping

Project Note: *The parking strip is owned by UDOT. North Ogden Plaza Association has no ownership or control over the parking strip. Over the past several years, at least 3 different contractors have used underground boring or installed street lights, damaging the landscaping and destroying the irrigation system on both the UDOT and North Ogden Plaza property. All of these contractors have failed to make adequate repairs and the parking strip and grass areas of the plaza have become an eyesore.*

Description: This project is would perform the following task:

- Remove some or all of approximately 20,000 sq ft of dead grass from the parking strip along Washington Blvd between 1900 N and 2000 N and in 3 adjacent areas in the plaza
- Clean and prepare areas
- Install landscape cloth and local rock
- Install drought tolerant plants
- Repair the irrigation system

Project-Specific Community Impact:

- Substantially reduce water usage
- Provide an example and incentive for other business to xeriscape

Initial Budget: The high level budgetary estimates for this project are as follows

- Grass removal, cleanup, landscape cloth and rock installation – approximately $50,000.

Estimates are attached.

- Drought tolerant plant Installation – cost to be determined based on refined scope and design
- Irrigation system repairs – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 100% of the cost

Project Overview: Building Façade Improvements

Description: This project would perform the following tasks for the two "strip mall" areas in the plaza. Stand-alone buildings (Kirts, Pizza Pie Café, Indoor United Futsal Center, Ben Lomond CrossFit and Standard Plumbing) would not be impacted

- Install electrical service for a lighted sign for each business that does not already have electrical service to the building façade.
- Install a standard LED light box for each business
- Repair the stucco and paint the east west running strip mall to match the north south running strip mall and the Standard Plumbing building.

Initial Budget: **The high level budgetary estimates for this project are as follows**

- Electrical service installation – cost to be determined based on refined scope and design
- LED Light box installation – rough estimate of $10,000 for 5 light boxes based on prior experience, cost to be determined based on refined scope and design
- Stucco repair and building painting – rough estimate of $15,000 based on prior experience, cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 50% of the cost

Project Overview: Street Sign Improvements

Description: This project would perform the following tasks for the street sign on Washington

- Retrofit the inoperative fluorescent lighting to energy efficient LED
- Paint the sign structure to unify it with the plaza buildings

Initial Budget: **The high level budgetary estimates for this project are as follows**

- LED retrofit – cost to be determined based on refined scope and design.
- Sign structure painting – cost to be determined based on refined scope and design

Timeline: September – October 2024

Potential investment by the Land Owners: We would request the grant cover 50% of the cost.

Letters of Support

HEINER'S
INSURANCE CENTER
"Since 1948"

606 Washington Blvd.
Ogden, Utah 84404
Phone (801) 621-2620

P.O. Box 12638
Ogden, Utah 84412-2638
FAX (801) 621-7642

Visit Our Website at www.heinerins.com

June 27, 2024

North Ogden Plaza,

Thank you!! For 7 years, we have had the pleasure of hosting "Cruisin' For a Cause!", our annual charity car show, at your location. Without your help, we would not have had a venue for our event that has been able to raise thousands of dollars for charity. We are so grateful for the use of your parking lot, that has allowed us to gather hundreds of unique, classic, and antique cars from across the state.

When we started "Cruisin' For a Cause!", we had 3 main goals in mind. Our first goal was to help raise funds for charity organizations who help our community. We have been able to work with great organizations over the years, like "Family Counseling Service of Northern Utah" and "Take-a-Break Cancer Foundation". Both of these organizations have played major roles in our community, and together, with your help, we have been able to raise thousands of dollars for them at each event.

Our second goal was to help the North Ogden Plaza, and the businesses located there. We have strived to build relationships with these businesses, and have worked diligently to highlight these businesses with each event.

Our third goal was to create an event for the community, where families can spend time together, and can enjoy something unique. Thanks to the unique layout of the North Ogden Plaza, we have been able to do that in a space that allows room for the car show participants, spectators, and helps highlight local businesses, all while serving a good cause.

Thank you so much for allowing us to use your lot as a venue for our event. We are grateful for your help, and we look forward to continuing our partnership with you in the future!

Thanks,

Christopher J. Heiner
Vice President

MILLCREEK ANIMAL HOSPITAL
PETS LOVE US

Millcreek Animal Hospital
1920 West 250 North, Ste 19
Marriott-Slaterville, Utah 84404

June 25, 2024

Dear Dave Meents:

Thank You for letting us hold our Fundraising events in your parking lot for the last several years to benefit our **"Animals in Need Medical Fund"**

Millcreek Animal Hospital is a small animal veterinary hospital in the Ogden area (Marriott-Slaterville) providing medical care to small animals for the last 14 years.

Thank you in your support over the years.

Sincerely,

Sherry Murcia Torres

Executive Director

Millcreek Animal Hospital

To whom it may concern, June 18, 2024

The North Ogden Plaza (Dave Meents) has gone "Way over & beyond" for 6 years in helping our Charity- Just a Break from Cancer have our annual event in their facility! Just a break is a local Charity created to provide "just a break" from Cancer for not only patients, but also care-givers and families. This 501-C3 charity depends on public donations to carry out our mission.

Annually, we hold a "Chalk it up North" event in the North Ogden Utah Plaza. All of the proceeds (100%) from this annual event go towards the Just a break mission. This 2 day event includes a 5k color fun run, a chalk art competition, raffle, live bands, food trucks, etc.

Dave, specifically has been extremely willing to support and help with this event, even with all the "hassles' that go along with it! He has helped the local businesses in the plaza be willing to sacrifice parking spaces and even potential weekend customers to accommodate our needs. Without Dave and his support , there would be no event- and so for this and many other reasons- we'd just like to give him a simple , but heart felt appreciative HUGE THANK YOU!!

Greg Thorpe

Founder :JUST-a-BREAK" Charity

801-710-0693

thorpegs@gmail.com

Price Quotes

PO Box 13030
Ogden, UT 84404
Phone (801) 786-8600
LICENSED & INSURED
Email: Office@bllmut.com

North Ogden Plaza
c/o Dave Meents
1950 No. Washington Boulevard
Harrisville, UT 84414
Phone/Email: 801-644-2772/rubyredvet@aol.com
June 4, 2024

Landscaping: **$48,500.00**

- Rock and fabric:
  - All lawn areas and planting beds within the North Ogden Plaza
  - Clean out and prep ground and edges
  - Furnish and install landscape fabric and local rock
  - Haul away all debris

I/we, Dave Meents of North Ogden Plaza, agree to pay a 50% deposit prior to any work starting and a late fee of 10% monthly on all balances over 30 days from the original due date. Court costs and reasonable attorneys' fees, with or without suit incurred in collecting any past due balance, and a collection fee equal to 40% of the outstanding balance will be the responsibility of the contract signer.

If you choose to go forward with proposal, please sign and return proposal, along with a 50% deposit.

This bid remains in effect through July 2024.

Craig P. Mitton Date
President
Ben Lomond Landscape Maintenance
A division of Mitton & Mitton, Inc.

Concur:

Dave Meents Date
North Ogden Plaza

(435) 730-6876 PO Box 31, Brigham City, UT 84302 | www.cbstriping.com

To:	Dave Meents	**Contact:**	Dave Meents
Address:	Ogden, UT	**Phone:**	801-644-2772
		Fax:	
Project Name:	1964 N Washington Blvd Ogden Maintenance 2024 #2	**Bid Number:**	2024480
Project Location:	1964 N Washington Blvd, Ogden, UT	**Bid Date:**	5/15/2024

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
01	Remove Up To 3" Of Existing Asphalt Pavement, Dispose Of Material Offsite, Prep Existing Base Material, Furnish And Install Up To 25 Tons Of Roadbase, Finegrade And Compact, Furnish And Install New 3" Asphalt Pavement	5,820.00	SF	$3.200	$18,624.00
02	Crack Seal - Clean Existing Crack Greater Than 1/4" Wide And Apply Hot Pour Rubberized Crack Fill Material, Does Not Include Perimeter.	4,200.00	LB	$1.700	$7,140.00
03	Seal Coat - Clean And Prep Existing Asphalt Surface And Apply Two Coats Of Emulsified Seal Coat	223,985.00	SF	$0.140	$31,357.90
04	Striping - New Layout (Includes Approximately 7,440 Ln Ft, 8 Handicaps, #'s 1-20)	1.00	LS	$2,767.130	$2,767.13
			Total Bid Price:		**$59,889.03**

Notes:

- **TERMS AND CONDITIONS**
- Final billing will be based upon actual in place quantities that will be field measured upon completion Additional work performed outside the estimate will be billed accordingly.
- Bid includes one mobilization unless otherwise noted
- Bid using PG 64-34 or PG 58-28
- Bid Excludes bonds, permit fees, traffic control, flagging, prime coat, herbicide, survey and saw cutting unless otherwise noted
- Bid Excludes staking, material testing, and compaction testing.
- C&B and its affiliates will not guarantee drainage on grades with 1% or less slope or on overlays
- It is the customers responsibility to have any vehicles that are obstructing the work from being performed either towed or relocated. If vehicles are still present when C&B or its affiliates arrive, we may reschedule the work work and a mobilization fee of $1,000 will be assessed.
- It is the customers responsibility to have all sprinklers turned off 24 hours prior and remain off for 24 hours after completion of the proposed work.
- C&B and its affiliates will place barricades to block off the work zone while working and remove them at the completion of the work or the next morning. C&B and its affiliates are not responsible for damages that may occur after leaving the property due to others negligence or acts of nature. If barricades are moved before recommended cure time has elapsed or by anyone other than C&B staff the warranty is void. These terms may be adjusted with prior pre authorization from C&B and its affiliates.
- Recommended cure time is 24 hours before opening work area to vehicular traffic. Anything less than 24 hours will result in decreased life expectancy. C&B and its affiliates does not recommend cure times less than 12 hours. Warranty will be void if less than 12 hour cure time is not adhered to.
- Cracks will only be sealed if void is 1/4" wide or greater. C&B and its affiliates does not crack seal areas with alligator cracking (Unless requested). Perimeter, edge and seams are excluded from estimate (Unless requested). Cracks are sealed not filled. Material may settle in cracks after application, this does not mean cracks are not sealed. C&B and its affiliates will make 2-3 attempts to bring the material flush with the surface. If customer requests return to attempt to fill the crack, additional costs will be assessed.
- C&B and its affiliates are not responsible for any overspray on concrete, fences, doors or other property. We will take necessary precautions to protect property from overspray, however accidents happen. If customer is concerned about overspray it is up to the customer to mask off the areas prior to work being performed.
- C&B and its affiliates will provide a 1(one) year warranty on seal coating, patch work, paving and or striping work performed. This only includes the affected areas where deficiencies are present. The warranty does not cover normal wear and tear, drive lanes, snow plow damage, oil/fluid damage, areas with imbedded dirt or damage caused by vehicles. No warranty for crack seal is offered. C&B and its affiliates will not perform any warranty work unless payment has been made in full. C&B and its affiliates are not responsible nor warrant any damages that may have been caused by sprinklers, irrigation, ground water, failing asphalt or any acts of nature.
- **C&B Asphalt is certified and meets all of the criteria as a DBE**
- **C&B Asphalt meets the criteria as a Woman-Owned Business Entity WOBE**

Morgan Pavement
Remit to: PO Box 190
Clearfield, UT 84089
625 S. Main Street
Clearfield, UT 84015

Phone: (801) 544-5947
Fax: (801) 416-8061
MorganPavement.com

EFFICIENCY WITH INTEGRITY

Mastic Asphalt Treatment-Excavation & Grading-Asphalt Paving-Patching-Sealcoat-Slurry-Crackseal-Striping-Consulting

To:	DAVE MEENTS	**Contact:**	Dave Meents
Address:	1964 North Washington Blvd North Ogden, UT 84404	**Phone:** **Fax:**	(801) 644-2772
Project Name:	2024 North Ogden Plaza - P, CS, SC, ST	**Bid Number:**	
Project Location:	1964 Washington Blvd, North Ogden, UT	**Bid Date:**	5/21/2024

Item Description	Estimated Quantity	Unit	Unit Price	Total Price
Asphalt Patching · Saw Cut Perimeter And Remove Existing Asphalt · Mechanically Compact Existing Road Base · Apply Tack Coat To Vertical Edges Of Existing Asphalt · Pave And Compact 3" Of New PG 58-28 1/2" Hot Mix Asphalt. *Bid For One Phase Based Off Existing Marking On The Asphalt **Price Does Not Include Soft Spot Repair	5,820.00	SF	$3.2000	$18,624.00
Crack Seal · Blow Cracks Free Of Dirt And Debris Using Compressed Air · Does Not Include Perimeter Edges Against Concrete Curbs And Gutter · Fill Cracks With Hot Rubber Crack Sealant *Please Spray Weeds 2 Weeks Prior To Starting Project	13,000.00	LF	$0.5500	$7,150.00
Emulsified Asphalt Seal Coat · Clean Entire Surface Free Of Dirt And Debris · Apply 2 Coats Of NuCoat Emulsified Asphalt Sealer *Bid For Three Phases	224,000.00	SF	$0.1400	$31,360.00
Striping · Stripe All Lines Per Existing Layout With Yellow Paint · Stripe ADA Stalls Bid For Three Phases	1.00	LS	$2,700.0000	$2,700.00

Total Bid Price: $59,834.00

Notes:

- **Additional Phasing Will Incur Additional Mobilization and Charges**
- Any deviation from these specifications and/or terms shall be by written mutual agreement. Payment for extra work and allowances for omission shall be fixed in advance in writing on demand by either party. No verbal agreement or understanding shall be binding
- Temperature is a factor in the ability to apply certain asphalt products and obtain adhesion. In order for warranty to apply, temperatures must fall within certain parameters for that specific scope of work. Please call to verify the temperature parameters of the proposed work.
- Please turn off all sprinklers and remove obstructions(i.e. dumpsters or cars) from work site prior to performance of work. Morgan Pavement will not be held liable for areas that are wet or blocked on the day that the crews arrive. If it is necessary to return to touch up areas so affected, there will be additional charges.
- Morgan Pavement assumes no risk or liability of undisclosed or unforseen conditions of the project site, including but not limited to hazardous waste, unstable or saturated subgrade, underground utilities, water table issues.
- Exclusions unless noted on scope of work: Bonds, fees, permits, material or compaction testing, traffic control and/or barricades, prime coat, soil sterilant, subgrade stabilization, concrete, sawcutting, earthwork, engineering, survey, construction staking, third party billing fees
- Morgan Pavement will not guarantee drainage on grades with 1% or less slope or on overlays.
- Both Parties agree that Morgan Pavement is not liable for any damage of underground piping, wiring, conduit which are not visible to crews on the property that could not be located by utility locator service. (i.e. blue stakes)
- Price is valid for 30 days from date of proposal
- Due to the volatility of the oil industry, this bid may fluctuate with oil prices. Therefore this may adjust with any increase in oil/material prices.
- Morgan Pavement reserves the right to use a sub-contractor on any scope of work.

Payment Terms:

Payment is due at completion of project without any retention being withheld, Invoices are subject to 2% interest per month beginning 30 days

Pizza Pie Café
Sway LLC

June 24, 2024

Subject: Letter of Interest for Physical Infrastructure Improvement Grant

Dear North Ogden Redevelopment Agency/North Ogden City,

The landlord (Sway LLC) and business owner (Pizza Pie Café of Ogden LLC) of the North Ogden Pizza Pie Café expresses interest in participating in the North Ogden Redevelopment Agency (RDA) Physical Infrastructure Improvement Grant Program.

Pizza Pie Café has become a staple in the North Ogden community for the past eleven years. During this time, Pizza Pie Café has given back to the community through numerous fundraisers, donations to various events, and through contributions to Chalk It Up.

This spring as we reviewed the condition of our building, landscaping, and the parking lot around the North Ogden Plaza (this is also the same location used for Chalk It Up) it has been decided that repairs are needed to revitalize our building, landscaping, and parking lot. We have discussed the landscaping and parking lot improvements with the other business owners of the North Ogden Plaza and have decided to submit a common request for these improvements. Therefore, this request does not include the improvements to the landscaping and parking lot, but we would like to mention in this letter our support for making these improvements. Please look for this request from Dave Meents.

Project A – Building Revitalization – Total $14,500 (landlord has already invested $8,000)

Improving the landscaping and parking lot of the Pizza Pie Café building is a step in the right direction to revitalize this area. Another project that would help revitalize the appearance of the North Ogden Plaza is to make improvements to the exterior of the Pizza Pie Café building. Efforts have already been made to re-stucco the lobby and entrance tower of the building. This work has been completed earlier this year at a cost of $8,000 paid by the landlord. However, due to the repair cost to complete the remainder of the building it was decided this repair would need to be postponed. An estimate of $6,500 has been given to complete the remaining stucco repairs. We would like to request assistance from this grant so that we can complete the remaining work this year.

Project B – Building Roof Repair – Total $17,625

During an inspection of the Pizza Pie Café building earlier this year, a roof defect was discovered that will require a significant investment to fix. This repair would require the roof on the North and West entrance canopies to be pulled back and releveled. An estimate has been received from Layton Roofing to complete this repair for $17,625.

We would appreciate any help through the North Ogden Redevelopment Grant Program in making these improvements to our community.

Thank you for your consideration.

- Daoshuai Zhang, Sway LLC
    - DaoshuaiZhang@msn.com
- Larry McDougal, Pizza Pie Café LLC Owner
    - LMcDougal.ppc@gmail.com

LAYTON ROOFING

"Above All, A Good Roof"

CONTRACT AGREEMENT

Date: February 7, 2024
Project Name: Pizza Pie
Location: 1970 N. Washington Blvd
North Ogden, UT 84414
Attention: Larry

We are pleased to submit pricing for labor and materials to install a new roof at the above location. This price is for a reroof on the two canopies only. The North and West canopies.

NEW ROOF SYSTEM TO INCLUDE THE FOLLOWING:

- Remove the existing membrane and haul away.
- Remove 2 feet of stucco above the roof level. (see attached stucco bid)
- Install a ¼" slope EPS taper to the drains.
- Add crickets to help slope water to the drains.
- Install ½ fan-fold over the taper insulation
- Install new Versico TPO 60 mil white membrane and mechanically attach.
- Wrap the walls up and under the existing cap metal.
- Wrap all the pipes and curbs and terminate as required by the manufacturer.
- Provide a 15 year warranty from the manufacturer.

BASE BID PRICE (for roofing only): $7,650.00

STUCCO BID: $9,975.00 (see attached bid for details)

TOTAL PRICE: $17,625.00

Excluded from base bid: Structural repairs, electrical, plumbing, HVAC, any items or areas not listed above.

PAYMENT TERMS: 100% due on completion of the project. Interest and penalties may apply to any past due amounts over 30 days.

Accepted by: _____ Date: _____

If you have any questions or concerns, please feel free to call me. Cell # (801) 289-6552

Respectfully submitted by,

Jason Greenwood
Layton Roofing, Co.

Pricing good for 30 days

Manny Structure Stucco LLC

801-695-7472 | Mannystructure@gmail.com
1021 N 1390 W | Layton, UT |84041

ATTN: Jason Greenwood

Date: 01/17/2024

Email: jason@layton-roofing.com

Phone: 801-2896552

Address: 1970 N Washington Blvd Nort Ogden UT 84414

Job #: Stucco

Inclusions

Contractor shall provide the service as follows only to the stucco.

1. Remove 2 feet of stucco where the stucco meets the roof. West and north canopy walls
2. Replace stucco after a new roof is installed.
3. Install water barrier foam and mesh.
4. Apply base coat, mesh, and acrylic finish (Synergy Product)
5. Install 4 inch of trim on gable walls.
6. Working over the existing stucco
7. Match existing color
8. Match existing texture
9. Protect all existing finishes from stucco work.
10. Clean up all debris and any stucco on other surfaces.
11. Clean up and haul away all debris

If there is no water barrier after removing the stucco, we must remove all the stucco from those areas, to follow the code. The cost to repair that work will be at an additional cost

TOTAL PROPOSAL AMOUNT: $9,975.00

*All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders and will become an extra charge over and above the original estimate. General liability will cover any accident to persons or property. **Payment Terms**: 50% DOWN AND 50% UPON SUBSTANTIAL COMPLETION. Substantial completion is the last day the crew and the equipment is on the job.

I hereby understand and agree to the above terms: _____

RDA

LETTER OF INTEREST

Kevin Linsley

Owner/ Partner

&

Steven Kay

Owner/ Partner

Poolwerx Northern Utah

2636 North Washington Blvd

North Ogden Utah, 84414

801-391-7653

kevin.linsley@poolwex.com

5/5/24

North Ogden Redevelopment Agency

505 E. 2600 N.

North Ogden Utah, 84414

Dear RDA Council,

I am writing to express our sincere gratitude for the opportunity to apply for grant funding from the North Ogden Redevelopment Agency (RDA) to support the recent infrastructure improvements completed at our Pool store located at 2636 Washington Boulevard in North Ogden. These enhancements encompass a comprehensive revitalization of our property, focusing on upgrades to the parking lot, building facade, landscape, and various architectural elements.

I am Kevin Linsley a North Ogden born and raised local that currently resides in Eden Utah. To just say I am excited to own and manage a commercial property/ business in my home town is an understatement. I am and always will be from ‘North Ogden’! I have deep roots to the city with most of my family living and operating businesses with in the area for the last 70 years. What a privilege to be a part of my home town. Steven Kay is my business partner and friend. Steven, a Washington State Native, came to Ogden on a church mission when younger and decided to make it home. We have worked together for close to 9 years and are now partners in Utahs #1 Pool Maintenance Company, “Poolwerx”.

After recognizing the need for our services here in the area a few years back, we have been in the search for the ideal location for our store and hub. Although the structure we chose was far from perfect, the location is perfect for our needs. Our initiative for a full remodel stemmed from the recognition of the need to modernize our building and create a more inviting atmosphere for our customers. The improvements made to the parking

lot have not only enhanced accessibility but also increased safety, providing a more convenient shopping experience for patrons. Additionally, the revitalized building facade and upgraded landscape have significantly improved the aesthetic appeal of the area, contributing to the overall beautification of the neighborhood. We worked closely with the North Ogden planning department to pick colors and finishes that fall in line with the cities vision for new construction.

Moreover, we believe that our investment in property revitalization will have a positive spillover effect, benefiting adjacent businesses and stimulating economic growth in the area. By elevating the visual appeal of our establishment, we aim to attract more foot traffic, thereby increasing visibility and footfall for neighboring businesses. This synergy will foster a thriving commercial environment, promoting the success of small businesses and revitalizing the local economy.

Furthermore, our project aligns seamlessly with several key goals outlined in the RDA's plan for redevelopment. By rehabilitating existing structures within the redevelopment area, we are actively contributing to the revitalization efforts and promoting sustainable growth. Our commitment to enhancing the built environment reflects our shared vision of creating vibrant, livable communities that serve the needs of residents and businesses alike. Some of the goals that our project mostly align with are:

-Rehabilitation of buildings to assure sound long-term economic activity in the core area of the City.

-Achievement of an environment reflecting a high level of concern for architectural, landscape and urban design principles, developed through encouragement, guidance, appropriate controls, and professional assistance to owner participants and redevelopers.

-Promote and market sites for development or redevelopment that would be complimentary to existing businesses and industries or would enhance the economic base through diversification.

-Provide utilities, streets, curbs, sidewalks, parking areas, landscape areas, plantings, and/or street furniture to give the area a new look and to attract business activity.

-Provide for the strengthening of the tax base and economic health of the entire community and the State of Utah

In conclusion, we firmly believe that the improvements made to our Pool store align with the objectives of the North Ogden RDA and will yield significant benefits for the community. I feel it important to include that this entire project has been self funded by Steven and Myself. With the help of mortgaging homes, lines of credit, and Golden West Credit Union we were able to make this dream a reality. Although our first phase of the project is complete, we hope to receive funds to help my business partner and I

recover quickly; to once again, reinvest in the growth of Poolwerx North Ogden. We are committed to leveraging this grant funding to further enhance our property and contribute to the ongoing revitalization of the area. Thank you for considering our application, and we look forward to the opportunity to collaborate with the RDA to bring our shared vision to fruition.

Sincerely,

Kevin Linsley
Owner/ Partner
Poolwerx Northern Utah

Supporting Documents:

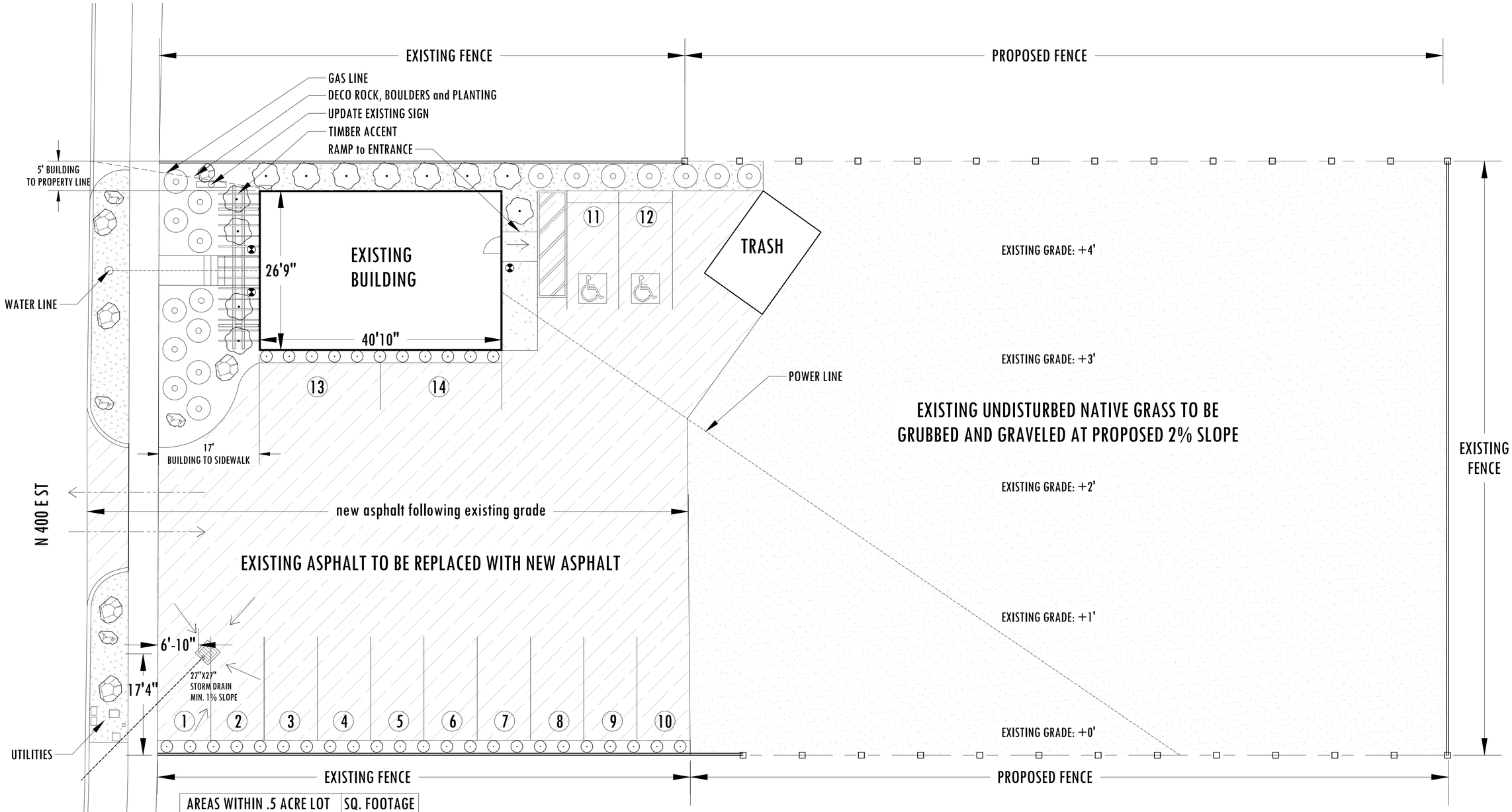
Project Overview:

Initial Property purchase:
2636 North Washington Blvd. Property purchase: $515,000

Rehabilitation List AND Costs include but not limited too:
-Architectural/ Engineering/ Permits: $2300
-New Asphalt and Grading ADA Stalls: $17,00
-Landscaping: $4600
-Demolition and Haul off of outbuilding, old asphalt, and interior of main: $15,210
-Rough framing: New sub floors, Office walls, bathroom walls, Storage walls, crawl space access. Materials: $3,850 Labor: $3,950
-Timber Accent and Garbage Enclosure Materials: $1,600
-Windows: $5,671
-Exterior Paint: $5,231
-Signage $9014
-Rear ADA Entry
-ADA Bathroom and Plumbing: $5,850
-Electrical: $8,262
-Drywall and Primer $4,420
-Interior Paint: $4,071
-Flooring: Labor Only $2,000 (Flooring by Poolwerx)
-Roofing: $1,461
-Fixtures Materials: $5,100
-Labor: Garbage Enclosure, Fixtures, Shelving, Point of Sale, Trim, Exterior Timbers (326 Man Hours) $16,400

Time Line:
Property Purchased in 3/1/24 and Project Completed/ Grand Opening April 4/27/24

ADDITIONAL MATERIALS: SEE ATTACHMENTS



AREAS WITHIN .5 ACRE LOT	SQ. FOOTAGE
Asphalt	6,557
Building	1,107
Field	12,952
Landscaping	2,200

*NO PROPOSED CHANGES TO EXISTING GRADES OR SQUARE FOOTAGE OF AREAS

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
•	11-11-6 Compliat Matte Black Farm House Downlight LED 75 Watt Darksky Complaint	3	

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
SHRUBS			
•	Cornus sericea 'Bailadeline' / Firedance± Red Twig Dogwood	5 Gal	12
GRASSES			
•	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 Gal	34
○	Pennisetum orientale 'Karley Rose' / Karley Rose Fountain Grass	1 Gal	18

VDB

DATE	DESIGN PROCESS
	INITIAL MEETING
2/8/24	FIRST CONCEPT
	REDLINE
	FINAL DRAFT

N

POOL WERX SHOP

2636 N Washington Rd Blvd, North Ogden, UT 84414

PARCEL #: 180070004

0 80 200 400 800

SCALE: 1/8" = 1'-0"

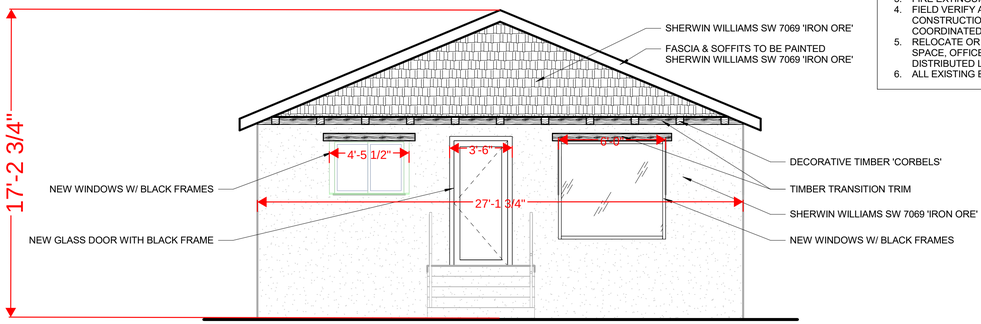
CONCEPT LANDSCAPE PLAN

PROPERTY OF VALLEY DESIGN BUILD. ANY USE OF THIS PROPERTY (WITHOUT WRITTEN CONSENT) FOR BIDDING OR INSTALLATION PURPOSES OUTSIDE OF VDB, IS PROHIBITED.

L1.0

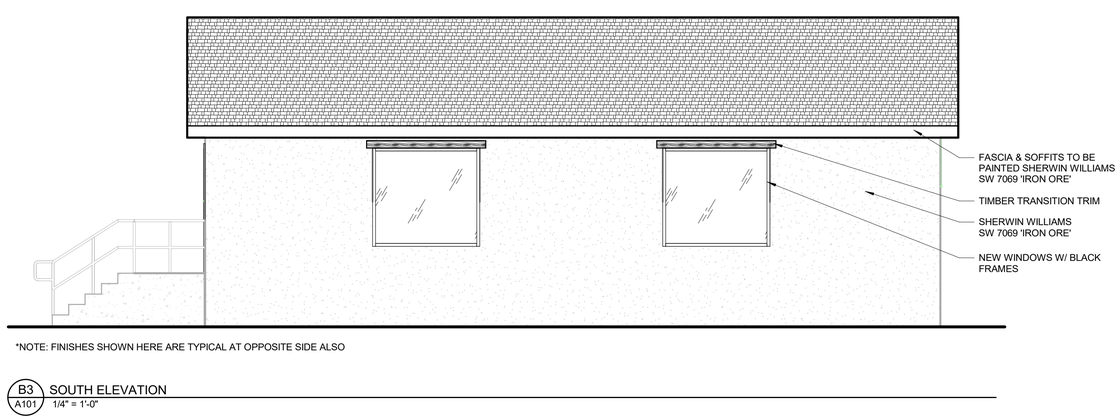
GENERAL NOTES - FLOOR PLAN

1. INTERIOR WALL DIMENSIONS ARE FACE TO FACE, U.N.O.
2. OPENINGS ARE DIMENSIONED TO FINISH FACE OF OPENING, U.N.O.
3. FIRE EXTINGUISHER CABINETS TO BE SEMI-RECESSED.
4. FIELD VERIFY ALL EXISTING CONDITIONS AND THEIR COMPATIBILITY WITH NEW CONSTRUCTION PRIOR TO BEGINNING WORK. ANY DISCREPENCIES SHOULD BE COORDINATED WITH ARCHITECT.
5. RELOCATE OR ADD NEW RECESSED LIGHTING THROUGHOUT SHOWROOM SPACE, OFFICE, AND RESTROOM/STORAGE AREAS AS NEEDED FOR UNIFORMLY DISTRIBUTED LIGHTING.
6. ALL EXISTING ELECTRICAL TO REMAIN.



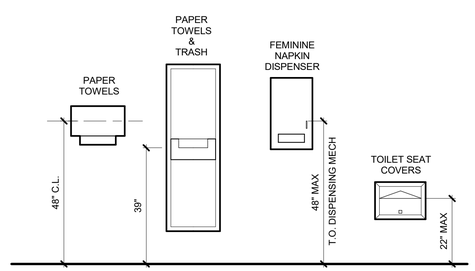
*NOTE: FINISHES SHOWN HERE ARE TYPICAL AT OPPOSITE SIDE ALSO

C3 A101 WEST ELEVATION
1/4" = 1'-0"

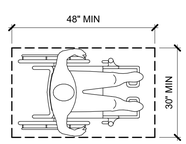


*NOTE: FINISHES SHOWN HERE ARE TYPICAL AT OPPOSITE SIDE ALSO

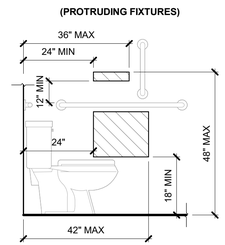
B3 A101 SOUTH ELEVATION
1/4" = 1'-0"



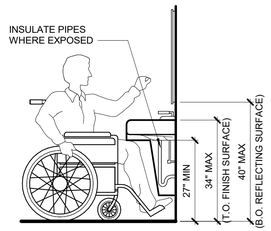
C1 A101 MISC. RESTROOM ACCESSORY MOUNTING HEIGHTS
1/2" = 1'-0"



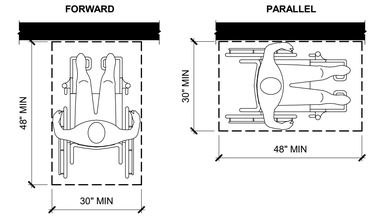
C2 A101 305.3 SIZE OF CLEAR FLOOR SPACE
1/2" = 1'-0"



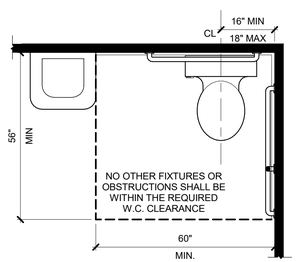
B1 A101 604.7 TOILET SIDE WALL FEATURES
1/2" = 1'-0"



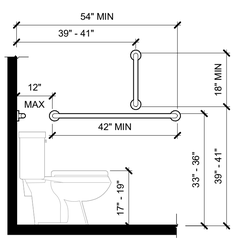
B1.5 A101 LAVATORY & SINK HEIGHT
1/2" = 1'-0"



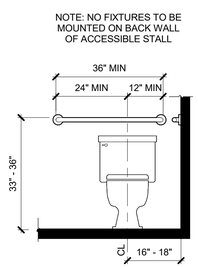
B2 A101 305.5 POSITION OF CLEAR FLOOR SPACE
1/2" = 1'-0"



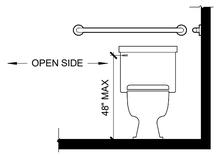
A1 A101 604.3 WATER CLOSET CLEARANCE
1/2" = 1'-0"



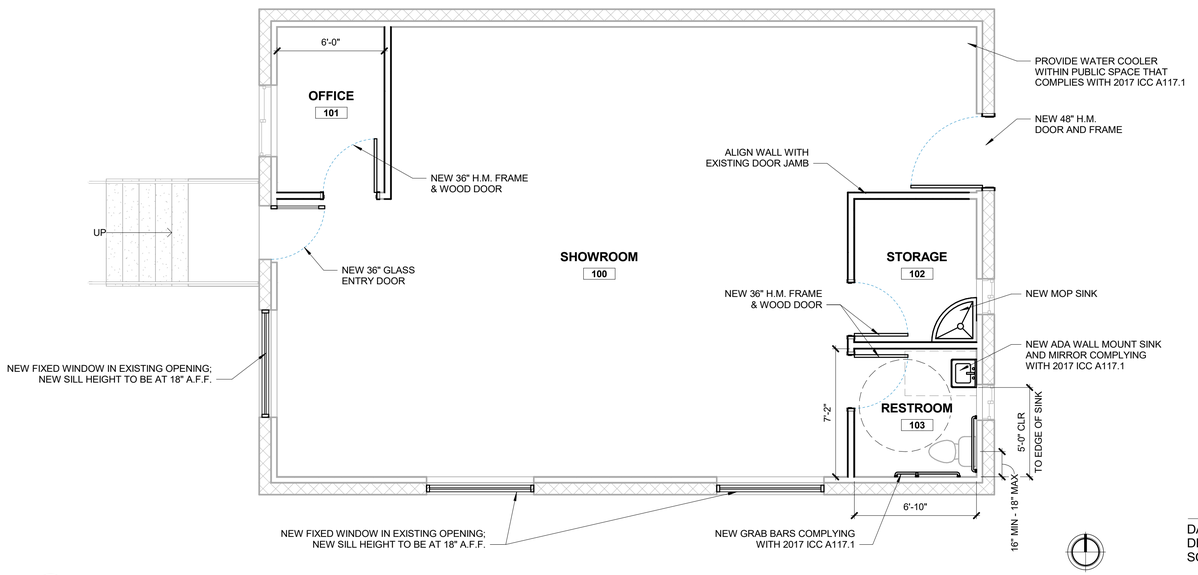
A1.5 A101 604.5.1 TOILET SIDE WALL MOUNTING
1/2" = 1'-0"



A2 A101 604.5.2 TOILET REAR WALL MOUNTING
1/2" = 1'-0"



A3 A101 604.6 FLUSH CONTROLS
1/2" = 1'-0"



A4 A101 FLOOR PLAN
1/4" = 1'-0"

d3 studio
design develop dwell
411 W 7200 S, #201 · Salt Lake City, UT 84047

#	REVISION DESCRIPTION	DATE

POOLWERX
2636 N WASHINGTON BLVD
NORTH OGDEN, UT 84414

1ST FLOOR PLAN
DATE: 3/5/2024
DRAWN BY: DJW
SCALE: As indicated

BID SET

A1

G:\Shared drives\d3 Studio\Projects\Pool Werx\Pool Werks.rvt

Proposal for Physical Infrastructure Improvement Grant

Letter of Interest

3/20/2024

After receiving the invitation letter, I am excited to see where I can help the North Ogden Redevelopment Agency and North Ogden City through physical infrastructure improvements. I am submitting the following for your review:

Project Overview:

This proposal is for a sidewalk enhancement, specifically regarding the replacement of a 60' long by 4' wide section on 2050 N. This proposal meets the following eligibility criteria:

- Located within the designated redevelopment area at 433 E. 2050 N., North Ogden,
- Received the invitation letter at the property in question,
- Will address a physical infrastructure improvement need,
- Aligns with the redevelopment plan, specifically goal #7 which states providing improved sidewalks to give the area a new look.

Initial Budget: $7,000

This includes:

- City approval, permits, inspections,
- Project management,
- Removal of existing sidewalk,
- Excavation down an additional 6",
- Install new 6" road base fill,
- Compact/level road base fill,
- Form,
- Pour 4.5"-5" thick in walking areas and 6" in driveway areas. 6.5 bag cement, with fiber mesh,
- Finish and remove forms,
- Landscape up to new sidewalk.

Work to be completed by contractor: Wuenschel Concrete, Inc., 2635 S. 4150 W. Ogden, UT 84401, (801) 540-1943.

Timeline: 1 week, once approved and funded.

Supporting Documents: See attached pictures of current state.

Thank you for your time and consideration,

Mark Ellis

innovativehomes@gmail.com, 801-388-4066



