



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

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday August 25, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a.** City Council Meeting Minutes:
No minutes for approval.
 - b.** To consider for approval payment of paid vouchers for August 21, 2015.

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

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
- 8. PRESENTATIONS:**
- 9. ACTION ITEMS WITH PUBLIC DISCUSSION:**
 - A. Public Hearing** to consider for adoption an Ordinance (**2015-31**) amending the Pleasant Grove City Code, Sections 11E: Downtown Village Zone, 10-11E-2-1: Permitted, Conditional and Accessory Uses. (**OLD FORT NEIGHBORHOOD**) (Applicants Aric Jensen and Pleasant Grove City) *Presenter: Director Young*
 - B. Public Hearing** to consider for adoption an Ordinance (**2015-32**) amending the Pleasant Grove City Code, Sections 10-11G: Downtown Mixed Use Overlay in the Downtown Village Zone, regarding historic buildings and single family lots. (**OLD FORT NEIGHBORHOOD**) (Applicants Aric Jensen and Pleasant Grove City) *Presenter: Director Young*
 - C. Public Hearing** to consider for adoption an Ordinance (**2015-33**) amending the Pleasant Grove City Code, Sections 10-9B-2E: Accessory Uses, 10-9B-7F: Accessory Buildings,

and 10-9B-11: Permissible Lot Coverage in all Single Family Residential Zones, regarding accessory building standards. **(CITY WIDE)** (Applicant Pleasant Grove City)
Presenter: Director Young

- 10. ITEMS FOR DISCUSSION – NO ACTION: (Public Comment allowed if needed)**
 - A. To consider a Resolution **(2015-031)** authorizing the Mayor and Municipal Council sitting as the Board of Canvassers to accept the election returns and declaring and certifying the results of the Primary Election held on August 11, 2015. *Presenter: Recorder Kresser*
- 11. DISCUSSION ITEMS FOR THE SEPTEMBER 1, 2015 CITY COUNCIL MEETING.**
- 12. NEIGHBORHOOD AND STAFF BUSINESS.**
- 13. MAYOR AND COUNCIL BUSINESS.**
- 14. SIGNING OF PLATS.**
- 15. REVIEW CALENDAR.**
- 16. ADJOURN.**

CERTIFICATE OF POSTING:

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

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

Date: August 21, 2015

Time: 5:30 p.m.

Place: City Hall, Library and Community Development Building.

Public Hearing Notice was published in the Daily Herald on August 14, 2015.

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

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

City Council Staff Report

August 25, 2015

Item 9A-B

City Code Text Amendment

REQUEST Modify Requirements in Downtown Village and Mixed Use Overlay

APPLICANT Aric Jensen and Pleasant Grove City

ADDRESS Not Applicable

ZONE Downtown Village Commercial Sales and Mixed Use Overlay

GENERAL PLAN Commercial Sales

STAFF RECOMMENDATION Approve the Proposed Text Amendment

ATTACHMENTS Proposed text amendments to the Pleasant Grove City Code **3**
Map of the Downtown Village Zone **23**

Background

The applicant is requesting approval of a text amendment to modify setbacks and other requirements in the Downtown Village Zone, Commercial Sales Subdistrict and in the Mixed Use Overlay with a General Plan designation of Commercial Sales.

Analysis

The purpose of the Downtown Village Zone is to encourage a mix of land uses and provide for quality residential and commercial development that works well together. This is in connection with a desire to maintain the historic feel and appearance of downtown while promoting new, quality development. The proposed ordinance addresses this purpose by modifying the current setback requirements for new development adjacent to historic buildings and establishes standard setbacks for residential buildings that do not front onto Main Street. There are also several small modifications to the Code that provide clarification for future use but do not significantly change the Code.

The ordinance amendment allows for new development to exceed 2 stories when it is adjacent to historic buildings only if the new development is built over the top of the historic building that is the same height as the new development. The current ordinance requires a 20 foot setback before the new development is able to exceed 2 stories. The text amendment allows for more effective use of space by allowing developers to create living/office space where it would not have previously been allowed.

A 20 foot front yard setback, 8 foot side yard setback, 20 foot street side yard setback, and 20 foot rear yard setback would be required for residential structures that do not front onto Main Street. This changes the current lack of any significant requirement for these types of structures in the zone.

Primary site access is currently required to be located on arterial or collector roads. This limits any development in the zone to have primary site access onto 200 South and Center Street. Because this severely limits how development can occur in the zone, the requirement is removed in the proposed amendment.

Condominium ownership has also been addressed due to the reality of the real estate market. A minimum of 80% ownership is currently required in condominium developments. The remaining units are currently to be individually owned or used for hotel or extended stay rental services. The market has shown that while 80% of the units may be owned, they are often not occupied by their owners. Condominiums are bought and then utilized as rental units. This requirement also deters developers from quality development within the city because often suburban housing markets such as in Pleasant Grove do not generally support condominium ownership as might be the case in more urban markets.

The proposed amendment also includes a threshold for providing amenities as part of a multi-family or mixed development. A traffic study is currently required for any development of this type which places an undue burden on smaller developments which will have little traffic impact. Because of this, it is proposed that only multi-family or mixed use developments which exceed 1 acre or 20,000 square feet of structure will be required to conduct a traffic study.

The applicant has also requested that the requirement for covered parking be removed for the type of development he is proposing and has added multi-family development to the list of uses exempted from the covered parking requirement. He has also proposed that the current requirement to place a wall at the far side of each end of a carport be made optional.

Recommendation

Because the code contains operative changes that will allow further effective development in the downtown area and because some of the changes, such as modifications to non-Main Street residential setbacks are currently missing from the Code, Staff have determined that the proposed text amendment is in harmony with the letter and intent of the General Plan and recommends approval of text amendment.

Model Motions

APPROVAL

"I move the City Council approve the request of request by Aric Jensen and Pleasant Grove City for proposed text amendments to the Pleasant Grove City Code, Sections 10-11E: Downtown Village Zone, 10-11E-2-1: Permitted, Conditional and Accessory Uses, and 10-11G: Downtown Mixed Use Overlay in the Downtown Village Zone, regarding historic buildings and single family lots, in the Downtown Village Zone and Mixed Use Overlay Chapters of the Pleasant Grove City Code; and adopting the exhibits, conditions, and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions...

CONTINUE

"I move the City Council continue the review of Aric Jensen and Pleasant Grove City for proposed text amendments to the Pleasant Grove City Code, Sections 10-11E: Downtown Village Zone, 10-11E-2-1: Permitted, Conditional and Accessory Uses, and 10-11G: Downtown Mixed Use Overlay in the Downtown Village Zone, regarding historic buildings and single family lots, in the Downtown Village Zone and Mixed Use Overlay Chapters of the Pleasant Grove City Code, until (give date), based on the following findings:"

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

DENIAL

"I move the City Council deny the request of Aric Jensen and Pleasant Grove City for proposed text amendments to the Pleasant Grove City Code, Sections 10-11E: Downtown Village Zone, 10-11E-2-1: Permitted, Conditional and Accessory Uses, and 10-11G: Downtown Mixed Use Overlay in the Downtown Village Zone, regarding historic buildings and single family lots, in the Downtown Village Zone and Mixed Use Overlay Chapters of the Pleasant Grove City Code, based on the following findings:"

1. List findings for denial...

PROPOSED TEXT AMENDMENTS TO THE PLEASANT GROVE CITY CODE

10-11E-2: DOWNTOWN COMMERCIAL SUBDISTRICT:

10-11E-2-1: PERMITTED, CONDITIONAL AND ACCESSORY USES:

The downtown commercial subdistrict is located only in the central historic area of the city. Refer to the official zoning map.

- A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the downtown commercial subdistrict (see section 10-15-2 of this title for establishment of uses not specified) **unless modified by an adopted overlay zone.**
- B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the standard land use code published and maintained by the community development department.
- C. Permitted With Limitations: All such categories listed herein and all specific uses contained within them in the standard land use code will be permitted in the downtown commercial subdistrict, subject to the limitations set forth.
- D. Permitted Principal Uses: The following principal uses and structures, and no others, except as noted in subsection G of this section, are permitted in the downtown commercial subdistrict:

<u>Use Number</u>	<u>Use Classification</u>
1110	Single-family dwellings (except mobile homes)
1120	Two-family dwellings
3438	Computer training, instruction
4210	Bus transportation, excluding bus garaging and maintenance (4214)
4290	Motor vehicle transportation
4600	Automobile parking, excluding long term storage (4603)
4923	Travel agencies

5230		Paint, glass and wallpaper
5240		Electrical supplies
5250		Hardware and supplies, excluding swimming pool supplies (5256)
5311		Department stores (includes major and junior chain department stores)
5312		Discount department stores
5313		Surplus stores (inside only)
5330		Variety stores
5350		Direct selling organization
5390		Retail trade, general merchandise
5392		Computer supplies and parts, retail
5400		Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy products, bakeries, etc.)
5490		Miscellaneous retail food establishments
5496		Food to go, delivery and pick up (includes movable street vendors)
5530		Service stations
5600		Apparel and accessories
5700		Furniture, home furnishings and equipment (no combined warehousing)
5743		Computer/fax equipment and services, retail
5810		Eating places (no alcohol served)
5910		Drug and proprietary stores
5930		Antiques and secondhand merchandise (indoor only), excluding secondhand auto parts (5935), junk dealers and salvage operation (5938), and secondhand

		stores NEC (5939)
5940		Books, stationery, art and hobby supplies
5950		Sporting goods, bicycles and toys
5969		Garden supplies (entirely within a building only)
5970		Jewelry
5990		Miscellaneous retail stores
6100		Banks, insurance and real estate (office only), excluding bank related functions (6112)
6210		Laundering; dry cleaning; and dyeing
6220		Photographic services
6230		Beauty and barber services
6250		Apparel repair; alteration and cleaning pick up services; shoe repair services
6291		Clothing rental
6292		Costume rental
6297		Health club facilities
6299		Personal services (wedding chapels and reception centers only)
6310		Advertising services (includes public relations, layout and copy preparation)
6320		Consumer and mercantile credit reporting services; adjustment and collection services
6330		Duplicating, mailing, stenographic and office services
6340		Dwelling and building services, excluding sewer maintenance, and cesspools (6345)

6350		News syndicate services
6360		Employment services
6381		Auction houses
6390		Business services, excluding commercial testing laboratories and service (6391), equipment rental and leasing services (6394), automobile, truck and trailer rentals (6397)
6420		Electrical appliance repair and services, excluding heavy appliance repair (6426)
6493		Watch, clock, jewelry repair, engraving
6494		Reupholstering and furniture repair
6496		Locksmiths and key shops
6497		Gunsmiths
6499		Miscellaneous small item repair
6500		Professional services (office only), excluding behavior, drug and alcohol treatment (6515)
6600		Contract construction services (office and retail only)
6710		Executive, legislative and judicial function
6720		Protective functions and related activities
6730		Postal services
6800		Educational services, excluding military academies (6819) and university, college, junior college, and professional school education (6820)
6900		Miscellaneous service organizations
7100		Cultural activities, excluding zoos (7124) and other nature exhibitions NEC (7125)

7210		Entertainment and assembly (subject to the standards of section 10-15-34 of this title), excluding drive-in movies (7213)
7230		Public assembly (subject to the standards of section 10-15-34 of this title)
7390		Amusements, excluding golf driving ranges (7393) and go-cart tracks (7394)
7398		Video rental shops
7414		Ice skating and skateboarding (subject to the standards of section 10-15-34 of this title)
7415		Rollerskating (subject to the standards of section 10-15-34 of this title)
7417		Bowling alleys
7420		Playgrounds and athletic areas
7451		Archery
7492		Picnicking areas
7600		Parks

Note: Please refer to subsection E of this section for additional uses.

E. Other Permitted Principal Uses: Uses permitted in the commercial sales zone (C-S, subsection 10-11C-2C of this chapter), shall be permitted on properties that are located within one hundred fifty feet (150') of State Street in the downtown village zone (DV).

F. Accessory Uses And Structures: Accessory uses and structures are permitted in the downtown commercial subdistrict, provided they are incidental to, and do not substantially alter the character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal

use or structure permitted in the downtown commercial subdistrict.

2. Storage of materials used for construction of buildings, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the construction period and thirty (30) days thereafter.

G. Conditional Uses: The following uses and structures are permitted in the downtown commercial subdistrict only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

<u>Use Number</u>	<u>Use Classification</u>
4815	Electric utility company office
4825	Gas company office
5220	Heating and plumbing equipment (no outside storage)
5320	Mail and phone order houses
5340	Merchandise vending machine operators
5520	Automobile accessories, excluding tire recapping and vulcanizing
5594	Motorcycles, motor scooters, parts, accessories and supplies
5810	Eating places (with alcohol served)
5920	Liquor, package
5984	Ice dealers (automated machines or pick up stations only)
6391	Commercial testing laboratories and service
6411	Automobile repair (see section 10-15-24 of this title)
6416	Auto washing and polishing
6419	Automobile services, excluding repair and wash (motor clinics)
6498	Saw, knife, lawn mower and tool sharpening and repair
7900	Other cultural, entertainment and recreational activities

8224

Domestic pet kennels (indoor boarding and care of small domestic animals) (Ord. 2014-7, 3-4-2014)

10-11E-2-2: LOT AREA:

The minimum area of any lot or parcel of land in the downtown commercial subdistrict shall be five thousand (5,000) square feet. (Ord. 2013-7, 4-16-2013)

10-11E-2-3: LOT WIDTH:

Each lot or parcel of land in the downtown commercial subdistrict shall have a width of not less than fifty feet (50'). (Ord. 2013-7, 4-16-2013)

10-11E-2-4: LOT FRONTAGE:

Each lot or parcel of land in the downtown commercial subdistrict shall abut on a public street for a minimum distance of fifty feet (50') on a line parallel to the center of said street. (Ord. 2013-7, 4-16-2013)

10-11E-2-5: PRIOR CREATED LOTS:

Lots or parcels of land which were created prior to the application of this zone shall not be denied a building permit solely for reason of nonconformance with the lot requirements of this article. (Ord. 2013-7, 4-16-2013)

10-11E-2-6: AREA OF ZONE:

No requirement, except that the downtown commercial subdistrict shall be expanded contiguously from the downtown commercial subdistrict zoning established in the center core area of the city. Said expansion shall be accomplished in an orderly manner. (Ord. 2013-7, 4-16-2013)

10-11E-2-7: YARD REQUIREMENTS:

The following minimum yard requirements, or otherwise referred to as "setbacks", shall apply in the downtown commercial subdistrict (note: All setbacks are measured from the property line except that no part of any building shall overhang the public right of way and no drainage shall be diverted into said public right of way) (see subsection 10-11E-2-14D of this article for awning and marquee requirements):

- A. Front Yard: Buildings which front on Main Street must be built to the back of sidewalk or front property line. However, buildings may be set back no more than ten feet (10') from the property line only if the space within the setback is used as an open space amenity, such as an outdoor patio, etc., or the setback is necessary to comply with a conflicting utility function.

1. A zero front yard requirement may also apply to buildings in other downtown locations on arterial or collector roads with a recommendation from the downtown design review board.

2. Residential structures not located on Main Street shall be set back minimum of twenty feet (20') from front property line.

B. Side Yard: No minimum requirement from building foundation to building foundation for commercial zoned properties and uses, or for structures with a residential use over a commercial use. Residential structures not located on Main Street shall have a side yard of not less than eight feet (8'). For commercial developments adjacent to a residential use in the DV zone the setback shall be a minimum of ten feet (10') with proper screening as outlined in subsection 10-11E-2-14C10 of this article. Please refer to subsection H of this section for setbacks if adjacent to a historical building, and subsection I of this section for buildings taller than three (3) stories. A mixed-use building with a commercial use on the main floor and a residential use above shall have no minimum side yard setback, and subsection 10-11E-2-7-H (below) shall not apply, if the following requirements are met:

1. The structure fronts on Main Street.

2. The structure is forty (40) feet or less in height, as measured from the average grade of the sidewalk immediately adjacent to the structure to the top of any parapet or roof coping, and

3. The structure is three (3) stories or less in height, as determined by the provisions of the most current version of the International Building Code or other applicable code.

C. Corner Lot; Side Yard: Except as provided in subsections A and B of this section, there shall be no setback requirement on the street sides of a corner lot. For residential structures not located on Main Street, the side yard contiguous to the street shall not be less than twenty feet (20').

D. Side Yard Used For Access: When used for access to any garage, carport or parking area having less than five (5) parking spaces, a side yard shall be wide enough to accommodate an unobstructed twelve foot (12') paved driveway. When used for access to a loading dock or a garage, a side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway for one-way traffic, or sixteen foot (16') paved driveway for two-way traffic. In cases where commercial abuts a residential zone or use, the drive space may be included as part of the required setback.

E. Accessory Building; Side Yard: An accessory building on property used for commercial or mixed use purposes may be located on a side property line if, and only if, the following conditions are met:

1. The accessory building has no openings on the side which is contiguous with the property line, and the wall of said building adjacent to the property line has fire resistant ratings in compliance with the international building code, or the accessory building is a carport that is set back at least the minimum distance required by the most current adopted version of the International Building Code or other applicable code.

2. The accessory building has facilities for the discharge of all roof drainage onto the lot or parcel on which it is created.

3. Accessory buildings are not to be located on a property line shared with a lot that is used as a residence. In such cases, the provisions of subsection 10-9B-7F of this title shall apply.

F. Rear Yard: No minimum requirement from building foundation to building foundation for commercial zoned properties. For commercial developments adjacent to a residential use in the DV zone the setback shall be a minimum of ten feet (10') with proper screening as outlined in subsection 10-11E-2-14C10 of this article. Please refer to subsection H of this section for setbacks if adjacent to a historical building, and subsection I of this section for buildings taller than three (3) stories.

1. Residential structures not located on Main Street shall have a rear yard of no less than twenty feet (20').

G. Accessory Building; Rear Yard: As listed in subsection E of this section.

H. Historic Buildings: The following minimum setbacks from property line shall be required of new development adjacent to historic buildings listed on national or state historical registries (see diagram A of this section):

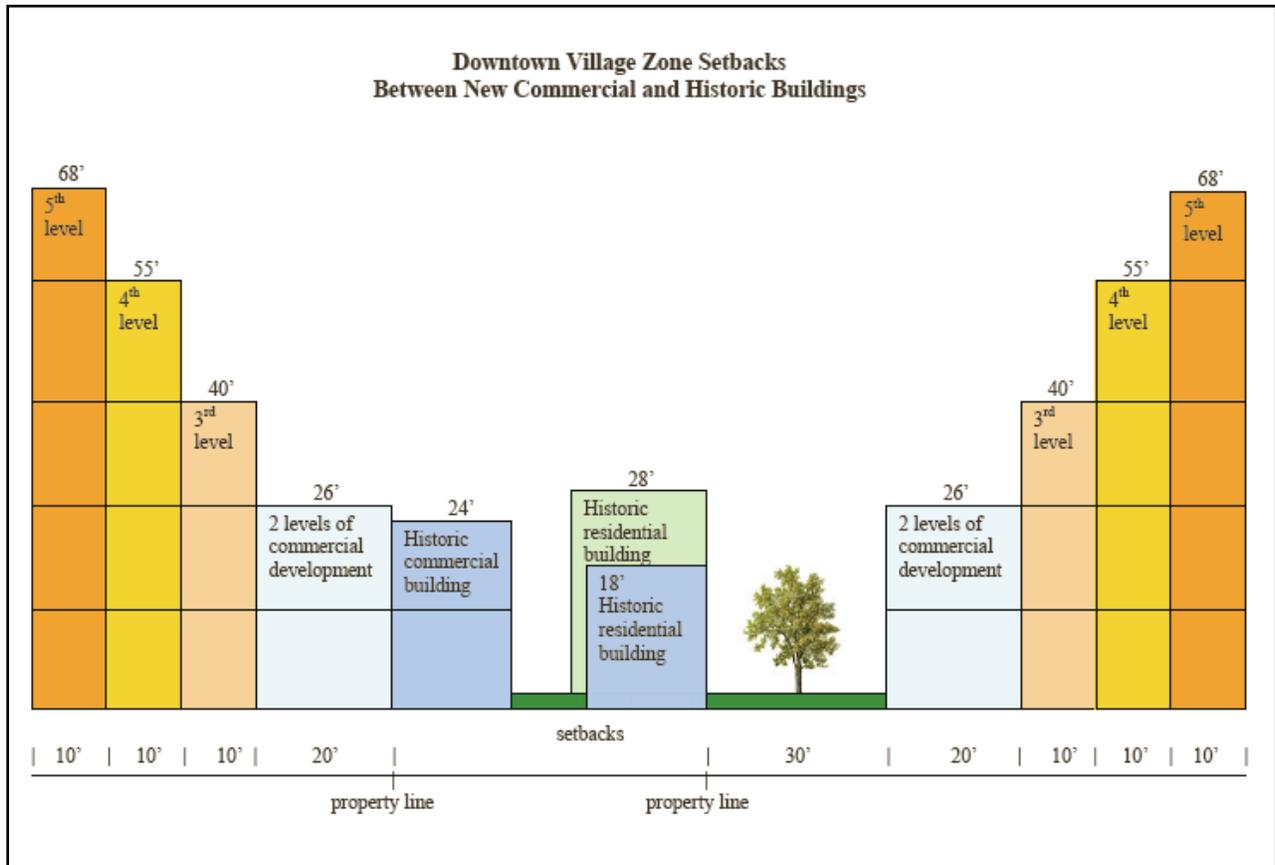
1. Nonresidential use historic buildings:

- a. First and second levels: No requirement.
- b. Third level: Twenty feet (20').
- c. Above the third level: An additional ten feet (10') for each level.

2. Residential use historic buildings:

- a. First and second levels: Thirty feet (30').
- b. Third level: Fifty feet (50').
- c. Above the third level: An additional ten feet (10') for each level.

DIAGRAM A



I. Minimum Graduated Setbacks For Buildings Taller Than Three Levels: The following are the minimum graduated setbacks for buildings taller than three (3) levels, unless on Main Street, or if subsection H of this section applies (see diagrams B, C and D of this section).

1. Above the third level: Twenty feet (20') from the front property line.
2. Above the fourth level: Thirty feet (30') from the front property line.

DIAGRAM B

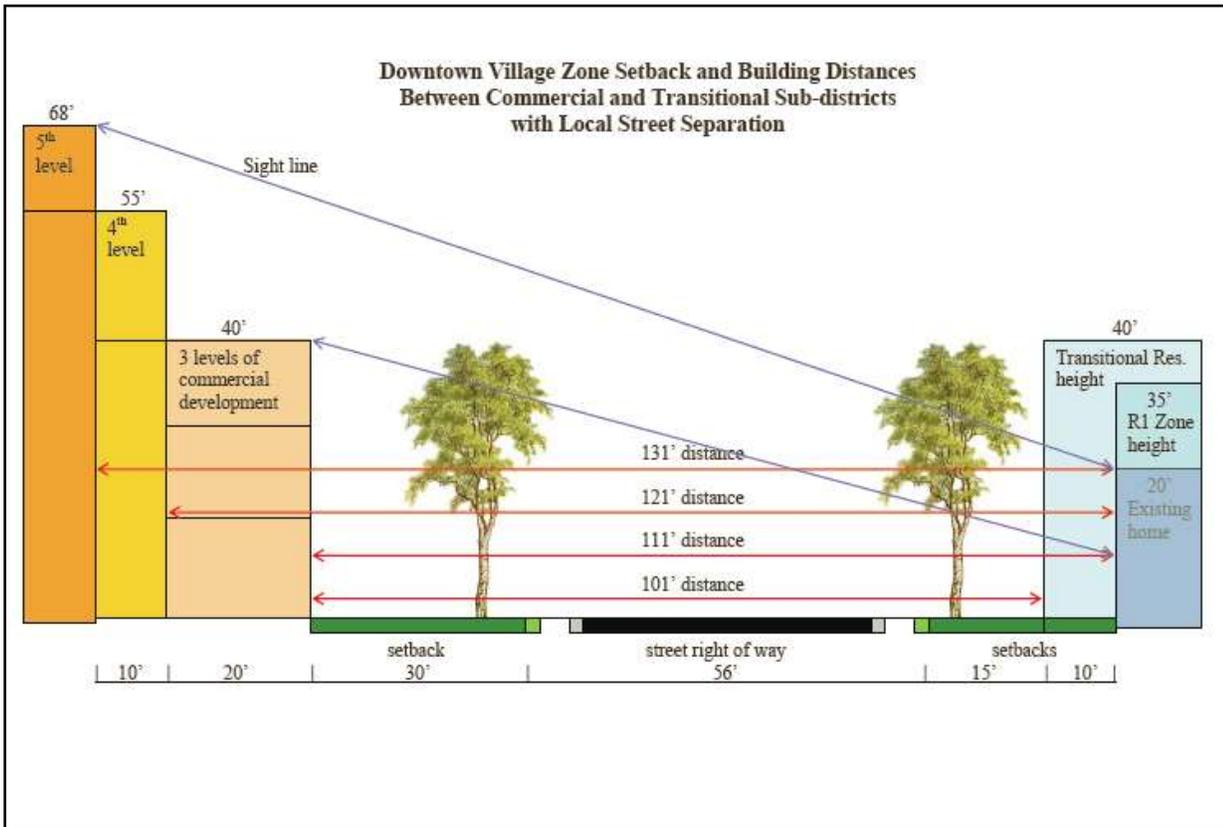


DIAGRAM C

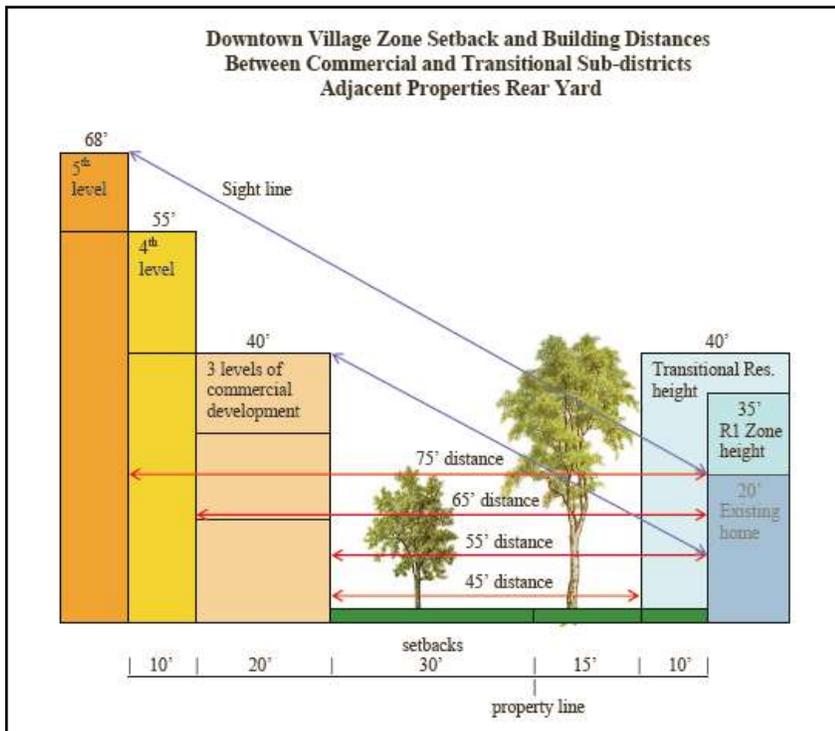
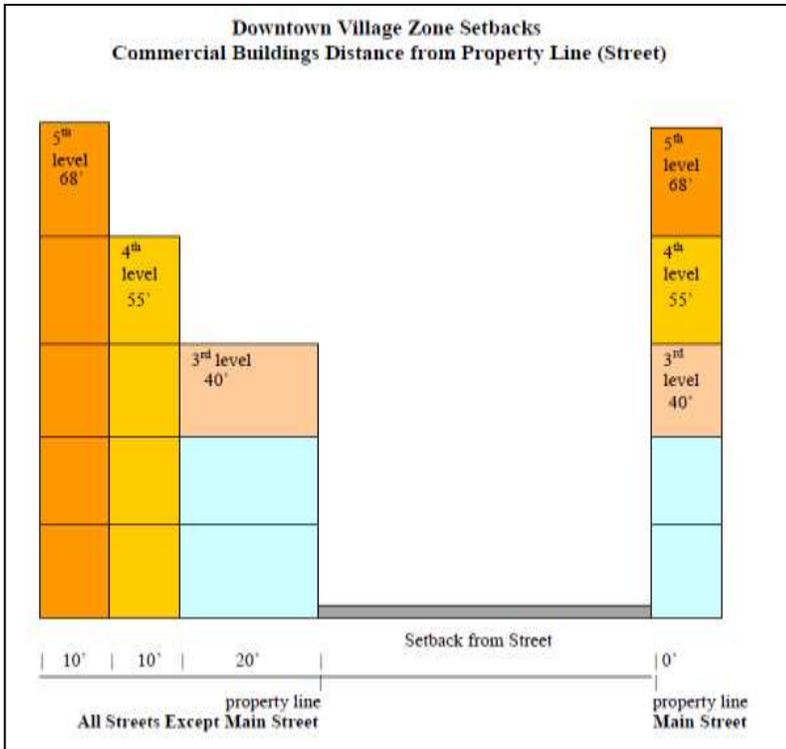


DIAGRAM D



J. Setback Required For New Commercial Or Mixed Use Development Buildings Exceeding Forty Feet: A minimum fifty foot (50') setback is required, from any property line adjacent to an area designated as residential or transitional residential zoning, for portions of new commercial or mixed use development buildings which exceed forty feet (40') in height.

K. Landscaping: All ground level setback areas shall be properly landscaped with living plant materials and trees. Parking and drive areas may encroach upon side and rear setbacks. Also refer to subsection 10-11E-2-14C of this article. (Ord. 2013-7, 4-16-2013)

10-11E-2-8: PROJECTIONS INTO YARDS:

The following structures may be erected on or project into a required yard, provided it does not obstruct a required driveway:

- A. Fences and walls in conformance with city codes and ordinances;
- B. Landscaping elements, including trees, shrubs and other planting materials;
- C. Necessary appurtenances for utility services with property impact protection if located adjacent to driveway areas. (Ord. 2013-7, 4-16-2013)

10-11E-2-9: BUILDING HEIGHT:

The maximum height allowed for any structure in the downtown commercial subdistrict shall be forty feet (40') or three (3) stories. The planning commission may authorize heights up to a maximum of fifty five feet (55') or four (4) stories through the issuance of a conditional use permit.

- A. A waiver to the height requirements may be granted by city council based on special architectural and mechanical features, through the issuance of a conditional use permit, after reviewing the recommendations of the planning commission. (Ord. 2013-7, 4-16-2013)

10-11E-2-10: DISTANCE BETWEEN BUILDINGS:

No requirement, except as regulated in subsection 10-11E-2-7H of this article, and by the provisions of the latest edition of the international building code as adopted by the city council. (Ord. 2013-7, 4-16-2013)

10-11E-2-11: PERMISSIBLE LOT COVERAGE:

No requirement, except as may be dictated by the necessary provision of off street parking. (Ord. 2013-7, 4-16-2013)

10-11E-2-12: PARKING, LOADING AND ACCESS:

Each commercial/retail and office development in the downtown commercial subdistrict shall provide parking according to chapter 18 of this title, including the following requirements:

- A. Commercial/Retail And Office: Parking stalls located in front of commercial/retail and office uses shall be reserved exclusively for those uses. These parking stalls shall also be angled on all streets where parking is permitted.
- B. Shared Parking: Shared parking between businesses and other developments is encouraged. These standards can be found in subsection 10-18-2R of this title.
- C. Bicycle Parking: A minimum of one bicycle rack with four (4) spaces is required for each vehicular parking area. The bicycle rack must not take the place of a vehicular parking stall, but must be located within the site development, adjacent to a landscaped area adjacent to the parking lot, rear of a building, or plaza.
- D. Residential: For residential parking, refer to the downtown mixed use overlay zone found in article G of this chapter.
- E. Primary Site Access: Commercial and mixed use developments shall provide primary site access only on arterial or collector roads. (Ord. 2013-7, 4-16-2013)

10-11G-3: PERMITTED AND CONDITIONAL USES:

- A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the downtown mixed use overlay zone (see section 10-15-2 of this title for establishment of uses permitted in the underlying zone and not specified herein).
- B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the standard land use code published and maintained by the community development department.
- C. Permitted With Limitations: All such categories listed herein and all specific uses contained within them in the standard land use code will be permitted in the downtown mixed use overlay zone, subject to the limitations set forth.
- D. Permitted Principal Uses: The following principal uses and structures, and no others, except as noted in subsection E of this section, are permitted in the downtown mixed use overlay zone:

<u>Use Number</u>	<u>Use Classification</u>
1133	Mixed use multi-family dwellings, attached above a nonresidential use
1154	Mixed use multi-family dwellings, attached on a parcel with nonresidential uses
1300	Residential hotels (guests stay more than 30 days)
7424	Private recreational center/facilities

- E. Conditional Uses: The following uses and structures are permitted in the downtown mixed use overlay zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

<u>Use Number</u>	<u>Use Classification</u>
1113	Single-family dwelling (attached to commercial or other nonresidential use)
1123	Two-family dwelling (attached to commercial or other nonresidential use)
1152	Multi-family dwellings not attached to nonresidential uses (expansion of

		existing developments only, set back a minimum of 100 feet from any arterial roads)
6376		Storage units (as part of a mixed use development)
7621		Developed park land, leisure and ornamental

F. Commercial Use Of Ground Levels: Refer to subsection 10-11E-2-14K of this chapter.

G. Maximum Residential Densities:

1. Mixed use multi-family and master planned area development: Fourteen (14) units per acre.
2. Multi-family development planned expansion (use 1152): Sixteen (16) units per acre.

3. Mixed use development (commercial and multi-family residential within a structure) fronting on Main Street: Three (3) residential units per 1,000 square feet of gross commercial space provided.

H. Condominium Ownership:

1. Eighty percent (80%) of all mixed use multi-family residential units shall be built to be sold as individually owned condominiums. The remaining units may be either individually owned or utilized as residential hotel extended stay rental properties. (Ord. 2013-25, 7-16-2013)

10-11G-4: PROCESS OF APPROVAL:

A. Neighborhood Meeting: Applicants seeking approval of a mixed use project will be required to submit the results of a neighborhood meeting held with property owners within three hundred feet (300') of the property on which a mixed use project is proposed prior to or with the submission of the site plan application.

B. Process For Approval: Refer to section 10-11E-2-13 of this chapter.

1. Recommendation From The Downtown Advisory Board (DAB): Site plan, amended site plans and/or any subdivision plat must go before the DAB and obtain a recommendation prior to a public hearing.
2. Completion Of Improvements: All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the city shall have the option of taking action on the bond to complete the improvements or of voiding the approval. An applicant may request an extension of up to two (2) years for the completion of improvements from the community development director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the

improvements and demonstrates the present ability to complete the improvements. No building permits shall be issued until all improvements have been installed and accepted by the city.

3. Change Of Use: An amended site plan complying with the requirements of section 11-7-7 of this code and this chapter shall be required whenever the owner proposes to change the use of any portion of a building from either residential to commercial or commercial to residential. (Ord. 2013-25, 7-16-2013)

10-11G-5: DEVELOPMENT STANDARDS:

- A. Height: Refer to section 10-11E-2-9 of this chapter.
- B. Required Setbacks: Refer to section 10-11E-2-7 of this chapter.
- C. Frontage And Accessibility: All buildings shall front on a street or plaza area. In order to encourage a walkable community, all residential units shall be accessible from the ground floor of the building facade fronting on the street or plaza, **or from a designated pedestrian walkway providing access to the street or plaza**. Such entrances **and** walkways shall be designed with compatible architectural features. Slight variations may be allowed with facade depth and color, canopies, stairs, etc. In order to encourage pedestrian traffic, building entries and lobbies (including those for residential units) shall be oriented to and shall be accessible from a street or plaza.
- D. Design Layout: Since the downtown mixed use overlay zone is intended to redevelop and improve the walkability of downtown and to enhance the commercial tax base of the city, any development in the downtown mixed use overlay zone shall locate commercial space immediately fronting on **Main Street or on** a collector or arterial street. Parking areas shall be located toward the interior of the property, or underground, to the maximum extent practicable. Generally, buildings that are most closely situated to the street shall not have parking areas located between the buildings and the street.
- E. Architectural Style: All developments within the downtown mixed use overlay zone, including national chain stores, restaurants and parking structures, shall follow the design theme as described in "Pleasant Grove Downtown Village Design Standards And Guidelines". The city council shall deny approval for any site plan that fails to conform to the requirements of the "Pleasant Grove Downtown Village Design Standards And Guidelines".
 - 1. The architectural design of mixed use and multi-family developments shall include other distinctive and outstanding architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, etc.
- F. Building Materials: All buildings shall be completed on all sides with acceptable finishing materials that are consistent with the "Pleasant Grove Downtown Village Design Standards And Guidelines", which are to follow a turn of the twentieth century design as a uniform design theme.
- G. Other: For all other development standards, refer to article E of this chapter.

- H. Pedestrian And Bicycle Circulation: All developments in the downtown mixed use overlay zone shall be designed to encourage pedestrian and bicycle circulation. Pedestrian and bicycle access shall be consistent with approved city trails systems master plans.
- I. Conceptual Master (Vicinity) Plan: Site plans for all commercial and mixed use developments shall include a conceptual master (vicinity) plan for all vacant and/or potentially redevelopable properties within the same block or development area. Future development site plans must follow the intent of any approved conceptual master plans.
- J. Recreation Amenities: Multi-family and mixed use developments larger than one (1) acre shall include recreational amenities primarily for the use of the residents of the development. Amenities may include swimming pools, sports courts, spas, barbecue and picnic facilities, or other features as approved by the planning commission and design review board. The planning commission and design review board may determine the benefit, size and the number of amenities in the development. (Ord. 2013-25, 7-16-2013)

10-11G-6: PARKING:

- A. Number Of Stalls Required: For commercial parking regulations, refer to section 10-11E-2-12 of this chapter. The number of parking stalls required for residential units shall be determined as follows:
 - 1. Two (2) parking stalls shall be required for each residential unit in a mixed use development.
 - 2. Two and one-half (2.5) parking stalls shall be required for each multi-family residential unit.
- B. Garages And Parking Structures: At least one parking space per residential unit (except studios) shall be an attached garage, except use 1152 (see subsection B9 of this section), use 1133, and use 1154. In addition, the following requirements shall apply to all residential development:
 - 1. Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.
 - 2. Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.
 - 3. Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.
 - 4. Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.
 - 5. If a carport structure has an end wall, ~~the~~ ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.

6. Driveways and uncovered parking areas shall be paved and striped with dimensions following the requirements of chapter 18 of this title.

7. No tandem parking (1 parking space behind another parking space) shall be permitted unless both spaces are reserved for the same dwelling unit.

8. No vehicles or trailers of any type without current license plates shall be parked or stored other than in a completely enclosed building.

9. Multi-family development planned expansion (use 1152): An attached garage is not required, but shall have at least one covered stall per unit. Covered stalls may be placed in the front, side or rear of structures, and shall be built similar to existing carports.

C. Shared Parking: The planning commission may authorize the joint use of a parking facility in a mixed use development when the applicant can demonstrate that:

1. No more than twenty five percent (25%) of the parking spaces required by this section is provided as shared parking, except that at least one space shall be assigned to each dwelling unit;

2. There is not a conflict between the principal operating hours of the land uses which share the joint parking facility;

3. The joint parking spaces are no farther than five hundred feet (500') from the facility or buildings directly served, and there is at least one clear and easy pedestrian route; and

4. The parties concerned in the joint use of the parking facility shall submit a written agreement specifying the terms of the agreement for the sharing of the parking facility. Said agreement shall be recorded in the office of the county recorder and shall become a permanent part of the public record.

D. RV Parking: The storage of recreational vehicles (RVs) shall not be allowed in the downtown mixed use overlay zone.

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

1. Be a minimum of six feet (6') in width;

2. Be raised to standard sidewalk height except where crossing traffic lanes.

3. In a multi-family development planned expansion (use 1152), match existing project.

F. Other Regulations: Refer to section 10-11E-2-12 of this chapter for all other parking regulations not covered in this section.

G. Waiver: The city council may approve a waiver to the above parking requirements, based upon the recommendation of a professional parking study. (Ord. 2013-25, 7-16-2013)

10-11G-7: OTHER REQUIREMENTS:

A. General Landscaping Requirements: Refer to subsection 10-11E-2-14C of this chapter.

B. Guarantees And Covenants: Final approval of a downtown mixed use overlay development cannot be granted without the developer's submittal of a proper declaration of covenants, conditions, and restrictions (CC&Rs). They are to include the following:

1. CC&Rs: The applicant (developer) of any downtown mixed use overlay development shall, prior to the conveyance of any unit, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be given final plat approval by the city council, and shall be recorded to run with the land. Said covenants, conditions, and restrictions shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the downtown mixed use overlay development. As a minimum, the said document shall include the following:

a. The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.

b. A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property management company shall be submitted to be on file with the office of the Pleasant Grove City clerk.

2. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a downtown mixed use overlay development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article and the following may apply:

a. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the downtown mixed use overlay development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the downtown mixed use overlay development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.

C. Soils Report: A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be

developed without present or future groundwater problems and the city engineer concurs in the analysis. Groundwater drains shall be required if the soils report recommends them.

D. Signage: Refer to subsection 10-11E-2-14A of this chapter.

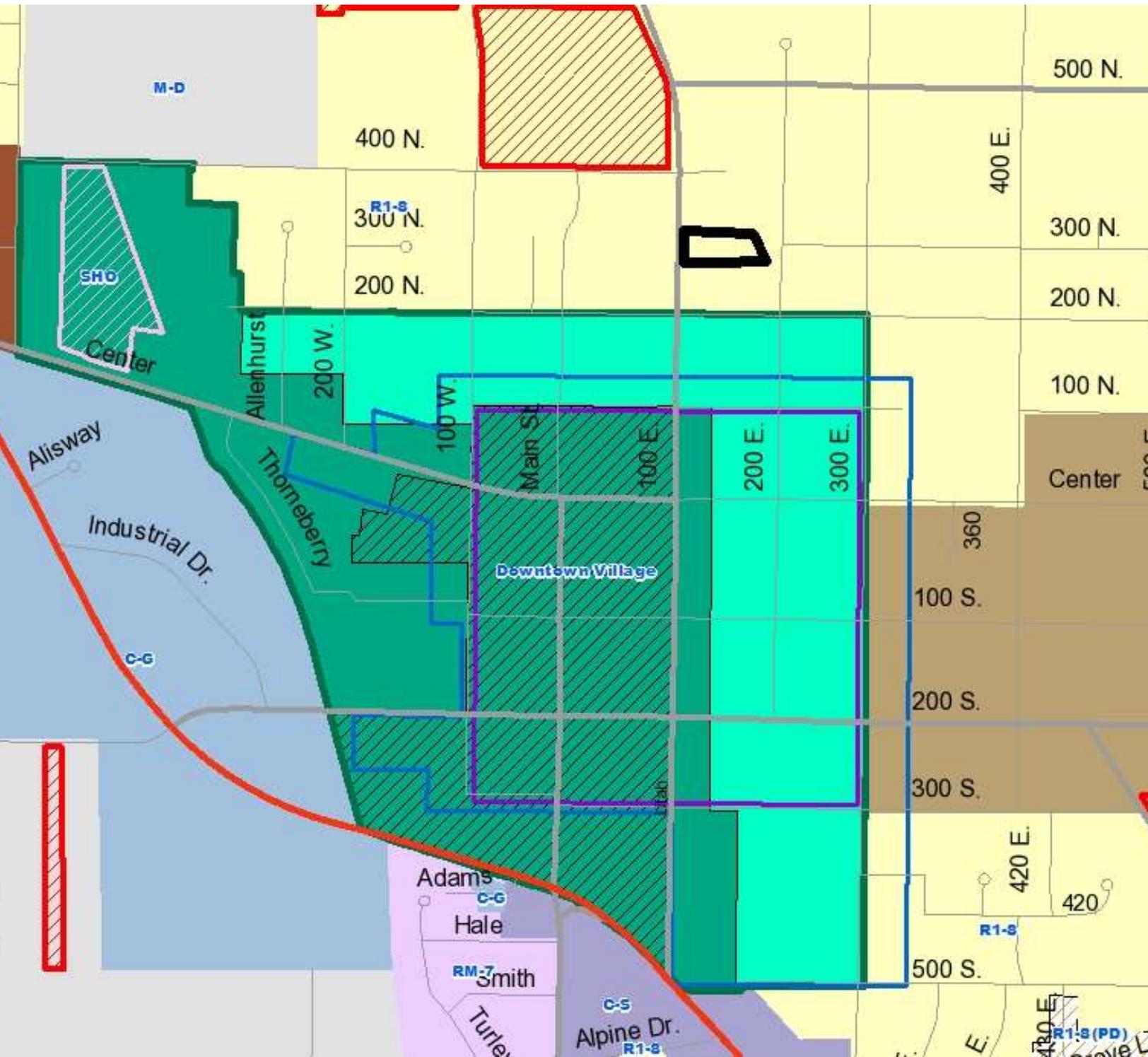
E. Traffic Study: For any project larger than one (1) acre in size or that contains more than twenty thousand (20,000) square feet of structure. ~~T~~he developer shall be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned downtown mixed use overlay at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.

F. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered within the downtown mixed use overlay zone, persons shall refer to the underlying downtown commercial subdistrict found in article E of this chapter. (Ord. 2013-25, 7-16-2013)

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- Underlined (to be added)
- ~~Struck Through~~ (to be removed)

DOWNTOWN VILLAGE ZONE MAP



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

ORDINANCE NO. 2015-31

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTIONS 10-11E: DOWNTOWN VILLAGE ZONE, AMENDING SETBACKS, PARKING DESIGN, ACCESS, AND APPLICATION REQUIREMENTS IN THE DOWNTOWN VILLAGE ZONE CHAPTER OF THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, A recent proposed development in the Downtown Village Zone requires changes to setbacks and other requirements in order to be constructed; and

WHEREAS, the proposed provisions shall apply to all properties within the Downtown Village Zone; and

WHEREAS, on August 13, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending section 10-11E; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-11E in the Downtown Village Zone chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-11E in the Downtown Village Zone chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on August 25, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

SECTION 1. Section 10-11E in the Downtown Village Zone, of the Pleasant Grove Municipal Code are hereby amended to read as follows:

10-11E-2: DOWNTOWN COMMERCIAL SUBDISTRICT:

10-11E-2-1: PERMITTED, CONDITIONAL AND ACCESSORY USES:

The downtown commercial subdistrict is located only in the central historic area of the city. Refer to the official zoning map.

A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the downtown commercial subdistrict (see section 10-15-2 of this title for establishment of uses not specified) unless modified by an adopted overlay zone.

B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the standard land use code published and maintained by the community development department.

C. Permitted With Limitations: All such categories listed herein and all specific uses contained within them in the standard land use code will be permitted in the downtown commercial subdistrict, subject to the limitations set forth.

D. Permitted Principal Uses: The following principal uses and structures, and no others, except as noted in subsection G of this section, are permitted in the downtown commercial subdistrict:

<u>Use Number</u>	<u>Use Classification</u>
1110	Single-family dwellings (except mobile homes)
1120	Two-family dwellings
3438	Computer training, instruction
4210	Bus transportation, excluding bus garaging and maintenance (4214)
4290	Motor vehicle transportation
4600	Automobile parking, excluding long term storage (4603)
4923	Travel agencies
5230	Paint, glass and wallpaper
5240	Electrical supplies
5250	Hardware and supplies, excluding swimming pool supplies (5256)
5311	Department stores (includes major and junior chain department stores)

5312	Discount department stores
5313	Surplus stores (inside only)
5330	Variety stores
5350	Direct selling organization
5390	Retail trade, general merchandise
5392	Computer supplies and parts, retail
5400	Food stores (groceries, meats and fish, fruits and vegetables, candy, nuts, dairy products, bakeries, etc.)
5490	Miscellaneous retail food establishments
5496	Food to go, delivery and pick up (includes movable street vendors)
5530	Service stations
5600	Apparel and accessories
5700	Furniture, home furnishings and equipment (no combined warehousing)
5743	Computer/fax equipment and services, retail
5810	Eating places (no alcohol served)
5910	Drug and proprietary stores
5930	Antiques and secondhand merchandise (indoor only), excluding secondhand auto parts (5935), junk dealers and salvage operation (5938), and secondhand stores NEC (5939)
5940	Books, stationery, art and hobby supplies
5950	Sporting goods, bicycles and toys
5969	Garden supplies (entirely within a building only)
5970	Jewelry
5990	Miscellaneous retail stores
6100	Banks, insurance and real estate (office only), excluding bank related functions (6112)
6210	Laundering; dry cleaning; and dyeing
6220	Photographic services

6230	Beauty and barber services
6250	Apparel repair; alteration and cleaning pick up services; shoe repair services
6291	Clothing rental
6292	Costume rental
6297	Health club facilities
6299	Personal services (wedding chapels and reception centers only)
6310	Advertising services (includes public relations, layout and copy preparation)
6320	Consumer and mercantile credit reporting services; adjustment and collection services
6330	Duplicating, mailing, stenographic and office services
6340	Dwelling and building services, excluding sewer maintenance, and cesspools (6345)
6350	News syndicate services
6360	Employment services
6381	Auction houses
6390	Business services, excluding commercial testing laboratories and service (6391), equipment rental and leasing services (6394), automobile, truck and trailer rentals (6397)
6420	Electrical appliance repair and services, excluding heavy appliance repair (6426)
6493	Watch, clock, jewelry repair, engraving
6494	Reupholstering and furniture repair
6496	Locksmiths and key shops
6497	Gunsmiths
6499	Miscellaneous small item repair
6500	Professional services (office only), excluding behavior, drug and alcohol treatment (6515)

6600	Contract construction services (office and retail only)
6710	Executive, legislative and judicial function
6720	Protective functions and related activities
6730	Postal services
6800	Educational services, excluding military academies (6819) and university, college, junior college, and professional school education (6820)
6900	Miscellaneous service organizations
7100	Cultural activities, excluding zoos (7124) and other nature exhibitions NEC (7125)
7210	Entertainment and assembly (subject to the standards of section 10-15-34 of this title), excluding drive-in movies (7213)
7230	Public assembly (subject to the standards of section 10-15-34 of this title)
7390	Amusements, excluding golf driving ranges (7393) and go-cart tracks (7394)
7398	Video rental shops
7414	Ice skating and skateboarding (subject to the standards of section 10-15-34 of this title)
7415	Rollerskating (subject to the standards of section 10-15-34 of this title)
7417	Bowling alleys
7420	Playgrounds and athletic areas
7451	Archery
7492	Picnicking areas
7600	Parks

Note: Please refer to subsection E of this section for additional uses.

E. Other Permitted Principal Uses: Uses permitted in the commercial sales zone (C-S, subsection 10-11C-2C of this chapter), shall be permitted on properties that are located within one hundred fifty feet (150') of State Street in the downtown village zone (DV).

F. Accessory Uses And Structures: Accessory uses and structures are permitted in the downtown commercial subdistrict, provided they are incidental to, and do not substantially alter the

character of the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

1. Accessory buildings such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal

use or structure permitted in the downtown commercial subdistrict.

2. Storage of materials used for construction of buildings, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the construction period and thirty (30) days thereafter.

G. Conditional Uses: The following uses and structures are permitted in the downtown commercial subdistrict only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

<u>Use Number</u>	<u>Use Classification</u>
4815	Electric utility company office
4825	Gas company office
5220	Heating and plumbing equipment (no outside storage)
5320	Mail and phone order houses
5340	Merchandise vending machine operators
5520	Automobile accessories, excluding tire recapping and vulcanizing
5594	Motorcycles, motor scooters, parts, accessories and supplies
5810	Eating places (with alcohol served)
5920	Liquor, package
5984	Ice dealers (automated machines or pick up stations only)
6391	Commercial testing laboratories and service
6411	Automobile repair (see section 10-15-24 of this title)
6416	Auto washing and polishing
6419	Automobile services, excluding repair and wash (motor clinics)

6498	Saw, knife, lawn mower and tool sharpening and repair
7900	Other cultural, entertainment and recreational activities
8224	Domestic pet kennels (indoor boarding and care of small domestic animals) (Ord. 2014-7, 3-4-2014)

10-11E-2-2: LOT AREA:

The minimum area of any lot or parcel of land in the downtown commercial subdistrict shall be five thousand (5,000) square feet. (Ord. 2013-7, 4-16-2013)

10-11E-2-3: LOT WIDTH:

Each lot or parcel of land in the downtown commercial subdistrict shall have a width of not less than fifty feet (50'). (Ord. 2013-7, 4-16-2013)

10-11E-2-4: LOT FRONTAGE:

Each lot or parcel of land in the downtown commercial subdistrict shall abut on a public street for a minimum distance of fifty feet (50') on a line parallel to the center of said street. (Ord. 2013-7, 4-16-2013)

10-11E-2-5: PRIOR CREATED LOTS:

Lots or parcels of land which were created prior to the application of this zone shall not be denied a building permit solely for reason of nonconformance with the lot requirements of this article. (Ord. 2013-7, 4-16-2013)

10-11E-2-6: AREA OF ZONE:

No requirement, except that the downtown commercial subdistrict shall be expanded contiguously from the downtown commercial subdistrict zoning established in the center core area of the city. Said expansion shall be accomplished in an orderly manner. (Ord. 2013-7, 4-16-2013)

10-11E-2-7: YARD REQUIREMENTS:

The following minimum yard requirements, or otherwise referred to as "setbacks", shall apply in the downtown commercial subdistrict (note: All setbacks are measured from the property line except that no part of any building shall overhang the public right of way and no drainage shall be diverted into said public right of way) (see subsection 10-11E-2-14D of this article for awning and marquee requirements):

- A. Front Yard: Buildings which front on Main Street must be built to the back of sidewalk or front property line. However, buildings may be set back no more than ten feet (10') from the property line only if the space within the setback is used as an open space amenity, such as

an outdoor patio, etc., or the setback is necessary to comply with a conflicting utility function.

1. A zero front yard requirement may also apply to buildings in other downtown locations on arterial or collector roads with a recommendation from the downtown design review board.

2. Residential structures not located on Main Street shall be set back minimum of twenty feet (20') from front property line.

B. Side Yard: No minimum requirement from building foundation to building foundation for commercial zoned properties and uses, or for structures with a residential use over a commercial use. Residential structures not located on Main Street shall have a side yard of not less than eight feet (8'). For commercial developments adjacent to a residential use in the DV zone the setback shall be a minimum of ten feet (10') with proper screening as outlined in subsection 10-11E-2-14C10 of this article. Please refer to subsection H of this section for setbacks if adjacent to a historical building, and subsection I of this section for buildings taller than three (3) stories. A mixed-use building with a commercial use on the main floor and a residential use above shall have no minimum side yard setback, and subsection 10-11E-2-7-H (below) shall not apply, if the following requirements are met:

1. The structure fronts on Main Street.

2. The structure is forty (40) feet or less in height, as measured from the average grade of the sidewalk immediately adjacent to the structure to the top of any parapet or roof coping, and

3. The structure is three (3) stories or less in height, as determined by the provisions of the most current version of the International Building Code or other applicable code.

C. Corner Lot; Side Yard: Except as provided in subsections A and B of this section, there shall be no setback requirement on the street sides of a corner lot. For residential structures not located on Main Street, the side yard contiguous to the street shall not be less than twenty feet (20').

D. Side Yard Used For Access: When used for access to any garage, carport or parking area having less than five (5) parking spaces, a side yard shall be wide enough to accommodate an unobstructed twelve foot (12') paved driveway. When used for access to a loading dock or a garage, a side yard shall be wide enough to provide an unobstructed twelve foot (12') paved driveway for one-way traffic, or sixteen foot (16') paved driveway for two-way traffic. In cases where commercial abuts a residential zone or use, the drive space may be included as part of the required setback.

E. Accessory Building; Side Yard: An accessory building on property used for commercial or mixed use purposes may be located on a side property line if, and only if, the following conditions are met:

1. The accessory building has no openings on the side which is contiguous with the property line, and the wall of said building adjacent to the property line has fire resistant ratings in compliance with the international building code, or the accessory building is a carport that is set back at least the minimum distance required by the most current adopted version of the International Building Code or other applicable code.

2. The accessory building has facilities for the discharge of all roof drainage onto the lot or parcel on which it is created.

3. Accessory buildings are not to be located on a property line shared with a lot that is used as a residence. In such cases, the provisions of subsection 10-9B-7F of this title shall apply.

F. Rear Yard: No minimum requirement from building foundation to building foundation for commercial zoned properties. For commercial developments adjacent to a residential use in the DV zone the setback shall be a minimum of ten feet (10') with proper screening as outlined in subsection 10-11E-2-14C10 of this article. Please refer to subsection H of this section for setbacks if adjacent to a historical building, and subsection I of this section for buildings taller than three (3) stories.

1. Residential structures not located on Main Street shall have a rear yard of no less than twenty feet (20').

G. Accessory Building; Rear Yard: As listed in subsection E of this section.

H. Historic Buildings: The following minimum setbacks from property line shall be required of new development adjacent to historic buildings listed on national or state historical registries (see diagram A of this section):

1. Nonresidential use historic buildings:

a. First and second levels: No requirement.

b. Third level: Twenty feet (20').

c. Above the third level: An additional ten feet (10') for each level.

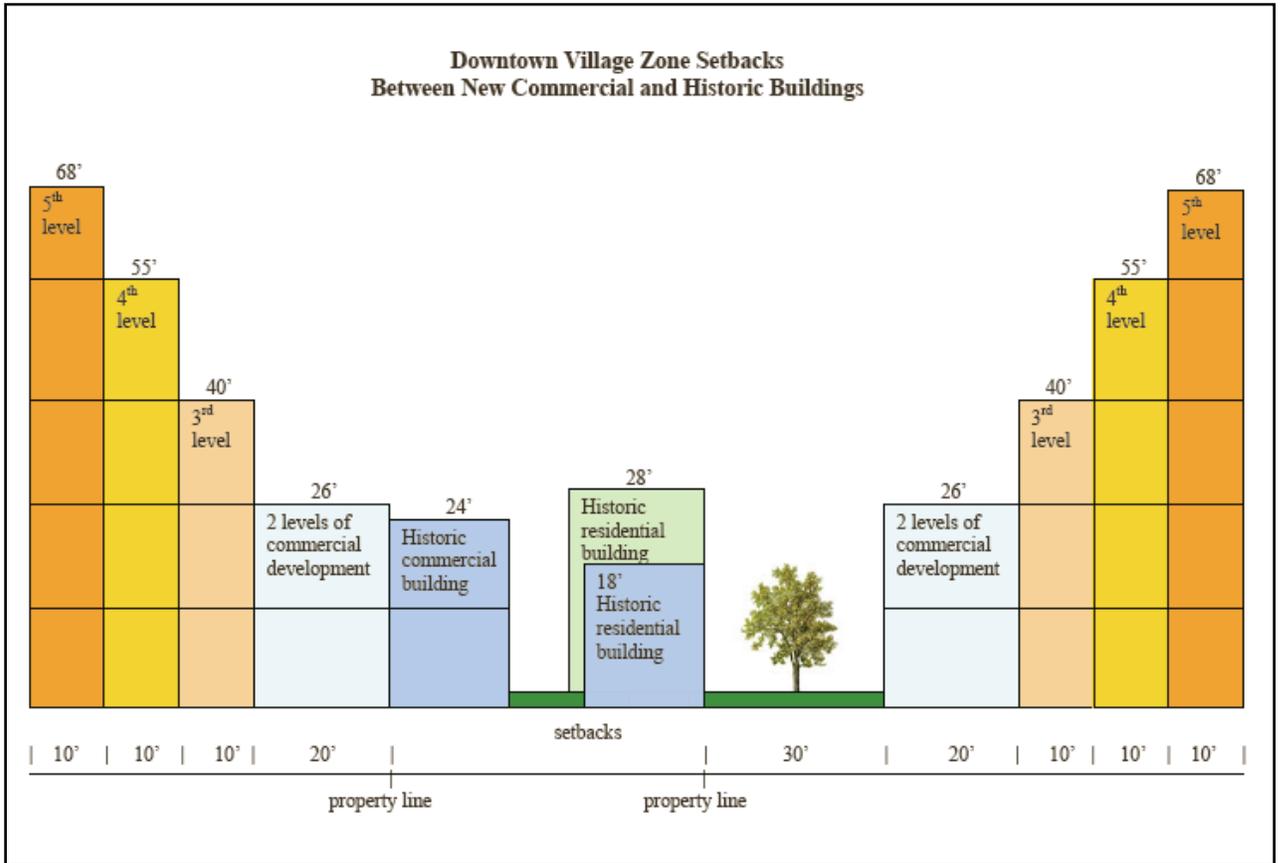
2. Residential use historic buildings:

a. First and second levels: Thirty feet (30').

b. Third level: Fifty feet (50').

c. Above the third level: An additional ten feet (10') for each level.

DIAGRAM A



I. Minimum Graduated Setbacks For Buildings Taller Than Three Levels: The following are the minimum graduated setbacks for buildings taller than three (3) levels, unless on Main Street, or if subsection H of this section applies (see diagrams B, C and D of this section).

1. Above the third level: Twenty feet (20') from the front property line.
2. Above the fourth level: Thirty feet (30') from the front property line.

DIAGRAM B

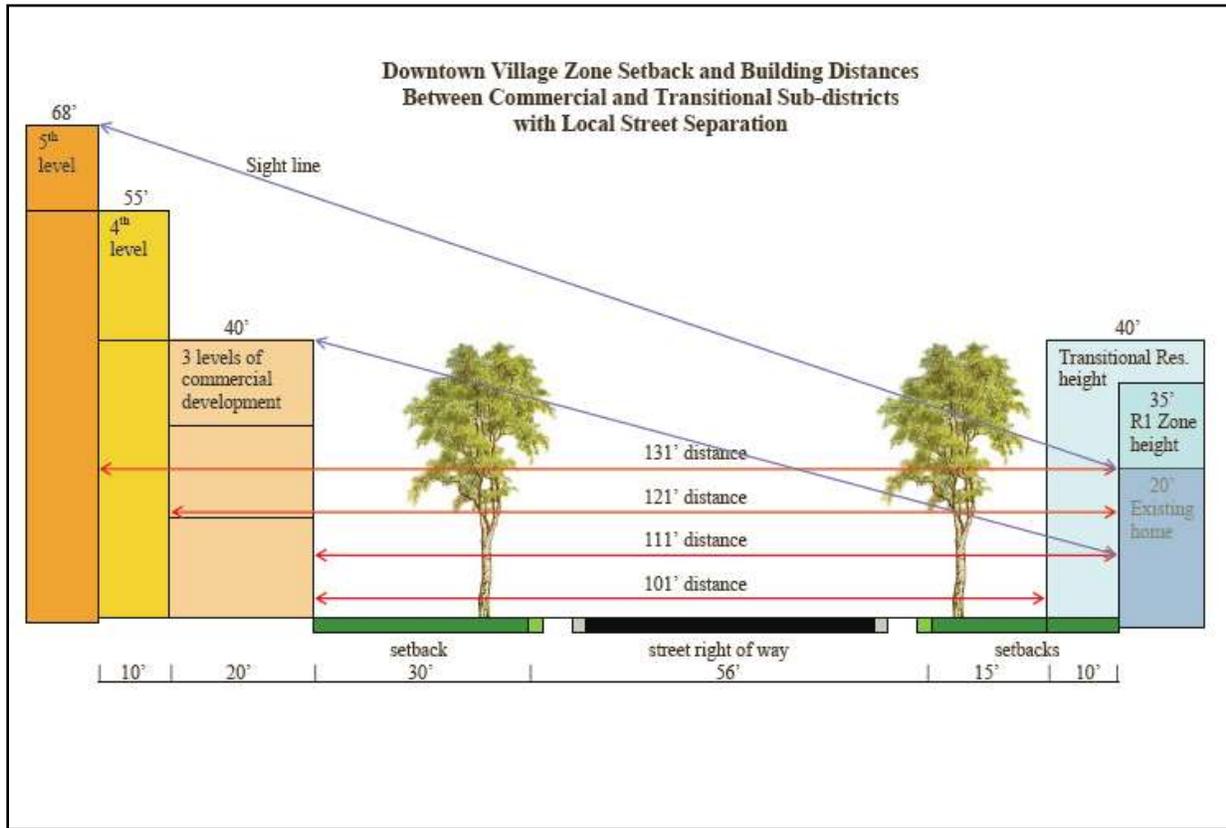


DIAGRAM C

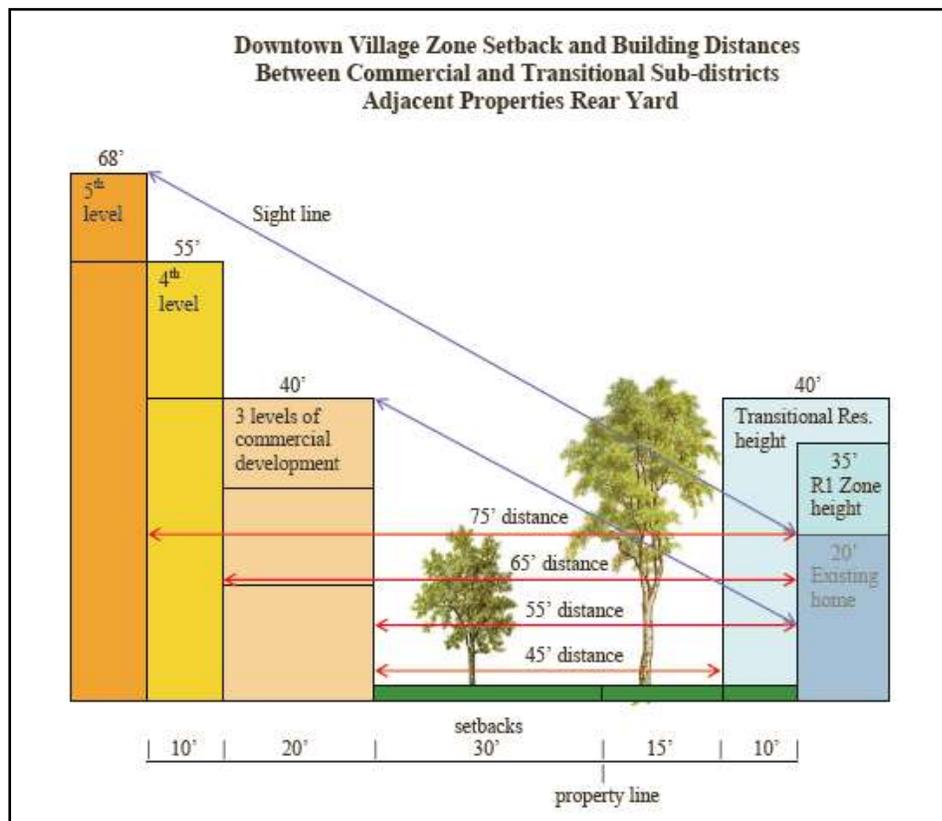
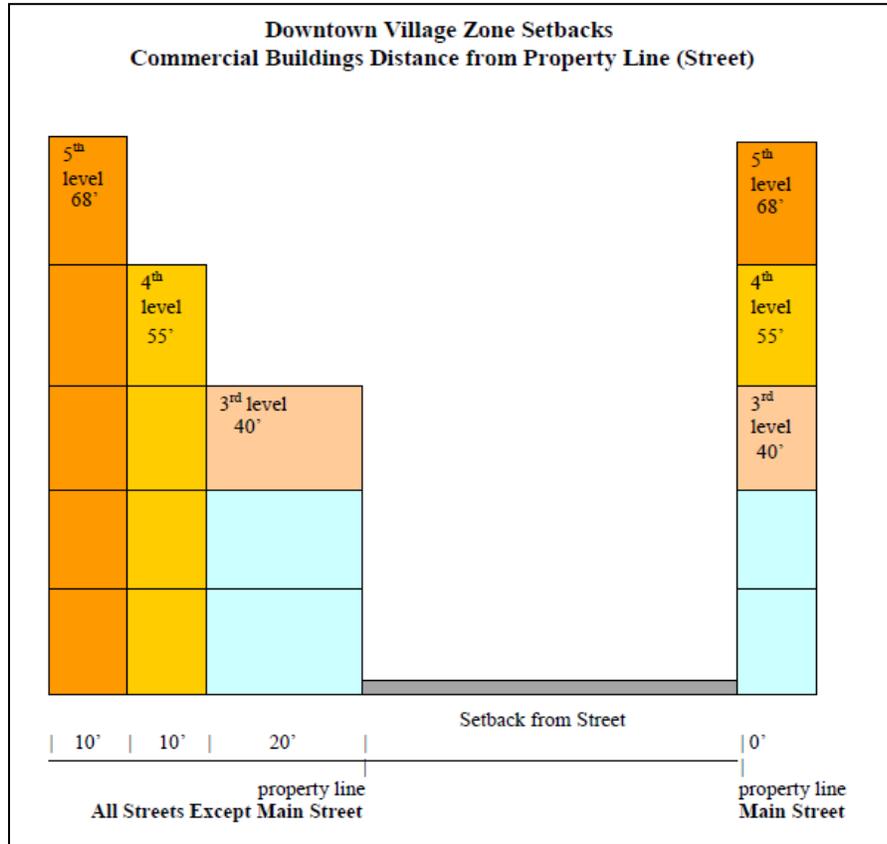


DIAGRAM D



J. Setback Required For New Commercial Or Mixed Use Development Buildings Exceeding Forty Feet: A minimum fifty foot (50') setback is required, from any property line adjacent to an area designated as residential or transitional residential zoning, for portions of new commercial or mixed use development buildings which exceed forty feet (40') in height.

K. Landscaping: All ground level setback areas shall be properly landscaped with living plant materials and trees. Parking and drive areas may encroach upon side and rear setbacks. Also refer to subsection 10-11E-2-14C of this article. (Ord. 2013-7, 4-16-2013)

10-11E-2-8: PROJECTIONS INTO YARDS:

The following structures may be erected on or project into a required yard, provided it does not obstruct a required driveway:

- A. Fences and walls in conformance with city codes and ordinances;
- B. Landscaping elements, including trees, shrubs and other planting materials;

C. Necessary appurtenances for utility services with property impact protection if located adjacent to driveway areas. (Ord. 2013-7, 4-16-2013)

10-11E-2-9: BUILDING HEIGHT:

The maximum height allowed for any structure in the downtown commercial subdistrict shall be forty feet (40') or three (3) stories. The planning commission may authorize heights up to a maximum of fifty five feet (55') or four (4) stories through the issuance of a conditional use permit.

A. A waiver to the height requirements may be granted by city council based on special architectural and mechanical features, through the issuance of a conditional use permit, after reviewing the recommendations of the planning commission. (Ord. 2013-7, 4-16-2013)

10-11E-2-10: DISTANCE BETWEEN BUILDINGS:

No requirement, except as regulated in subsection 10-11E-2-7H of this article, and by the provisions of the latest edition of the international building code as adopted by the city council. (Ord. 2013-7, 4-16-2013)

10-11E-2-11: PERMISSIBLE LOT COVERAGE:

No requirement, except as may be dictated by the necessary provision of off street parking. (Ord. 2013-7, 4-16-2013)

10-11E-2-12: PARKING, LOADING AND ACCESS:

Each commercial/retail and office development in the downtown commercial subdistrict shall provide parking according to chapter 18 of this title, including the following requirements:

- A. Commercial/Retail And Office: Parking stalls located in front of commercial/retail and office uses shall be reserved exclusively for those uses. These parking stalls shall also be angled on all streets where parking is permitted.
- B. Shared Parking: Shared parking between businesses and other developments is encouraged. These standards can be found in subsection 10-18-2R of this title.
- C. Bicycle Parking: A minimum of one bicycle rack with four (4) spaces is required for each vehicular parking area. The bicycle rack must not take the place of a vehicular parking stall, but must be located within the site development, adjacent to a landscaped area adjacent to the parking lot, rear of a building, or plaza.
- D. Residential: For residential parking, refer to the downtown mixed use overlay zone found in article G of this chapter.

~~E. Primary Site Access: Commercial and mixed use developments shall provide primary site access only on arterial or collector roads. (Ord. 2013-7, 4-16-2013)~~

10-11E-2-13: PROJECT PLAN APPROVAL:

Prior to the construction or remodeling of any building in the downtown commercial subdistrict, a site plan or amended site plan shall be submitted and approved. Said project plan shall be drawn to scale and shall contain all required information designated on the application checklist maintained by the community development department. This plan shall be generally in consonance with the turn of the twentieth century theme of the downtown village zone, and as outlined in the downtown 2020 action plan. Provisions for design review shall apply to any development in this zone. Review the following:

- A. Refer to title 11, chapter 7 of this code for concept plan, site plan, amended site plan, subdivision, and condominium plat approvals; and
- B. Any site plan, amended site plan, and condominium plat proposals shall require a recommendation from the downtown advisory board (DAB) prior to a public hearing. (Ord. 2013-7, 4-16-2013)

10-11E-2-14: OTHER REQUIREMENTS:

- A. Signs: All monument and freestanding signage in the downtown commercial subdistrict shall be uniform in design, with the same or similar support materials (brick, stone, wrought iron, concrete, and concrete facsimiles). Refer to chapter 19 of this title for all other regulations on signage permitted in this subdistrict.
- B. Uses Within Buildings: All uses established in the downtown commercial subdistrict shall be conducted entirely within a fully enclosed building, except those uses deemed by the planning commission to be customarily and appropriately conducted in the open, and other uses which are allowed by the planning commission to be conducted in the open through the granting of a conditional use permit.
- C. Landscaping: A landscape plan which is stamped and signed by a licensed landscape architect is required for all developments. In addition, the following landscaping provisions shall apply in the downtown commercial subdistrict:
 - 1. Open Areas Or Courts: Any open areas or courts located on the property, except those portions devoted to driveways, walkways, buildings, hardscape, open space amenities, and parking, shall be maintained with suitable landscaping of plants, shrubs, trees, grass and similar landscaping materials. Landscaping materials shall be in character with and shall complement the landscaping accomplished in the adjacent public rights of way. Landscaping islands are encouraged along all interior streets. They shall be designed, maintained and located to allow a reduced speed, and safe traffic flow.

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

a. Landscaped parking islands are to be as evenly spaced as feasible throughout the lot with a maximum spacing of one parking island per every ten (10) parking spaces with a shade tree, and other landscape materials as defined in this article.

b. Landscape planters are to be fully landscaped, and shall contain a minimum of fifty (50) square feet, and the planting area shall not be less than five feet (5') wide in any dimension, measured inside the curbs. The only exception to the five foot (5') minimum dimension is at the tip of triangular planters located at the end of rows of angled parking.

c. No parking space shall be more than sixty feet (60') from an interior landscaped area.

d. Deciduous shade trees, evergreen trees, ground cover and low shrubs are recommended as primary plantings in interior landscaped areas. Deciduous trees are to be clear branched to a height of six feet (6').

3. Installation And Maintenance Required: Landscaping is to be installed (or bonded for if occupancy is in a nonplanting season) prior to issuance of certificate of occupancy (certificate). Installation of required landscaping shall be the responsibility of the property owner.

a. All plant materials shall be planted according to industry standards, using acceptable topsoil and automatically controlled permanent irrigation systems.

b. All proposed plant material shall be in accord with the American Association Of Nurserymen standards in terms of size, character and quality.

c. All plant materials required within a landscaped area shall be planted to completion prior to the city's issuance of a certificate of occupancy.

d. The community development director may authorize a delay in the completion of planting during the months of October, November, December, January, February and March due to weather conditions, if a cash bond for one hundred twenty five percent (125%) of the cost of installation is provided to the city.

e. Maintenance and replacement of required landscaping and screening shall be the responsibility of the property owner.

f. All plant materials shall be pruned, trimmed, watered and otherwise maintained to create an attractive appearance and a healthy growing condition. No trees shall be severely pruned or topped.

g. Dead, diseased, stolen or vandalized plant materials shall be replaced by the next planting season.

h. Property owners shall keep landscaped areas free of weeds and trash.

4. Xeriscape: Xeriscape landscaping is encouraged to provide more water wise landscapes within the downtown area.

5. Streetscapes: Streetscapes shall be incorporated in sidewalk areas, adjacent to all public streets, within the downtown village zone. At least one streetscape feature shall be installed every thirty (30) linear feet along sidewalks, on both sides of the street, nearest to the curb. Acceptable streetscape features include, but are not limited to, the following: trees, planters, benches, drinking fountains, decorative garbage canisters, outdoor clocks, and water features. Street furnishings shall reflect and be consistent with the Pleasant Grove turn of the twentieth century design theme. As part of the overall requirement set forth above, trees shall be planted in a straight line with at least one tree every sixty feet (60') on center, within the sidewalk.

6. Trees: Both deciduous trees at least two inches (2") in caliper, measured six inches (6") above ground level, and evergreen trees, at least seven feet (7') in height, are required one per five hundred (500) square feet of landscaped area.

a. A minimum thirty percent (30%) of the total number of required trees shall be evergreens.

7. Shrubs: A mixture of evergreen and deciduous shrubs, at least five (5) gallons in size are to be located in planter beds, and on the perimeter of landscaped areas adjacent to permanent structures, and plazas.

8. Minimum Plant Sizes: The following minimum plant sizes shall be used for all areas, except perimeter street trees:

TABLE 1
MINIMUM PLANT SIZE

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

Notes:

1. All calipers are measured 6 inches above the finish planting grade.

2. Root barriers shall be installed for all new trees planted adjacent to existing or proposed sidewalks and paving.

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

a. Deciduous trees, including: maple, oak, birch, beech, linden, honey locust, flowering pear, ash and ginkgo.

b. Deciduous shrubs (shrublike trees), including: dogwood, redbud, flowering crab, hawthorn, magnolia and fruit (pear, cherry, plum, peach).

c. Shrubs, including: honeysuckle, lilac, cotoneaster, forsythia, euonymus, hydrangea, privet and sumac.

d. Evergreens, including: pine, fir, spruce, hemlock, juniper, and arborvitae.

10. Screening: A mixture of deciduous and evergreen trees are to be planted along property lines shared between commercial/retail or office, and a residential use or zone. If the commercial or mixed development is adjacent to a residential use, screening is only required when the commercial portion of the building is over two thousand (2,000) square feet in area for proper softening between uses.

D. Awnings And Marquees: Please refer to chapter 19 of this title for additional regulations regarding signage on all awnings and marquees proposed for the downtown commercial subdistrict.

1. Awnings shall be designed to fill the area above windows, doors and storefronts, but shall not cover the structural piers, other architectural features of the building facade, or the space between second story windowsills and the building cornice.

a. Dimensions: Projection from the building shall not exceed six feet (6'). Upper story awnings shall be proportionate to the window dimensions.

b. Shape: Traditional sloped awnings are to be used rather than rounded crown, umbrella or dome style awnings.

c. Signage: Signage may be incorporated only on the valance of the awning.

E. Trash Storage: No trash, used materials or wrecked or abandoned vehicles or equipment shall be stored in an open area. All trash is to be stored within a dumpster and the dumpster is to be enclosed with a solid metal gate, and walls matching the masonry used for the buildings, or must be stored in a fully enclosed building. The dumpster enclosure shall not have frontage on a public street, and is to be located toward the rear of a development. Enclosure constructed in the downtown commercial subdistrict must be a minimum of ten feet (10') from a residential zoned property line. Outside storage of commercial goods or materials is expressly prohibited. Containers for trash storage of a size, type and quantity approved by the

city shall be screened by a sight obscuring fence at least one foot (1') higher than the dumpster and maintained in a location approved by the planning commission in conjunction with approval of a site plan.

F. Walls And Fences:

1. No wall, fence or opaque hedge or screening material higher than thirty six inches (36") shall be maintained within an area which would tend to inhibit a safe sight distance of traffic traveling upon a public street, or entering into the public street from a private driveway or alley. For additional clarification refer to sections 10-15-10 (clear vision areas), and 10-15-38 (fencing near a driveway), of this title.

2. A precast concrete or decorative masonry wall, at least eight feet (8') in height, shall be erected along all property lines which lie adjacent to a residential zone. In the case where there is mutual agreement between the property owners of the commercial zone and the adjacent residential zone, the masonry wall requirement may be modified to allow other suitable materials. A signed agreement must be submitted to the planning commission or its designee, indicating this agreement. In the case where there is no mutual agreement, the masonry wall will be required.

3. Where existing or proposed adjacent land uses cannot be adequately buffered with plant materials, the city may require inclusion of a wall, fence or other type of screen that mitigates noise and/or unsightly uses.

4. Expanses of walls or solid fences that are greater than one hundred feet (100') shall be interrupted with offsets, landscaping and/or provided with material accents to prevent monotony.

5. Loading areas, including, but not limited to, loading spaces, loading docks and service or maintenance areas shall be screened from public view. In addition, loading areas that abut a residential district shall reduce noise associated with such use by providing a sound wall and/or berm with screen plantings around the loading areas or at the property line abutting the residential district.

6. See also section 10-15-38 of this title.

G. Transitional Development Standards: Where a nonresidential use in the downtown commercial subdistrict borders a residential zone, the standards set forth in section 10-15-29 of this title shall apply, except for subsections 10-15-29A, B, C, and J of this title.

H. Infrastructure Improvement Schedule: Permits will be issued upon successful completion of infrastructure improvements according to the following schedule:

Completion Required Before Issuing A Permit	Building Permit	Occupancy Permit
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1. Fire protection to the site	X	
2. Emergency vehicle access to the site	X	
3. Construction vehicle access to the site	X	
4. Implement stormwater management plan	X	
5. Stormwater infrastructure		X
6. Stormwater detention basin (if required)		X
7. Sewer lines		X
8. Water lines		X
9. Electrical lines		X
10. Cable service conduit		X
11. Road base		X
12. Curb/gutter		X
13. Gas lines		X
14. Sidewalk		X
15. Final road asphalt		X
16. Street signs and street lighting		X
17. Landscaping		X

Within each phase any building desiring a building or an occupancy permit shall have all improvements directly related to the building's completion as determined by the community development supervisor or city engineer. This will include, but not be limited to, subsections H5 through H17 of this section.

I. Historic Buildings:

1. Demolition of buildings with historic character shall be discouraged, except as may be considered by the planning commission by the issuance of a conditional use permit with the advice of the historic preservation commission. The demolition will not commence until sixty (60) days after the action of the planning commission to permit historic documentation. Time limit may be reduced by approval from the community development director.

2. Prior to demolition, all buildings with historic character shall be documented, including taking pictures to be maintained by the Pleasant Grove City historical commission. Documenting of buildings listed on state and national historic registries shall follow the guidelines designated by those entities.

J. Phasing: Development phases are permitted, provided that all phases include, in accordance with city policies and procedures:

1. Significant traffic circulation for the development phase to existing dedicated streets;
2. Sufficient infrastructure, such as sewer and culinary water;
3. Surface water detention, either in a site specific plan or as a contribution to a regional detention plan, if applicable; and
4. Appropriate amenities for that phase as specified on the site plan are provided. (Ord. 2013-7, 4-16-2013)

K. Commercial/Retail And Office Uses: Ground level floor space of the portion of buildings fronting on Center Street, between 100 West and 100 East, and on Main Street, between 100 North and State Street, shall be exclusively used for retail uses. All other commercial and office uses, as permitted in this article, may be located on ground level floor spaces in buildings which do not front onto these sections of streets in the downtown village zone. (Ord. 2014-39B, 10-21-2014)

L. Design: The following are the design requirements that all new, and modified or amended site plans shall require:

1. Walkability: The site layout is to foster walkability with commercial space immediately fronting streets and parking areas located on the interior or in the underground of the property as is practical. Only open space amenities or plazas are allowed to extend to the public right of way where normally a building would be located;
2. Architecture/Exterior Materials: All architecture and exterior materials are to follow the adopted turn of the twentieth century design theme, as outlined in the downtown 2020 action plan, and the "Pleasant Grove Downtown Village Design Standards And Guidelines";
 - a. Design: The character or design of the front and rear facades of all buildings shall demonstrate a variety in depth, relief, rhythm and roofline height with changes occurring in all of these areas at least every forty (40) linear feet.
 - b. Building Materials: Building materials should be durable and suitable for the design in which they are used. The following materials are acceptable: brick, stone, cultured stone, glass, stucco or synthetic stucco (EIFS only, finished to look like plaster), plaster and cement fiber siding. Wood, sheet metal, corrugated metal and cement fiber may be approved for trim, soffits, fascia,

mansards and similar architectural features. Other finishing materials that are similar in appearance and durability may be approved.

- c. Material Not Allowed: Vinyl siding, metal siding, and PVC shall not be allowed.
 - d. Facades: The facades of all buildings fronting on a public street shall demonstrate a variety in color. The color scheme used on a building should be appropriate to the Pleasant Grove turn of the twentieth century design theme.
 - e. Storefront Design: The storefront is to be made permeable (no blank walls). It should be designed with large panes of clear glass on the main level oriented to the sidewalk.
 - f. Mechanical Equipment: Rooftop heating and air conditioning equipment, large vent stacks and similar features, if essential, are to be architecturally screened from view or painted, so as to be nonreflective to neighboring properties.
3. Streets: All public streets shall be laid out, and constructed according to city specifications. All arterial and collector streets shall be required to have a minimum five foot (5') park strip and a minimum six foot (6') sidewalk. The park strip is to be located between the top back of curb and the sidewalk. Sidewalks between ten feet (10') and twenty feet (20') shall be designated for outdoor activities and/or outdoor seating. Sidewalks shall be on both sides of all streets. A minimum clear width of six feet (6') shall be maintained for pedestrian use at all times on all sidewalks; and
4. Public Transportation Facilities: All forms of public transportation, where deemed appropriate, are to be provided in association with new or amended site development.
- M. Lighting: Each site shall include a lighting plan that is designed to discourage crime, enhance safety, and prevent glare onto adjacent properties. For the downtown village zone, all lighting fixtures and lamps are to follow the design theme for the downtown area. The following regulations are to be followed:
- 1. Private Streets And Pathways: For all private streets and pathways, within a development, a light fixture shall be placed every sixty feet (60').
 - 2. Design Theme/Style: All lighting design is to be turn of the twentieth century, as outlined in the downtown 2020 action plan.
 - 3. Lighting Fixtures: Dark sky, shielded style lighting fixtures are to be used throughout the downtown village zone.
 - 4. Other Regulations: For all other lighting regulations, please refer to section 10-15-44 of this title.

N. Windows:

1. Windows shall be required on the sides of all commercial and residential units adjacent to a street or plaza.
2. The use of bay windows, cantilevered windows, or other window treatments shall be used to increase variety in the building elevations.
3. Materials that block or screen existing upper story openings shall be removed. Original window openings shall be filled with windows that fill the entire opening.

O. Entrances:

1. Canopies and/or covered entrances with a minimum of four feet (4') in depth are required on all nonresidential buildings that face a street or plaza. All entrances shall be of a design and color(s) consistent with the Pleasant Grove turn of the twentieth century design theme.
2. Major street front entrances should be developed on all new buildings, having good connection with the sidewalks and pedestrian travel.

P. Roof Form: Pitched roofs are discouraged on buildings that have a commercial nature. The planning commission may approve a nonflat roof design following the review and a positive recommendation of the design review board. Neither three tab cut (flat) asphalt shingles nor rolled roofing shall be allowed on any roof that has a slope of three feet (3') of rise to twelve feet (12') of run or greater.

Q. Facade Rehabilitation/Renovations: The design and construction of facade rehabilitation of older commercial structures in the downtown village zone must comply with the Pleasant Grove turn of the twentieth century design theme.

1. When inappropriate materials and forms mask the original building facades, these shall be removed, exposing the original materials, proportions, openings and design features.
2. As many as possible of the distinguishing features of a building shall be maintained. Alteration or removal of these features is discouraged.
3. Renovation projects are to be designed and accomplished in a manner that respects the architectural heritage of the building and its historical context in the downtown streetscape.

R. Conceptual Master (Vicinity) Plan: Site plans for all commercial and mixed use developments shall include a conceptual master (vicinity) plan for all vacant and/or potentially redevelopable properties within the same block or development area. Future development site plans must follow the intent of any approved conceptual master plans. (Ord. 2013-7, 4-16-2013)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 25th day of August 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, CMC

ORDINANCE NO. 2015-32

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTIONS 10-11G: MIXED USE OVERLAY, AMENDING SETBACKS, PARKING DESIGN, ACCESS, AND APPLICATION REQUIREMENTS IN THE MIXED USE OVERLAY CHAPTER OF THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, A recent proposed development in the Mixed Use Overlay requires changes to setbacks and other requirements in order to be constructed; and

WHEREAS, the proposed provisions shall apply to all properties within the Mixed Use Overlay; and

WHEREAS, on August 13, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending section 10-11G; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Section 10-11G in the Mixed Use Overlay chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Section 10-11G in the Mixed Use Overlay chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on August 25, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

SECTION 1. Section 10-11G in the Mixed Use Overlay Chapter, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-11G-1: PURPOSE AND OBJECTIVES:

The purpose of the downtown mixed use overlay zone is as follows:

- A. To promote the redevelopment and beautification of properties in historical downtown Pleasant Grove.
- B. To allow residential units to be located in the downtown village commercial subdistrict zone while maintaining the street level commercial character.
- C. To allow for the creation of a new housing alternative that will provide individuals with the opportunity to live in proximity to places they work and shop by creating a more walkable community that has the potential of reducing the number of vehicular trips per person. (Ord. 2013-25, 7-16-2013)

10-11G-2: LOCATION:

The downtown mixed use overlay zone is for application within the downtown commercial subdistrict zone within the area as identified on exhibit A attached to the ordinance codified herein. (Ord. 2013-25, 7-16-2013)

10-11G-3: PERMITTED AND CONDITIONAL USES:

- A. Uses Listed Permitted: Those uses or categories of uses as listed herein, and no others, are permitted in the downtown mixed use overlay zone (see section 10-15-2 of this title for establishment of uses permitted in the underlying zone and not specified herein).
- B. Standard Land Use Code: All uses contained herein are listed by a four (4) digit number as designated in the standard land use code published and maintained by the community development department.
- C. Permitted With Limitations: All such categories listed herein and all specific uses contained within them in the standard land use code will be permitted in the downtown mixed use overlay zone, subject to the limitations set forth.
- D. Permitted Principal Uses: The following principal uses and structures, and no others, except as noted in subsection E of this section, are permitted in the downtown mixed use overlay zone:

<u>Use Number</u>	<u>Use Classification</u>
1133	Mixed use multi-family dwellings, attached above a nonresidential use
1154	Mixed use multi-family dwellings, attached on a parcel with nonresidential uses
1300	Residential hotels (guests stay more than 30 days)
7424	Private recreational center/facilities

E. Conditional Uses: The following uses and structures are permitted in the downtown mixed use overlay zone only after a conditional use permit has been issued, and subject to the terms and conditions thereof:

<u>Use Number</u>	<u>Use Classification</u>
1113	Single-family dwelling (attached to commercial or other nonresidential use)
1123	Two-family dwelling (attached to commercial or other nonresidential use)
1152	Multi-family dwellings not attached to nonresidential uses (expansion of existing developments only, set back a minimum of 100 feet from any arterial roads)
6376	Storage units (as part of a mixed use development)
7621	Developed park land, leisure and ornamental

F. Commercial Use Of Ground Levels: Refer to subsection 10-11E-2-14K of this chapter.

G. Maximum Residential Densities:

1. Mixed use multi-family and master planned area development: Fourteen (14) units per acre.
2. Multi-family development planned expansion (use 1152): Sixteen (16) units per acre.

3. Mixed use development (commercial and multi-family residential within a structure) fronting on Main Street: Three (3) residential units per 1,000 square feet of gross commercial space provided.

H. Condominium Ownership:

1. Eighty percent (80%) of all mixed use multi-family residential units shall be built to be sold as individually owned condominiums. The remaining units may be either individually owned or utilized as residential hotel extended stay rental properties. (Ord. 2013-25, 7-16-2013)

10-11G-4: PROCESS OF APPROVAL:

A. Neighborhood Meeting: Applicants seeking approval of a mixed use project will be required to submit the results of a neighborhood meeting held with property owners within three hundred feet (300') of the property on which a mixed use project is proposed prior to or with the submission of the site plan application.

B. Process For Approval: Refer to section 10-11E-2-13 of this chapter.

1. Recommendation From The Downtown Advisory Board (DAB): Site plan, amended site plans and/or any subdivision plat must go before the DAB and obtain a recommendation prior to a public hearing.

2. Completion Of Improvements: All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the city shall have the option of taking action on the bond to complete the improvements or of voiding the approval. An applicant may request an extension of up to two (2) years for the completion of improvements from the community development director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements. No building permits shall be issued until all improvements have been installed and accepted by the city.

3. Change Of Use: An amended site plan complying with the requirements of section 11-7-7 of this code and this chapter shall be required whenever the owner proposes to change the use of any portion of a building from either residential to commercial or commercial to residential. (Ord. 2013-25, 7-16-2013)

10-11G-5: DEVELOPMENT STANDARDS:

A. Height: Refer to section 10-11E-2-9 of this chapter.

B. Required Setbacks: Refer to section 10-11E-2-7 of this chapter.

C. Frontage And Accessibility: All buildings shall front on a street or plaza area. In order to encourage a walkable community, all residential units shall be accessible from the ground floor of the building facade fronting on the street or plaza, or from a designated pedestrian walkway providing access to the street or plaza. Such entrances and walkways shall be designed with compatible architectural features. Slight variations may be allowed with facade depth and color, canopies, stairs, etc. In order to encourage pedestrian traffic, building entries and lobbies (including those for residential units) shall be oriented to and shall be accessible from a street or plaza.

D. Design Layout: Since the downtown mixed use overlay zone is intended to redevelop and improve the walkability of downtown and to enhance the commercial tax base of the city, any development in the downtown mixed use overlay zone shall locate commercial space immediately fronting on Main Street or on a collector or arterial street. Parking areas shall be located toward the interior of the property, or underground, to the maximum extent practicable. Generally, buildings that are most closely situated to the street shall not have parking areas located between the buildings and the street.

E. Architectural Style: All developments within the downtown mixed use overlay zone, including national chain stores, restaurants and parking structures, shall follow the design theme as described in "Pleasant Grove Downtown Village Design Standards And

Guidelines". The city council shall deny approval for any site plan that fails to conform to the requirements of the "Pleasant Grove Downtown Village Design Standards And Guidelines".

1. The architectural design of mixed use and multi-family developments shall include other distinctive and outstanding architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, etc.

F. Building Materials: All buildings shall be completed on all sides with acceptable finishing materials that are consistent with the "Pleasant Grove Downtown Village Design Standards And Guidelines", which are to follow a turn of the twentieth century design as a uniform design theme.

G. Other: For all other development standards, refer to article E of this chapter.

H. Pedestrian And Bicycle Circulation: All developments in the downtown mixed use overlay zone shall be designed to encourage pedestrian and bicycle circulation. Pedestrian and bicycle access shall be consistent with approved city trails systems master plans.

I. Conceptual Master (Vicinity) Plan: Site plans for all commercial and mixed use developments shall include a conceptual master (vicinity) plan for all vacant and/or potentially redevelopable properties within the same block or development area. Future development site plans must follow the intent of any approved conceptual master plans.

J. Recreation Amenities: Multi-family and mixed use developments **larger than one (1) acre** shall include recreational amenities primarily for the use of the residents of the development. Amenities may include swimming pools, sports courts, spas, barbecue and picnic facilities, or other features as approved by the planning commission and design review board. The planning commission and design review board may determine the benefit, size and the number of amenities in the development. (Ord. 2013-25, 7-16-2013)

10-11G-6: PARKING:

A. Number Of Stalls Required: For commercial parking regulations, refer to section 10-11E-2-12 of this chapter. The number of parking stalls required for residential units shall be determined as follows:

1. Two (2) parking stalls shall be required for each residential unit in a mixed use development.

2. Two and one-half (2.5) parking stalls shall be required for each multi-family residential unit.

B. Garages And Parking Structures: At least one parking space per residential unit (except studios) shall be an attached garage, except use 1152 (see subsection B9 of this section), **use 1133, and use 1154**. In addition, the following requirements shall apply **to all residential development**:

1. Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.
2. Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.
3. Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.
4. Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.
5. If a carport structure has an end wall, ~~the ends of carport~~ structures shall be walled with similar exterior material, material ratios, and look as the main structures.
6. Driveways and uncovered parking areas shall be paved and striped with dimensions following the requirements of chapter 18 of this title.
7. No tandem parking (1 parking space behind another parking space) shall be permitted unless both spaces are reserved for the same dwelling unit.
8. No vehicles or trailers of any type without current license plates shall be parked or stored other than in a completely enclosed building.
9. Multi-family development planned expansion (use 1152): An attached garage is not required, but shall have at least one covered stall per unit. Covered stalls may be placed in the front, side or rear of structures, and shall be built similar to existing carports.

C. Shared Parking: The planning commission may authorize the joint use of a parking facility in a mixed use development when the applicant can demonstrate that:

1. No more than twenty five percent (25%) of the parking spaces required by this section is provided as shared parking, except that at least one space shall be assigned to each dwelling unit;
2. There is not a conflict between the principal operating hours of the land uses which share the joint parking facility;
3. The joint parking spaces are no farther than five hundred feet (500') from the facility or buildings directly served, and there is at least one clear and easy pedestrian route; and
4. The parties concerned in the joint use of the parking facility shall submit a written agreement specifying the terms of the agreement for the sharing of the parking facility. Said agreement shall be recorded in the office of the county recorder and shall become a permanent part of the public record.

- D. RV Parking: The storage of recreational vehicles (RVs) shall not be allowed in the downtown mixed use overlay zone.
- E. Walkways: Marked walkways, separated from traffic lanes and vehicle overhangs, shall be provided from parking areas to the public rights of way and to building entrances. Walkways may cross traffic lanes, provided the crossing is marked with striping or constructed with a contrasting paving material to indicate a pedestrian crossing area. Any such walkway shall:
1. Be a minimum of six feet (6') in width;
 2. Be raised to standard sidewalk height except where crossing traffic lanes.
 3. In a multi-family development planned expansion (use 1152), match existing project.
- F. Other Regulations: Refer to section 10-11E-2-12 of this chapter for all other parking regulations not covered in this section.
- G. Waiver: The city council may approve a waiver to the above parking requirements, based upon the recommendation of a professional parking study. (Ord. 2013-25, 7-16-2013)

10-11G-7: OTHER REQUIREMENTS:

- A. General Landscaping Requirements: Refer to subsection 10-11E-2-14C of this chapter.
- B. Guarantees And Covenants: Final approval of a downtown mixed use overlay development cannot be granted without the developer's submittal of a proper declaration of covenants, conditions, and restrictions (CC&Rs). They are to include the following:
1. CC&Rs: The applicant (developer) of any downtown mixed use overlay development shall, prior to the conveyance of any unit, submit to city staff a declaration of covenants, conditions, and restrictions (CC&Rs) relating to the project, which are to be given final plat approval by the city council, and shall be recorded to run with the land. Said covenants, conditions, and restrictions shall include management policies, which shall set forth the quality of maintenance that will be performed, and who is responsible for said maintenance within the downtown mixed use overlay development. As a minimum, the said document shall include the following:
 - a. The care and maintenance of all common or limited common areas, facilities, and private streets shall be ensured by the developer by establishing a private homeowners' association.
 - b. A professional property management company is to be hired by the HOA to govern the responsibility for all maintenance. Maintenance of the common/limited common areas, facilities, and private streets shall be managed by an established property management company where there is adequate expertise and experience in property management, to assure that said maintenance is sustained and accomplished efficiently, and at a high standard of quality. Contact information and a copy of the governing contract for the current property

management company shall be submitted to be on file with the office of the Pleasant Grove City clerk.

2. HOA Failure: In case of failure or neglect to comply with any and all of the conditions and regulations established herein, and as specifically made applicable to a downtown mixed use overlay development, such failure or neglect to comply with the requirements and to maintain the buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article and the following may apply:

a. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the downtown mixed use overlay development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the downtown mixed use overlay development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.

C. Soils Report: A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future groundwater problems and the city engineer concurs in the analysis. Groundwater drains shall be required if the soils report recommends them.

D. Signage: Refer to subsection 10-11E-2-14A of this chapter.

E. Traffic Study: For any project larger than one (1) acre in size or that contains more than twenty thousand (20,000) square feet of structure, ~~T~~the developer shall be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned downtown mixed use overlay at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.

F. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered within the downtown mixed use overlay zone, persons shall refer to the underlying

downtown commercial subdistrict found in article E of this chapter. (Ord. 2013-25, 7-16-2013)

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 25th day of August 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, CMC

City Council Staff Report

August 25, 2015

Item 9C

City Code Text Amendment

REQUEST Modify requirements for accessory structures in R1 zones

APPLICANT Pleasant Grove City

ADDRESS Not Applicable

ZONE All R1 single family residential zones

GENERAL PLAN Very Low to High Density Residential areas

STAFF RECOMMENDATION Approve the Proposed Text Amendment

ATTACHMENTS Proposed text amendments to the Pleasant Grove City Code

3

Background

Recently the Planning Commission has reviewed and recommended approval of proposed modifications to the requirements for accessory structures in the Rural Residential Zone. In the review process, it was determined that similar and complimentary changes also be made to the R1 code. This proposal is a result of that review.

Analysis

Recent applications for approving large-sized accessory structures in single family residential zones haven proven difficult, and have shown that large structures are of concern due to the impacts they cause on neighboring properties.

The following requirements for accessory buildings are proposed to be amended:

- **Minimum setbacks increased:** Starting at 3 feet in the rear and side yards, setbacks shall be increased by 1 foot for each foot of building height in excess of 12 feet (instead of 15 feet).
- **Conditional use permit (CUP) required:** Any accessory structure taller than 18 feet shall require a CUP. Remove the preliminary step of noticing neighbors to see if there are any protests before requiring CUP.
- **Maximum size limit:** Structures covering over 10%, and up to a maximum of 15%, of the minimum lot area shall require conditional use permit approval. Example: In the R1-8 zone, the maximum sized accessory structure that can be approved is 1,200 sq ft (30'x 40'). Accessory buildings larger than this are not deemed to be appropriate in scale for single family residential neighborhoods.
- **Further define design requirements:** The construction of structures built of metal, vinyl or other similar durable materials shall include a wainscot, siding, or similar architectural feature covering

a minimum of 30% of all building sides (except door areas), made of similar materials or masonry used on the main dwelling.

- Remove the ability to waive any of these requirements by CUP.
- Limit area of lot to be covered: Total of all buildings shall not cover more than 30% (instead of 40%) of the area of the lot.

Recommendation

Staff recommends that the City Council approve the proposed text amendment to modify accessory structure requirements in Section 10-9B-2E, 10-9B-7F and 10-9B-11 of the R1 Single Family Residential Zones Chapter of the City Code, in the Pleasant Grove City Code.

Model Motions

APPROVAL

“I move the City Council approve the proposed text amendment to Modify yard requirements in Section 10-9B-2E, 10-9B-7F and 10-9B-11 of the R1 Single Family Residential Zones Chapter of the City Code, in the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

CONTINUE

“I move the City Council continue the review of the proposed text amendment to Modify yard requirements in Section 10-9B-2E, 10-9B-7F and 10-9B-11 of the R1 Single Family Residential Zones Chapter of the City Code, in the Pleasant Grove City Code, until (give date), based on the following findings:”

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

DENIAL

“I move the City Council deny the proposed text amendment to Modify yard requirements in Section 10-9B-2E, 10-9B-7F and 10-9B-11 of the R1 Single Family Residential Zones Chapter of the City Code, in the Pleasant Grove City Code, based on the following findings:”

1. List findings for denial...

PROPOSED TEXT AMENDMENTS TO THE PLEASANT GROVE CITY CODE

10-9B-2E:

Accessory Uses And Structures: Accessory uses and structures are permitted in the R-1 zone, provided they are incidental to, and do not substantially alter the character of, the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Accessory buildings such as garages, carports, bathhouses, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with, and incidental to, a principal use or structure. See section 10-9B-7F for minimum yard and design requirements.

Home occupations, subject to the regulations of chapter 21 of this title.

Household pets are permitted; provided, that the owner exercise reasonable and prudent domestic animal husbandry. Only two (2) dogs and two (2) cats are permitted in this zone without a conditional use permit. Kennels may be approved for up to a total of ten (10) cats and dogs as a conditional use permit if the property can meet all of the requirements of title 5, chapter 1, article H of this code. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property. Unless specified in this chapter, no other animal except household pets may be kept in the (R-1) single-family residential zones.

Storage of materials used for construction of a building, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the allowable construction period and thirty (30) days thereafter.

Swimming pools.

Vegetable and flower gardens and noncommercial orchards.

10-9B-7F:

Accessory Buildings: Minimum yard and design requirements for accessory buildings are as follows:

1. Rear Yard/Interior Side Yard Accessory Building: Accessory buildings may be located in a rear yard/interior side yard no closer than six feet (6') from the dwelling and no closer than three feet (3') from the rear yard or interior side yard property line, except as required in subsection F2 of this section.
2. Height Considerations: Minimum setbacks from each property line, for accessory buildings exceeding ~~fifteen feet (15')~~ twelve (12') in height, shall be increased by one foot (1') for each foot of building height in excess of fifteen feet (15'). Refer to the table below:

<u>Height</u>	<u>Setback</u>
15 <u>Up to 12</u> feet	3 feet
16 <u>13</u> feet	4 feet
17 <u>14</u> feet	5 feet
18 <u>15</u> feet	6 feet
19 <u>16</u> feet	7 feet
20 <u>17</u> feet	8 feet
21 <u>18</u> feet	9 feet
22 <u>feet</u>	10 <u>feet</u>
Staff can approve up to <u>Up to a maximum height of</u> 25 feet or the height of the main dwelling, whichever is more restrictive	Over 10 feet

a. ~~Public Notice: A public notice, mailed to all property owners within one hundred feet (100'), shall be required for any accessory structure taller than eighteen feet (18'). Any affected property owner may file a protest petitioning the height. Protests shall be sent, in writing, to the community development department within ten (10) business days from the date the mailer was sent. If a protest is received regarding height, then the~~ Any accessory structure taller than eighteen feet (18') shall require conditional use permit approval at a public hearing before the planning commission. ~~If there are no petitions received by the community development department within ten (10) business days from the date the mailer was sent, then the permit shall be released.~~

3. Size Considerations: An accessory building shall not cover more than ten percent (10%) of the minimum lot area of the zone in which it is located and shall be smaller (incidental) to the main dwelling (the footprint of the home less the garage). An exception for the size of an accessory structure, up to fifteen percent (15%) larger than ten percent (10%) of the minimum lot area of the zone, may be approved through issuance of a conditional use permit, at a public hearing, by the

planning commission. The footprint of the structure must still be incidental to or smaller than the main dwelling, and shall still remain subject to all other restrictions of the zone.

4. Design Guidelines: All accessory buildings shall require community development approval through the issuance of an accessory building permit prior to installation or construction. In addition to this, a building permit shall be required if the structure exceeds the square footage threshold as established in the international residential code (IRC) and international building code (IBC). All accessory buildings shall adhere to the following design requirements:
 - a. Permanent buildings have footings and a foundation, and are to be composed of steel, wood, vinyl, aluminum or cement fiber siding or other durable building materials as deemed appropriate by the building department official and the community development director. Any materials such as cloth, canvas and/or plastic shall not be permitted for permanent buildings.
 - b. Temporary buildings are those without footings or a foundation. They are designed for quick assembly and take down, and shall be allowed for up to ninety (90) days. Temporary canopies for events, such as weekend garage/yard sales, shall be exempt for up to seventy two (72) hours. Temporary commercial canopies may be allowed through a temporary use permit authorized through city hall.
 - c. Semi-permanent buildings are movable (no footings or foundation) yet are composed of durable materials such as wood, steel, vinyl, aluminum or cement fiber siding. These buildings may be allowed indefinitely, however, shall require an accessory building permit with each new location on the lot or parcel.
 - d. Accessory buildings larger than five hundred (500) square feet shall match the main dwelling with architecturally similar materials, colors, and details. The construction of structures built of metal, vinyl or other similar durable materials shall include a wainscot, siding, or similar architectural feature covering a minimum of 30% of all building sides (except door areas), made of similar materials or masonry used on the main dwelling. The planning commission may grant a waiver to deviations with the accessory building matching the main dwelling roofline and masonry, through the issuance of a conditional use permit, for buildings that are composed of acceptable durable materials, and having met the standards set forth in section 10-2-4 of this title.
5. Corner Lots: Accessory buildings shall not be located closer than ten feet (10') from the street side property line in the rear yard of a residential corner lot. Additionally, all accessory buildings must be approved by the city engineer and comply with section [10-15-10](#), "Clear Vision Area; Corner Lots", of this title.
6. Utility Easements: If the building encroaches upon any easements, letters shall be submitted in conjunction with a building permit, from all affected easement holders stating that:
 - a. The easement has been abandoned and vacated by the affected entity; or

b. The easement holder is authorizing the placement of the permanent structure subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interest.

~~7. Variance: Any request for an accessory building that deviates from the requirements of this section shall require conditional use permit approval, at a public hearing, before the planning commission.~~

10-9B-11: PERMISSIBLE LOT COVERAGE

In an R-1 zone, all buildings, including accessory buildings and structures, shall not cover more than thirty (30%) ~~forty percent (40%)~~ of the area of the lot or parcel of land.

NOTE: HIGHLIGHTED SECTIONS IN THE ABOVE TEXT AMENDMENT PROPOSAL ARE EITHER:

- Underlined (to be added)
- ~~Struck-Through~~ (to be removed)

ORDINANCE NO. 2015-33

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AMENDING SECTIONS 10-9B-2E: ACCESSORY USES, 10-9B-7F: ACCESSORY BUILDINGS, AND 10-9B-11: PERMISSIBLE LOT COVERAGE IN ALL SINGLE FAMILY RESIDENTIAL ZONES, REGARDING ACCESSORY BUILDING STANDARDS; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, Recent applications for approval of large-sized accessory structures in single family residential neighborhoods have shown a need for new City Code provisions that will help mitigate negative impacts of such structures; and

WHEREAS, the proposed provisions shall apply to all properties within the R1 (Single Family Residential) zones; and

WHEREAS, on August 13, 2015 the Pleasant Grove City Planning Commission held a public hearing to consider amending sections 10-9B-2E, 10-9B-7F, and 10-9B-11; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendment to Sections 10-9B-2E, 10-9B-7F, and 10-9B-11 in the R1 Single Family Residential Zones chapter of the Pleasant Grove Municipal Code is in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendment to Sections 10-9B-2E, 10-9B-7F, and 10-9B-11 in the R1 Single Family Residential Zones chapter in the Pleasant Grove Municipal Code be approved; and

WHEREAS, on August 25, 2015 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the amendment to the Pleasant Grove Municipal Code is in the best interest of the public and consistent with the goals and policies of the General Plan; and

WHEREAS, it is the legislative body's intent that the city code amendments shall be in the interest of the public; and

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

SECTION 1. Sections 10-9B-2E, 10-9B-7F, and 10-9B-11 in the R1 Single Family Residential Zones, of the Pleasant Grove Municipal Code are hereby amended to read as follows:

10-9B-2E:

Accessory Uses And Structures: Accessory uses and structures are permitted in the R-1 zone, provided they are incidental to, and do not substantially alter the character of, the permitted principal use or structure. Such permitted accessory uses and structures include, but are not limited to, the following:

Accessory buildings such as garages, carports, bathhouses, greenhouses, gardening sheds, recreation rooms, and similar structures which are customarily used in conjunction with, and incidental to, a principal use or structure. See section 10-9B-7F for minimum yard and design requirements.

Home occupations, subject to the regulations of chapter 21 of this title.

Household pets are permitted; provided, that the owner exercise reasonable and prudent domestic animal husbandry. Only two (2) dogs and two (2) cats are permitted in this zone without a conditional use permit. Kennels may be approved for up to a total of ten (10) cats and dogs as a conditional use permit if the property can meet all of the requirements of [title 5, chapter 1, article H](#) of this code. Nothing herein shall be construed as authorizing the keeping of any animal capable of inflicting harm or discomfort or endangering the health and safety of any person or property. Unless specified in this chapter, no other animal except household pets may be kept in the (R-1) single-family residential zones.

Storage of materials used for construction of a building, including the contractor's temporary office. Such use must be on the building site or immediately adjacent thereto. Such use shall be permitted only during the allowable construction period and thirty (30) days thereafter.

Swimming pools.

Vegetable and flower gardens and noncommercial orchards.

10-9B-7F:

Accessory Buildings: Minimum yard and design requirements for accessory buildings are as follows:

1. Rear Yard/Interior Side Yard Accessory Building: Accessory buildings may be located in a rear yard/interior side yard no closer than six feet (6') from the dwelling and no closer than three feet (3') from the rear yard or interior side yard property line, except as required in subsection F2 of this section.
2. Height Considerations: Minimum setbacks from each property line, for accessory buildings exceeding fifteen feet (15') twelve (12') in height, shall be increased by one foot (1') for each foot of building height in excess of fifteen feet (15'). Refer to the table below:

<u>Height</u>	<u>Setback</u>
---------------	----------------

15 <u>Up to 12</u> feet		3 feet
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17 <u>14</u> feet		5 feet
18 <u>15</u> feet		6 feet
19 <u>16</u> feet		7 feet
20 <u>17</u> feet		8 feet
21 <u>18</u> feet		9 feet
22 <u>feet</u>		<u>10 feet</u>
Staff can approve up to <u>Up to a maximum height of</u> 25 feet or the height of the main dwelling, whichever is more restrictive		Over 10 feet

- a. ~~Public Notice: A public notice, mailed to all property owners within one hundred feet (100'), shall be required for any accessory structure taller than eighteen feet (18'). Any affected property owner may file a protest petitioning the height. Protests shall be sent, in writing, to the community development department within ten (10) business days from the date the mailer was sent. If a protest is received regarding height, then the~~ Any accessory structure taller than eighteen feet (18') shall require conditional use permit approval at a public hearing before the planning commission. ~~If there are no petitions received by the community development department within ten (10) business days from the date the mailer was sent, then the permit shall be released.~~
3. Size Considerations: An accessory building shall not cover more than ten percent (10%) of the minimum lot area of the zone in which it is located and shall be smaller (incidental) to the main dwelling (the footprint of the home less the garage). An exception for the size of an accessory structure, up to fifteen percent (15%) larger than ten percent (10%) of the minimum lot area of the zone, may be approved through issuance of a conditional use permit, at a public hearing, by the planning commission. The footprint of the structure must still be incidental to or smaller than the main dwelling, and shall still remain subject to all other restrictions of the zone.
4. Design Guidelines: All accessory buildings shall require community development approval through the issuance of an accessory building permit prior to installation or construction. In addition to this, a building permit shall be required if the structure exceeds the square footage threshold as established in the international residential code (IRC) and international building code (IBC). All accessory buildings shall adhere to the following design requirements:

- a. Permanent buildings have footings and a foundation, and are to be composed of steel, wood, vinyl, aluminum or cement fiber siding or other durable building materials as deemed appropriate by the building department official and the community development director. Any materials such as cloth, canvas and/or plastic shall not be permitted for permanent buildings.
 - b. Temporary buildings are those without footings or a foundation. They are designed for quick assembly and take down, and shall be allowed for up to ninety (90) days. Temporary canopies for events, such as weekend garage/yard sales, shall be exempt for up to seventy two (72) hours. Temporary commercial canopies may be allowed through a temporary use permit authorized through city hall.
 - c. Semi-permanent buildings are movable (no footings or foundation) yet are composed of durable materials such as wood, steel, vinyl, aluminum or cement fiber siding. These buildings may be allowed indefinitely, however, shall require an accessory building permit with each new location on the lot or parcel.
 - d. Accessory buildings larger than five hundred (500) square feet shall match the main dwelling with architecturally similar materials, colors, and details. The construction of structures built of metal, vinyl or other similar durable materials shall include a wainscot, siding, or similar architectural feature covering a minimum of 30% of all building sides (except door areas), made of similar materials or masonry used on the main dwelling. The planning commission may grant a waiver to deviations with the accessory building matching the main dwelling roofline and masonry, through the issuance of a conditional use permit, for buildings that are composed of acceptable durable materials, and having met the standards set forth in section 10-2-4 of this title.
5. Corner Lots: Accessory buildings shall not be located closer than ten feet (10') from the street side property line in the rear yard of a residential corner lot. Additionally, all accessory buildings must be approved by the city engineer and comply with section [10-15-10](#), "Clear Vision Area; Corner Lots", of this title.
6. Utility Easements: If the building encroaches upon any easements, letters shall be submitted in conjunction with a building permit, from all affected easement holders stating that:
- a. The easement has been abandoned and vacated by the affected entity; or
 - b. The easement holder is authorizing the placement of the permanent structure subject to the superior interest of the easement holder and may be required to be relocated at the property owner's expense to accommodate such interest.
7. Variance: Any request for an accessory building that deviates from the requirements of this section shall require conditional use permit approval, at a public hearing, before the planning commission.

10-9B-11: PERMISSIBLE LOT COVERAGE

In an R-1 zone, all buildings, including accessory buildings and structures, shall not cover more than ~~thirty (30%) forty percent (40%)~~ of the area of the lot or parcel of land.

SECTION 2. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses or phases of this Ordinance.

SECTION 3. EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and posting as provided by law.

SECTION 4. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 25th day of August 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, CMC

RESOLUTION NO. 2015 - 031

A RESOLUTION OF THE MAYOR AND MUNICIPAL COUNCIL SITTING AS THE BOARD OF CANVASSERS ACCEPTING ELECTION RETURNS AND DECLARING AND CERTIFYING THE RESULTS OF THE MUNICIPAL PRIMARY ELECTION HELD ON AUGUST 11, 2015.

WHEREAS, the Municipal Primary Election was held on August 11, 2105; and

WHEREAS, pursuant to Section 20A-4-301 et seq. of the Utah State Code, the Municipal Council and Mayor constitute the Board of Municipal Canvassers for Pleasant Grove City and do hereby canvass the returns of the Primary Election; and

WHEREAS, on August 25, 2015, the Board held a duly noticed meeting to canvass the results of the Primary Election as required by State Code.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of Pleasant Grove City, Utah, acting as the Board of Municipal Canvassers for Pleasant Grove City as follows:

SECTION 1:

The Board hereby certifies the results as shown by the Tabulation of Election Returns as supplied by the City Recorder as shown in Exhibit "A."

SECTION 2:

The Board hereby certifies that candidates: Eric Jensen, Cyd LeMone, J. Lynn Walker, Blaine Thatcher, Don Paas, and Matt Godsey had the highest number of votes and declares them nominated to proceed to the General Election.

SECTION 3:

A certified report of the election results shall be prepared. Each nominated candidate shall receive a certificate of nomination. A report of the canvass will be published in a newspaper of general circulation and posted in a conspicuous place. A copy of the Canvass will be filed with the Office of Lieutenant Governor for the State of Utah, all in conformance with State Law.

SECTION 4:

This Resolution shall take effect immediately upon its passage.

APPROVED AND ADOPTED BY THE Board of Canvassers of Pleasant Grove City,
Utah County, Utah this 25th day of August, 2015.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, CMC

(SEAL)



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

Notice is hereby given that the Pleasant Grove City Council will hold a meeting at **6:00 p.m. on Tuesday September 1, 2015** in the City Council Chambers 86 East 100 South Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. OPEN SESSION**
- 6. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a. City Council Meeting Minutes:**
 - City Council Minutes for the July 21, 2015 meeting
 - City Council Minutes for the July 28, 2015 meeting
 - City Council Minutes for the August 4, 2015 meeting

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

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
- 8. PRESENTATIONS:**
 - A.** Introduction of new employees.
- 9. ACTION ITEMS WITH PUBLIC DISCUSSION:**
 - A. Continued Public Hearing** to consider for adoption a Resolution (**2015-029**) authorizing the Mayor to sign Boundary Line Agreements with W. Brent and Connie Bullock, Craig H. and Cynthia Wellesley and Joseph Milton and Joan V. Fugal to clarify or correct minor differences in their legal descriptions relative to the Boundaries of Manila Park (approximately 1400 North) and 50 West and providing for an effective date. *Presenter: Engineer Lewis (Continued from the August 18, 2015 meeting)*

10. ITEMS FOR DISCUSSION – NO ACTION: (Public Comment allowed if needed)

- A.** To consider for adoption a Resolution (**2015-032**) indicating the City Council’s intent to adjust the common boundary between Pleasant Grove City and the City of Cedar Hills and setting the public hearing date for the boundary line adjustment. The proposed area to be adjusted is owned by Scott and Gina Day 4495 N 900 W Pleasant Grove Utah (1.33 acres) and Brent and Neva Wilson 4537 N 900 W Pleasant Grove Utah (0.39 acres); and providing for an effective date. *Presenter: Attorney Petersen*
- B.** To consider for adoption an Ordinance (**2015-34**) amending the 2015 City Council Yearly Scheduled by canceling the frequency of the scheduled meeting dates for the remainder of the year; and providing for an effective date. *Presenter: Administrator Darrington*
- C.** To consider for adoption a Resolution (**2015-033**) adopting the Watershed Protection Plan; and providing for an effective date. *Presenter: Administrator Darrington*
- D.** Discussion on drones.

11. DISCUSSION ITEMS FOR THE SEPTEMBER 8, 2015 CITY COUNCIL MEETING.

Note: This meeting will be canceled.

12. NEIGHBORHOOD AND STAFF BUSINESS.

13. MAYOR AND COUNCIL BUSINESS.

14. SIGNING OF PLATS.

15. REVIEW CALENDAR.

16. ADJOURN.

CERTIFICATE OF POSTING:

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

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

Date: September 4, 2015

Time: 5:30 p.m.

Place: City Hall, Library and Community Development Building.

Public Hearing Notice was published in the Daily Herald on August 14, 2015.

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

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

SUNDAY

MONDAY

TUESDAY

WEDNESDAY

THURSDAY

FRIDAY

SATURDAY

		1	2 Curbside Recycling Pickup Day North Route	3	4	5
6 	7 Labor Day City Offices are closed	8 City Council Meeting Canceled	9 Curbside recycling delayed one day PSB Committee Meeting 7:00 p.m.	10 Curbside Recycle Pickup Day South Route	11 Patriot Day 	12
13	14	15 City Council Meeting 6:00 p.m.	16 Curbside Recycling Pickup Day North Route	17 Utah League of Cities & Towns Conf.		18
20	21	22 Joint City Council & Planning Commission meeting 6:00 p.m.	23 Curbside Recycling pickup day South Route PSB Committee Meeting 7:00 p.m.	24 Planning Commission Meeting 7:00 p.m.	25	26 
27	28	29 City Council Meeting 6:00 p.m.	30 			

Department Staff Meetings**Administrative Services: 1st and 3rd Wed at 9:00 a.m.****Community Development: Wednesdays at 7:30 a.m.****Department Heads: Tuesday at 2:00 p.m.****Fire/EMS: 1st Wednesday of the month at 7:00 a.m.****Library: 1st Friday of the month****Parks: Tuesday at 7:00 a.m. - Recreation: Monday at 4:00 p.m.****Public Safety: 1st Friday of the month at 7:00 a.m.****Public Works: Wednesdays at 6:30 a.m.**

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-13100	GENERAL FUND - ACCTS REC. - CITY EMPLOYEES						
	2438	DISCOUNT GUNS & AMMO	PD/PERSONAL SUPPLIES	13-0363		07/27/2015	117.45
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2526985		08/07/2015	60.16
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2528270		08/11/2015	52.93
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2528619		08/11/2015	145.98
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2531317		08/17/2015	23.39
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2532704		08/19/2015	25.98 -
							373.93
10-15800	GENERAL FUND - SUSPENSE						
	7505	SKAGGS COMPANIES, INC.	PD/H C BADGES EXPENSE	2531317		08/17/2015	93.56
10-15850	GENERAL FUND - POLICE WARRANT CLEARING						
	4416	JUAB COUNTY JUSTICE COURT	WARRANT CLEARING	08202015		08/20/2015	300.00
10-21230	GENERAL FUND - STATE INSURANCE PAYABLE						
	8954	UTAH LOCAL GOVT. INS. TRUST	WORKERS COMP	1510803		08/23/2015	10,270.41
10-21355	GENERAL FUND - CASH BONDS (NEW)						
	965	BINGHAM, JARED DON	CASH BOND RELEASE	0820201		08/20/2015	1,500.00
	965	BINGHAM, JARED DON	CASH BOND INTEREST	08212015		08/21/2015	39.94
	1082	BOYER WALKER RIDGE, LC	CASH BOND RELEASE	08102015		08/10/2015	129,500.00
	3609	HABITAT FOR HUMANITY	CASH BOND RELEASE INTEREST	08122015		08/13/2015	5.97
	3609	HABITAT FOR HUMANITY	CASH BOND RELEASE	08132015		08/13/2015	850.00
	5260	MILLER, NATE	SECOND CASH BOND RELEASE INTEF	08162015		08/16/2015	53.54
	5260	MILLER, NATE	SECOND CASH BOND RELEASE	08172015		08/17/2015	2,910.94
	5260	MILLER, NATE	FIRST CASH BOND RELEASE INTERES	08182015		08/18/2015	15.35
	5260	MILLER, NATE	FIRST CASH BOND RELEASE	08192015		08/19/2015	1,500.00
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE	08152015		08/15/2015	5,000.00
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE INTEREST	08162015		08/16/2015	13.29
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE	08172015		08/17/2015	33,125.00
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE INTEREST	08182015		08/18/2015	74.23
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE	08192015		08/19/2015	145,000.00
	6080	PENTALON CONSTRUCTION, INC	CASH BOND RELEASE INTEREST	08202015		08/20/2015	385.84
							319,973.90
10-22390	GENERAL FUND - LEGAL SHIELD						
	4729	PRE-PAID LEGAL SERVICES, INC.	LEGAL SERVICE FOR PD OFFICERS	08232015		08/23/2015	88.75
10-24250	GENERAL FUND - DUE PG FIRE DEPT ASSOCIATION						
	1905	COMCAST CABLE	FIRE/ASSOCIATION EXPENSE	07252015		07/25/2015	66.88
10-24260	GENERAL FUND - AMER. FAMILY LIFE PAYABLE						
	9288	WASHINGTON NATIONAL INS CO.	INSURANCE PREMIUM	1495023		08/01/2015	653.75
10-24350	GENERAL FUND - SENIOR CITIZEN CLEARING						
	5478	MOUNTAINLAND ASSOCIATION	SR.CNTR/ENSURE	07312015		07/31/2015	200.00
	5478	MOUNTAINLAND ASSOCIATION	SR. CNTR/MEALS	07312015		07/31/2015	1,098.50
							1,298.50
10-34-280	GENERAL FUND - CHARGES FOR SERVICES - AMBULANCE FEES						
	3350	GOLD CROSS SERVICES	AMB/BILLING SERVICES	942		07/31/2015	1,719.88
10-41-420	GENERAL FUND - GENERAL GOVERNMENT - ELECTION EXPENSE						
	2303	DAVIES, BARBARA	ELECTION POLL WORKERS TRAINING	08172015		08/17/2015	550.00
	2946	FLEGAL, ELIZABETH	PRIMARY ELECTION POLL WORKER	08132015		08/13/2015	685.00
	3344	GLENN, MICHAEL J.	PRIMARY ELECTION POLL WORKER	08132015		08/13/2015	786.00
	4676	LARSEN, COLLEEN R	PRIMARY ELECTION POLL WORKER	08132015		08/13/2015	505.00
	5033	MACEYS	GEN GOV/BOTTLED WATER	26355		08/10/2015	16.25

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							2,542.25
Total GENERAL GOVERNMENT							2,542.25
10-42-240	GENERAL FUND - JUDICIAL - OFFICE EXPENSE						
	2122 CULLIGAN BOTTLED WATER		JUDICIAL/DRINKING WATER	65X03173004		07/31/2015	27.20
10-42-280	GENERAL FUND - JUDICIAL - TELEPHONE EXPENSE						
	5950 PAETEC		MULTI DEPT/PHONE EXPENSE	39075161001		08/08/2015	52.81
10-42-310	GENERAL FUND - JUDICIAL - LEGAL SERVICES						
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	122-07312015		07/31/2015	37.50
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	751-07312015		07/31/2015	90.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	902-07312015		07/31/2015	330.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	591-07312015		07/31/2015	7.50
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	691-07312015		07/31/2015	22.50
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	951-07312015		07/31/2015	225.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	011-07312015		07/31/2015	105.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	101-07312015		07/31/2015	637.50
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	111-07312015		07/31/2015	105.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	211-07312015		07/31/2015	105.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	221-07312015		07/31/2015	60.00
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	331-07312015		07/31/2015	52.50
	3996 HOWARD, LEWIS & PETERSEN, PC		JUDICIAL/LEGAL SERVICES	461-07312015		07/31/2015	67.50
	7983 STEVENS & GAILEY		JUDICIAL/LEGAL SERVICES	140720		08/03/2015	41.25
	7983 STEVENS & GAILEY		JUDICIAL/LEGAL SERVICES	140721		08/03/2015	16.50
							1,902.75
Total JUDICIAL							1,982.76
10-43-220	GENERAL FUND - NON-DEPARTMENTAL - PRINTING AND PUBLICATION						
	2233 DAILY HERALD COMMUNICATIONS		PUBLIC HEARING NOTICE & ADS	08022015		08/02/2015	1,703.20
	3151 FREEDOM MAILING SERVICE		UTILITY BILL MAILING	27234		08/07/2015	138.02
	8730 UPPER CASE PRINTING, INK.		NEWSLETTER & INSERTS	9728		08/05/2015	1,146.56
							2,987.78
10-43-385	GENERAL FUND - NON-DEPARTMENTAL - SPECIAL EVENTS						
	5033 MACEYS		GEN GOV/MEETING EXPENSE	24230		08/12/2015	26.94
10-43-510	GENERAL FUND - NON-DEPARTMENTAL - INSURANCE & BONDS						
	8954 UTAH LOCAL GOVT. INS. TRUST		AUTO PD ENDORSEMENT	1510802		08/23/2015	1,887.90
10-43-610	GENERAL FUND - NON-DEPARTMENTAL - MISCELLANEOUS EXPENSE						
	3151 FREEDOM MAILING SERVICE		UTILITY BILL MAILING	27234		08/07/2015	245.38
10-43-760	GENERAL FUND - NON-DEPARTMENTAL - TECHNOLOGY						
	343 AMERICAN FORK CITY		DARK FIBER LEASE	3562		07/01/2015	250.00
	343 AMERICAN FORK CITY		DARK FIBER LEASE	3622		08/01/2015	250.00
	7070 ROCK MOUNTAIN TECHNOLOGIES LLC		CUSTOM SERVICE AGREEMENT	202		08/01/2015	3,950.00
							4,450.00
Total NON-DEPARTMENTAL							9,598.00
10-45-072	GENERAL FUND - PHYSICAL FACILITIES - FIRE/AMBULANCE - BLDG MAINT						
	3564 GUNTHERS COMFORT AIR		BUILDING MAINTENANCE	94977		08/06/2015	97.50

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Total PHYSICAL FACILITIES							97.50
10-46-220	GENERAL FUND - ADMINISTRATIVE SERVICES - PRINTING AND PUBLICATION						
	4232	INTERNATIONAL INSTITUTE OF	ADM/MEMBERSHIP FEES	08132015		08/13/2015	50.00
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE						
	1371	CANON SOLUTIONS AMERICAN, INC.	ADM/COPIER MAINTENANCE	4016657925		08/01/2015	63.10
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'85093795001		08/06/2015	219.61
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'85094081001		08/06/2015	16.88
	5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	'85094083001		08/06/2015	7.26
	7450	SHRED-IT USA LLC	ADM/SHREDDING OF DOCUMENTS	9406871026		07/31/2015	60.73
	9390	WESTERN OFFICE SYSTEMS, INC.	ADM/OFFICE SUPPLIES	16270		08/13/2015	84.80
							452.38
10-46-280	GENERAL FUND - ADMINISTRATIVE SERVICES - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	81.60
Total ADMINISTRATIVE SERVICES							583.98
10-47-250	GENERAL FUND - FACILITIES - VEHICLE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	302.11
10-47-480	GENERAL FUND - FACILITIES - DEPARTMENTAL SUPPLIES						
	2675	ELECTRICAL WHOLESALE SUPPLY	MULTI DEPT/SUPPLIES	909819231		08/13/2015	59.40
10-47-490	GENERAL FUND - FACILITIES - SAFETY EQUIPMENT & SUPPLIES						
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909802419		08/11/2015	11.43
10-47-510	GENERAL FUND - FACILITIES - CITY HALL - HEATING EXPENSE						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	43.14
10-47-540	GENERAL FUND - FACILITIES - CITY HALL - PD BLDG MAINTENANC						
	2675	ELECTRICAL WHOLESALE SUPPLY	MULTI DEPT/SUPPLIES	909802416		08/11/2015	17.64
	7383	SERVPRO OF PROVO/NO UT. COUNTY	PD WATER DAMAGE CLEAN UP EXPEN	08122015		08/12/2015	255.72
							273.36
10-47-560	GENERAL FUND - FACILITIES - PARKS - BUILDING MAINTENANCE						
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909758665		08/03/2015	11.88
	2675	ELECTRICAL WHOLESALE SUPPLY	MULTI DEPT/SUPPLIES	909802416		08/11/2015	25.91
	2675	ELECTRICAL WHOLESALE SUPPLY	BUILDING MAINTENANCE	909802418		08/11/2015	44.04
	3327	GILES, CRAIG KAY	LOCK REPAIR	621906		07/25/2015	316.00
							397.83
10-47-570	GENERAL FUND - FACILITIES - COMM DEV - BLDG MAINTENANCE						
	3327	GILES, CRAIG KAY	DOOR REPAIR	08032015		08/03/2015	155.00
10-47-580	GENERAL FUND - FACILITIES - OLD BELL SCHOOL - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	7.16
10-47-600	GENERAL FUND - FACILITIES - COMMUNITY CNTR - HEATING						
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	26.86
	6672	QUESTAR GAS	MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	10.34
							37.20
10-47-620	GENERAL FUND - FACILITIES - COMMUNITY CENTER - BLDG MAINT						
	6850	REPUBLIC SERVICES	ALL DEPT/WASTE COLLECTION	08232015		08/23/2015	606.21

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
10-47-640	GENERAL FUND - FACILITIES - FIRE/AMBULANCE - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	52.24
10-47-680	GENERAL FUND - FACILITIES - CEMETERY BLDG - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	12.26
10-47-710	GENERAL FUND - FACILITIES - LIBRARY/SENIOR - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	34.61
10-47-750	GENERAL FUND - FACILITIES - PUMP HOUSE - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	11.65
10-47-760	GENERAL FUND - FACILITIES - PUBLIC WORKS - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	7.16
10-47-790	GENERAL FUND - FACILITIES - RENTAL PROPERTY EXPENSES						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	7.16
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	7.43
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	12.30
							26.89
10-47-800	GENERAL FUND - FACILITIES - GENERAL MAINTENANCE EXPENSES						
	2675 ELECTRICAL WHOLESALE SUPPLY		MULTI DEPT/SUPPLIES	909802416		08/11/2015	139.80
10-47-810	GENERAL FUND - FACILITIES - SR CENTER - HEATING						
	6672 QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	9.31
Total FACILITIES							2,186.76
10-51-250	GENERAL FUND - ENGINEERING - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	88.52
10-51-285	GENERAL FUND - ENGINEERING - CELLULAR SERVICES						
	9131 VERIZON WIRELESS		MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	155.55
10-51-332	GENERAL FUND - ENGINEERING - PROFESSIONAL SERVICES						
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	353.98
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	1,572.00
							1,925.98
10-51-760	GENERAL FUND - ENGINEERING - TECHNOLOGY						
	860 BENTLEY SYSTEMS, INC.		ENG/MICRO STATION SELECT SUBSC	47684345		06/13/2015	854.00
Total ENGINEERING							3,024.05
10-52-250	GENERAL FUND - COMMUNITY DEVELOPMENT - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	320.41
10-52-280	GENERAL FUND - COMMUNITY DEVELOPMENT - TELEPHONE EXPENSE						
	5950 PAETEC		MULTI DEPT/PHONE EXPENSE	139075161001		08/08/2015	35.60
10-52-332	GENERAL FUND - COMMUNITY DEVELOPMENT - PROFESSIONAL SERVICES						
	4546 KIMBALL ENGINEERING		COM DEV/DO TERRA PROJECT	215505006		08/07/2015	1,210.00
10-52-340	GENERAL FUND - COMMUNITY DEVELOPMENT - PLANNING SERVICES						
	15 1 PROMOTIONAL PRODUCTS, INC.		COM DEV/CUSTOM EMBROIDERY	2045		06/24/2015	224.91

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
Total COMMUNITY DEVELOPMENT							1,790.92
10-54-210	GENERAL FUND - POLICE DEPARTMENT - MEETINGS & MEMBERSHIPS						
	5033 MACEYS		PD/DRINKS	27977		08/12/2015	23.46
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE						
	990 BLUEFIN OFFICE GROUP		PD/OFFICE SUPPLIES	13006660		08/19/2015	199.10
	2122 CULLIGAN BOTTLED WATER		PD/OFFICE SUPPLIES	65X03120500		07/31/2015	108.25
	2122 CULLIGAN BOTTLED WATER		PD/BOTTLED WATER	65X03131200		07/31/2015	27.25
							334.60
10-54-250	GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE						
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	159752		08/05/2015	77.20
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	160088		08/12/2015	83.68
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	160396		08/19/2015	40.50
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	160397		08/19/2015	97.19
	3468 GREASE MONKEY #790		PD/VEHICLE MAINTENANCE	160400		08/19/2015	27.00
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	6,461.06
							6,786.63
10-54-280	GENERAL FUND - POLICE DEPARTMENT - TELEPHONE EXPENSE						
	5950 PAETEC		MULTI DEPT/PHONE EXPENSE	139075161001		08/08/2015	156.88
10-54-285	GENERAL FUND - POLICE DEPARTMENT - CELLULAR SERVICES						
	9131 VERIZON WIRELESS		MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	684.00
10-54-300	GENERAL FUND - POLICE DEPARTMENT - UNIFORM EXPENSE						
	7505 SKAGGS COMPANIES, INC.		PD/UNIFORM EXPENSE	2528615		08/11/2015	47.99
	7505 SKAGGS COMPANIES, INC.		PD/UNIFORM EXPENSE	2528621		08/11/2015	12.99
	8400 TIMP DRY CLEANERS		PD/UNIFORM CLEANING EXPENSE	07312015		07/31/2015	476.25
							537.23
10-54-421	GENERAL FUND - POLICE DEPARTMENT - CROSSING GUARDS						
	7169 SAFETY SUPPLY & SIGN CO. INC.		PD/CONES	150346		08/19/2015	77.88
10-54-440	GENERAL FUND - POLICE DEPARTMENT - K9 SUPPLIES						
	7055 ROCKY MOUNTAIN GLASS & TINT		PD/VEHICLE TINT	15499		08/11/2015	200.00
10-54-450	GENERAL FUND - POLICE DEPARTMENT - RADIO SERVICE						
	6721 RADIO COMMUNICATIONS INC.		PD/RADIO EXPENSE	5501		08/19/2015	122.00
10-54-480	GENERAL FUND - POLICE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	2432 DIGITAL-ALLY INC.		PD/DEPARTMENTAL SUPPLIES	1079342		08/06/2015	435.00
Total POLICE DEPARTMENT							9,357.68
10-55-210	GENERAL FUND - FIRE DEPARTMENT - MEETINGS & MEMBERSHIPS						
	5033 MACEYS		FIRE/MEETING EXPENSE	26323		08/04/2015	47.47
10-55-250	GENERAL FUND - FIRE DEPARTMENT - VEHICLE EXPENSE						
	675 AUTO ZONE STORES, INC.		FIRE/VEHICLE EXPENSE	6231230875		08/07/2015	43.80
	3468 GREASE MONKEY #790		FIRE/VEHICLE EXPENSE	159803		08/06/2015	239.36
	4562 KNB AUTOMOTIVE LLC		FIRE/INSTALLATION FEES	14849		08/06/2015	380.00
	4673 LARKIN TIRES, INC.		FIRE/TIRE ROTATION	1011991		08/06/2015	36.00
	7106 ROSS EQUIPMENT COMPANY, INC.		FIRE/VEHICLE EXPENSE	113363		08/17/2015	49.65
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	1,490.32

PD = Fully Paid Invoice PR = Partially Paid Invoice

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							2,239.13
10-55-280	GENERAL FUND - FIRE DEPARTMENT - TELEPHONE EXPENSE						
	9131	VERIZON WIRELESS	FIRE/CELL PHONE EXPENSE	9749932023		08/23/2015	1,067.75
10-55-300	GENERAL FUND - FIRE DEPARTMENT - UNIFORM EXPENSE						
	5018	LUCKY JAKES FIREFIGHTING	FIRE/EQUIPMENT	15265		08/11/2015	631.37
	7505	SKAGGS COMPANIES, INC.	FIRE/UNIFORM EXPENSE	2529750		08/13/2015	193.95
	8085	SYMBOL ARTS	PD/BADGES	183749		07/24/2015	312.00
	8400	TIMP DRY CLEANERS	FIRE/CLEANING EXPENSE	07312015		07/31/2015	29.25
							1,166.57
10-55-480	GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES						
	675	AUTO ZONE STORES, INC.	FIRE/DEPARTMENTAL SUPPLIES	6231234542		08/12/2015	12.41
	675	AUTO ZONE STORES, INC.	FIRE/DEPARTMENTAL SUPPLIES	6231234543		08/12/2015	3.40
	1060	BOUNDTREE MEDICAL, LLC	FIRE/DEPARTMENTAL SUPPLIES	81877977		08/12/2015	304.99
	2122	CULLIGAN BOTTLED WATER	FIRE/DEPARTMENTAL SUPPLIES	65X03181502		07/31/2015	131.45
	2123	CULLIGAN WATER CONDITIONING	FIRE/DEPARTMENTAL SUPPLIES	65X03206606		08/07/2015	135.00
	3571	GURR'S COPYTEC	FIRE/SHIPPING EXPENSE	3465		08/23/2015	12.37
	3840	HENDERSON WHEEL & WAREHOUSE	FIRE/DEPARTMENTAL SUPPLIES	21835961		07/27/2015	627.87
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	21835668		07/27/2015	39.50
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	22057298		08/03/2015	163.06
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	22182584		08/06/2015	294.90
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	22195262		08/07/2015	24.50
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	22288426		08/11/2015	69.50
	5033	MACEYS	FIRE/DEPARTMENTAL SUPPLIES	19866		08/01/2015	203.52
	9831	ZOLL MEDICAL CORPORATION	FIRE/DEPARTMENTAL SUPPLIES	2274355		08/05/2015	146.25
							2,168.72
Total FIRE DEPARTMENT							6,689.64
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE						
	3468	GREASE MONKEY #790	ACO/VEHICLE EXPENSE	160084		08/12/2015	77.39
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	586.41
							663.80
10-57-300	GENERAL FUND - ANIMAL CONTROL - UNIFORM EXPENSE						
	7052	ROCKY MOUNTAIN COLLISION	ACO/VEHICLE REPAIR	21141		07/30/2015	564.80
Total ANIMAL CONTROL							1,228.60
10-60-250	GENERAL FUND - STREETS - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	1,373.55
10-60-280	GENERAL FUND - STREETS - TELEPHONE EXPENSE						
	5950	PAETEC	PUB WORKS/DSL LINE	58658692		08/08/2015	57.48
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	65.98
							123.46
10-60-480	GENERAL FUND - STREETS - DEPARTMENTAL SUPPLIES						
	4225	INTERMOUNTAIN WORKMED-OREM	STR/PHYSICAL EXAM	2730519		08/16/2015	65.00
	5730	OFFICE DEPOT, INC.	STR/OFFICE SUPPLIES	784565645001		08/04/2015	4.24
	5730	OFFICE DEPOT, INC.	STR/OFFICE SUPPLIES	78457408001		08/04/2015	48.28
	5730	OFFICE DEPOT, INC.	STR/OFFICE SUPPLIES	784917796001		08/05/2015	14.32
	5730	OFFICE DEPOT, INC.	STR/OFFICE SUPPLIES	784970477001		08/05/2015	115.92
							247.76

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Total STREETS							1,744.77
10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE						
	307	AMAZON	LIB/BOOKS	07292015		07/29/2015	59.34
	2395	DEMCO, INC.	LIB/ASSORTED SUPPLIES	5649794		07/29/2015	1,277.59
	3571	GURR'S COPYTEC	LIB/COLOR COPIES	201995		08/12/2015	.89
	5033	MACEYS	LIB/ASSORTED EXPENSES	119771		07/28/2015	26.47
	5033	MACEYS	LIB/ASSORTED EXPENSES	26304		08/14/2015	13.92
	5730	OFFICE DEPOT, INC.	LIB/TAPE BOOK TRANS	75031568001		06/09/2015	161.28
	6110	PERMA CARD	LIB/PERMA CARD	132052		08/14/2015	443.45
							1,982.94
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE						
	1905	COMCAST CABLE	LIB/INTERNET SERVICES	08132015		08/13/2015	70.24
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	72.16
							142.40
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING						
	5033	MACEYS	LIB/ASSORTED EXPENSES	119692		07/28/2015	17.33
	5033	MACEYS	LIB/ASSORTED EXPENSES	27973		08/11/2015	10.00
							27.33
10-65-480	GENERAL FUND - LIBRARY - BOOKS						
	307	AMAZON	LIB/BOOKS	07292015		07/29/2015	191.28
	3191	GALE	LIB/BOOKS	55642234		08/05/2015	90.26
	3191	GALE	LIB/BOOKS	55652794		08/06/2015	24.69
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86506826		07/28/2015	86.21
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86559403		07/30/2015	132.30
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86663130		08/04/2015	147.57
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86690490		08/05/2015	45.81
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86734329		08/06/2015	91.89
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86767502		08/07/2015	137.93
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86857026		08/11/2015	134.13
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86857027		08/11/2015	72.37
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	86997466		08/13/2015	30.34
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	87009051		08/13/2015	83.15
							1,267.93
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS						
	307	AMAZON	LIB/BOOKS	07292015		07/29/2015	104.33
	2870	FINDAWAY WORLD, LLC	LIB/BOOKS	161468		08/18/2015	63.99
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75183977		08/03/2015	352.03
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	75186007		08/03/2015	48.02
							568.37
Total LIBRARY							3,988.97
10-70-200	GENERAL FUND - PARKS - MOWER EXPENSE						
	675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231232625		08/10/2015	2.77
	2493	DUFF SHELLEY MOWER & CYCLE	PARK/MOWER MAINTENANCE	68320		08/06/2015	158.85
	4820	LINDEN NURSERY	PARK/EQUIPMENT REPAIR	290		07/14/2015	17.50
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	370.14
							549.26
10-70-250	GENERAL FUND - PARKS - VEHICLE EXPENSE						
	675	AUTO ZONE STORES, INC.	PARK/VEHICLE EXPENSE	6231230715		08/07/2015	46.75
	1436	CARTERS AUTO & REPAIR INC.	PARK/VEHICLE EXPENSE	7774		08/10/2015	391.99
	4748	LES SCHWAB TIRES	PARK/VEHICLE EXPENSE	50800147256		08/17/2015	513.92
	5833	O'REILLY AUTOMOTIVE INC.	PARK/VEHICLE EXPENSE	3623449294		08/05/2015	10.01
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	1,444.04

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							2,406.71
10-70-285	GENERAL FUND - PARKS - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	1,626.06
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE						
	970	BJ PLUMBING SUPPLY	PARK/DEPARTMENTAL SUPPLIES	622768		08/06/2015	115.00
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	113535		07/29/2015	304.10
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	125440		08/01/2015	252.36
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	132749		08/01/2015	232.91
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	158320		08/06/2015	429.04
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	158321		08/06/2015	436.16
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	75357		07/23/2015	59.85
	3470	GREAT BASIN TURF PRODUCTS	PARK/DEPARTMENTAL SUPPLIES	460628		08/03/2015	259.80
	9028	UTAH VALLEY TURF FARMS	PARK/SOD	16335		07/28/2015	26.40
							2,115.62
10-70-330	GENERAL FUND - PARKS - PLAYGROUND SUPPLIES						
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	150583		08/05/2015	217.01
	2766	EWING IRRIGATION PRODUCTS, INC	PARK/DEPARTMENTAL SUPPLIES	67751		07/22/2015	217.01
	6450	PREVENTIVE PEST CONTROL	PARK/PEST CONTROL	95015		07/29/2015	125.00
							559.02
10-70-482	GENERAL FUND - PARKS - TREE MAINTENANCE						
	2477	DREAM SCAPES LANDSCAPE	PARK/TREE REMOVAL	27460		06/15/2015	400.00
	2477	DREAM SCAPES LANDSCAPE	PARK/TREE REMOVAL	28191		07/27/2015	1,120.00
							1,520.00
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES						
	1760	CINTAS FIRST AID & SAFETY	PARK/FIRST AID SUPPLIES	5003453233		08/11/2015	40.80
Total PARKS							8,817.47
10-71-210	GENERAL FUND - RECREATION - MEETINGS & MEMBERSHIPS						
	5033	MACEYS	REC/MEETING EXPENSE	27978		08/12/2015	20.18
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE						
	5457	MOUNT OLYMPUS	REC/BOTTLED WATER	07302015		07/30/2015	46.49
	5730	OFFICE DEPOT, INC.	REC/OFFICE SUPPLIES	1815256690		07/25/2015	101.17
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	08232015		08/23/2015	502.89
							650.55
10-71-250	GENERAL FUND - RECREATION - VEHICLE EXPENSE						
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	83.57
10-71-280	GENERAL FUND - RECREATION - TELEPHONE EXPENSE						
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	65.98
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	31.92
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	20.24
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	241.48
							359.62
10-71-285	GENERAL FUND - RECREATION - CELLULAR SERVICES						
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	681.60
10-71-480	GENERAL FUND - RECREATION - DEPARTMENTAL SUPPLIES						
	6991	RMT EQUIPMENT	REC/DEPARTMENTAL SUPPLIES	51378		04/14/2015	736.16
	6991	RMT EQUIPMENT	REC/DEPARTMENTAL SUPPLIES	52253		05/28/2015	874.44
	6991	RMT EQUIPMENT	REC/DEPARTMENTAL SUPPLIES	8632		04/14/2015	721.98

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							2,332.58
Total RECREATION							4,128.10
10-72-250	GENERAL FUND - LEISURE SERVIVES - VEHICLE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	100.40
10-72-285	GENERAL FUND - LEISURE SERVIVES - CELLULAR SERVICES						
	9131 VERIZON WIRELESS		MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	152.76
Total LEISURE SERVIVES							253.16
10-74-250	GENERAL FUND - CUSTODIAL SERVICES - VEHICLE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	164.26
10-74-285	GENERAL FUND - CUSTODIAL SERVICES - CELLULAR SERVICES						
	9131 VERIZON WIRELESS		MULTI DEPT/CELL PHONE EXPENSE	08012015		08/01/2015	152.76
Total CUSTODIAL SERVICES							317.02
Total GENERAL FUND							393,171.19
11-40-480	IMPACT FEES - RECREATION - EXPENDITURES - PARK & REC EXPENSE						
	9050 VALBRIDGE FREE AND ASSOCIATES		APPRAISAL	15080027		08/17/2015	650.00
Total EXPENDITURES							650.00
Total IMPACT FEES - RECREATION							650.00
12-40-917	IMPACT FEES - FIRE & EMS - EXPENDITURES - BUILDING STRUCTUAL EVALUATION						
	1063 BOWEN COLLINS & ASSOCIATES INC		STRUCTURAL EVALUATION	13309		08/03/2015	3,609.38
Total EXPENDITURES							3,609.38
Total IMPACT FEES - FIRE & EMS							3,609.38
13-40-917	IMPACT FEES - POLICE - EXPENDITURES - BUILDING STRUCTUAL EVALUATION						
	1063 BOWEN COLLINS & ASSOCIATES INC		STRUCTURAL EVALUATION	13309		08/03/2015	3,609.37
Total EXPENDITURES							3,609.37

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Total IMPACT FEES - POLICE							3,609.37
16-70-865	WATER IMPACT FEES - 16-70 - SECONDARY MASTER PLAN						
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	778.75
Total 16-70							778.75
Total WATER IMPACT FEES							778.75
21-84-620	Grants - GRANT EXPENDITURES - BLUE ENERGY EXPENDITURES						
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	479.84
Total GRANT EXPENDITURES							479.84
Total Grants							479.84
22-70-200	CEMETERY - 22-70 - MOWER EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	439.18
22-70-250	CEMETERY - 22-70 - VEHICLE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	76.29
22-70-480	CEMETERY - 22-70 - DEPARTMENTAL SUPPLIES						
	1905 COMCAST CABLE		CEM/INTERNET SERVICES	08122015		08/13/2015	91.60
	8101 T. WILSON CUSTOMS, LLC		CEM/INSTALL 3 NEW DOORS	47		08/05/2015	1,367.00
							1,458.60
Total 22-70							1,974.07
Total CEMETERY							1,974.07
48-41-250	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - VEHICLE EXPENSE						
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	223.36
48-41-330	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - ENGINEERING SERVICES						
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	1,494.26
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	1,345.11
	3970 HORROCKS ENGINEERS, INC.		MULTI DEPT/ENGINEERING	38111		08/11/2015	566.36
							3,405.73
48-41-610	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - MISCELLANEOUS EXPENSE						
	3151 FREEDOM MAILING SERVICE		UTILITY BILL MAILING	27234		08/07/2015	831.71
	8730 UPPER CASE PRINTING, INK.		STRM DRN/BILLING SUPPLIES	9728		08/05/2015	1,000.05

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							1,831.76
Total GENERAL GOVERNMENT							5,460.85
48-70-811	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - LAND ACQUISITION	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38111		08/11/2015	3,405.40
48-70-843	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - DETENTION POND 1100 W 2600 N	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38112		08/11/2015	9,089.61
48-70-877	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - PURCHASE PIPE PLANT PROPERTY	4290 J PHILIP COOK AND	APPRAISAL REPORTS	22752		04/29/2015	2,000.00
Total STORM DRAIN PROJECTS							14,495.01
Total STORM DRAIN UTILITY FUND							19,955.86
49-60-903	CAPITAL PROJECTS FUND - PARKS PROJECTS - PARKS EQUIPMENT	4523 KEN GARFF FORD	NEW FORD F-150	2015-B2355		08/17/2015	37,993.02
49-60-917	CAPITAL PROJECTS FUND - PARKS PROJECTS - BUILDING STRUCTUAL EVALUATION	1063 BOWEN COLLINS & ASSOCIATES INC	STRUCTURAL EVALUATION	13309		08/03/2015	2,406.25
Total PARKS PROJECTS							40,399.27
Total CAPITAL PROJECTS FUND							40,399.27
51-40-240	WATER FUND - EXPENDITURES - OFFICE EXPENSE	3151 FREEDOM MAILING SERVICE	UTILITY BILL MAILING	27234		08/07/2015	1,663.41
		8730 UPPER CASE PRINTING, INK.	WATER/BACK OF BILL PRINTING	9728		08/05/2015	2,000.11
							3,663.52
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE	7925 STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE	08232015		08/23/2015	2,341.54
51-40-330	WATER FUND - EXPENDITURES - ENGINEERING	3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38111		08/11/2015	212.39
		3970 HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	38111		08/11/2015	676.33
							888.72
51-40-550	WATER FUND - EXPENDITURES - BOND AGENT FEES	8741 US BANK	TAX ROADS BONDS 2008	4035243		07/24/2015	1,650.00
		8741 US BANK	WATER REV 2008 ADMIN FEES	4035329		07/24/2015	1,650.00
		8741 US BANK	WATER REV 2004-ADMIN FEE	4039305		07/24/2015	1,650.00
							4,950.00
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE	243 ALLREDS INC	WATER/PLEATED FILTER	36257		08/03/2015	33.30
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE	1368 C-A-L RANCH STORES	WATER/ASSORTED SUPPLIES	6308/8		08/07/2015	114.12
		8418 TIMP WIRELESS INCORPORATED	WATER/GPS UNITS	680		08/04/2015	1,050.00

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							1,164.12
Total EXPENDITURES							13,041.20
51-70-710	WATER FUND - WATER CAPITAL PROJECTS - BATTLE CREEK SURVEY						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		38112		08/11/2015	1,073.10
51-70-909	WATER FUND - WATER CAPITAL PROJECTS - WATERLINE UPSIZE/REPLACEMENT						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		38112		08/11/2015	757.21
Total WATER CAPITAL PROJECTS							1,830.31
Total WATER FUND							14,871.51
52-40-240	SEWER FUND - EXPENDITURES - OFFICE EXPENSE						
3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING		27234		08/07/2015	1,663.41
8730	UPPER CASE PRINTING, INK.	SEWER/BACK OF BILL. PRINTING		9728		08/05/2015	2,000.11
							3,663.52
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE						
5833	O'REILLY AUTOMOTIVE INC.	SEWER/VEHICLE EXPENSES		3623449691		08/07/2015	8.79
5833	O'REILLY AUTOMOTIVE INC.	SEWER/VEHICLE EXPENSES		3623450622		08/12/2015	54.82
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE		08232015		08/23/2015	2,341.54
							2,405.15
52-40-330	SEWER FUND - EXPENDITURES - ENGINEERING SERVICES						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		38111		08/11/2015	141.59
52-40-600	SEWER FUND - EXPENDITURES - REPAIR & MAINTENANCE						
2192	D AND L SUPPLY CO., INC.	SEWER/DEPARTMENTAL SUPPLIES		42437		08/06/2015	250.00
52-40-775	SEWER FUND - EXPENDITURES - CCAP						
7754	SPAULDING GOMM, PC	LEGAL SERVICES FOR CCAP GROUP		07312015		07/31/2015	22,691.30
Total EXPENDITURES							29,151.56
Total SEWER FUND							29,151.56
54-40-250	SECONDARY WATER - EXPENDITURES - VEHICLE						
7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPENSE		08232015		08/23/2015	1,163.75
54-40-330	SECONDARY WATER - EXPENDITURES - ENGINEERING						
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		38111		08/11/2015	2,059.36
3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING		38111		08/11/2015	676.34
							2,735.70
Total EXPENDITURES							3,899.45

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Total SECONDARY WATER							3,899.45
56-59-330	PLEASANT GROVE CHAMBER - 56-59 - EVENTS						
	8000	STONE GATE CENTER FOR	ECON DEV/CATERING	2015-2851		08/10/2015	1,267.14
Total 56-59							1,267.14
Total PLEASANT GROVE CHAMBER							1,267.14
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS						
	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	07212015		07/22/2015	50.00
	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08092015		08/11/2015	100.00
	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08102015		08/11/2015	81.00
	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08112015		08/11/2015	81.00
	125	ADAMSON, WILLIAM F., D.M.D.	DENTAL SERVICES	08122015		08/11/2015	100.00
	363	AMERICAN FORK ORTHODONTICS PC	DENTAL SERVICES	06112015		06/11/2015	73.00
	363	AMERICAN FORK ORTHODONTICS PC	DENTAL SERVICES	12162014		12/16/2014	225.00
	555	ARNOLD, DR. STEVEN N, DMD, PC	DENTAL SERVICES	07252015		07/25/2015	140.70
	689	B & G MANAGEMENT SERVICES LLC	DENTAL SERVICES	08052015		08/06/2015	145.50
	689	B & G MANAGEMENT SERVICES LLC	DENTAL SERVICES	08062015		08/06/2015	180.50
	689	B & G MANAGEMENT SERVICES LLC	DENTAL SERVICES	08112015		08/11/2015	145.50
	870	BERG, CHRISTOPHER A	DENTAL SERVICES	08012015		08/01/2015	116.90
	977	BLACKHURST, ROBERT R DDS	DENTAL SERVICES	08102015		08/10/2015	100.00
	1739	CHRISTIANSEN, DAVID M. DDS MS	DENTAL SERVICES	08012015		08/01/2015	175.00
	2312	DAVIS, RYAN B	DENTAL SERVICES	07292015		07/28/2015	121.50
	2312	DAVIS, RYAN B	DENTAL SERVICES	08032015		08/04/2015	170.80
	2312	DAVIS, RYAN B	DENTAL SERVICES	08042015		08/04/2015	73.00
	2320	DAYNES, DAVID R. DDS, LLC	DENTAL SERVICES	08042015		08/04/2015	203.90
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	08102015		08/11/2015	243.30
	2799	FADDIS, EDDIE DDS, PC	DENTAL SERVICE	08112015		08/11/2015	226.20
	3422	GRAF, DR. BRIAN DMD PC	DENTAL SERVICES	07132015		07/13/2015	303.00
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	08062015		08/06/2015	521.00
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	08072015		08/07/2015	108.40
	5096	MAXFIELD, ROD P., DDS, INC	DENTAL SERVICES	08112015		08/11/2015	111.00
	5141	MCIFF, STEVEN F, DDS	DENTAL SERVICES	07292015		07/29/2015	444.00
	5514	MURDOCK & SEARLE	DENTAL SERVICES	07182015		07/17/2015	367.40
	5514	MURDOCK & SEARLE	DENTAL SERVICES	07212015		07/21/2015	406.80
	5514	MURDOCK & SEARLE	DENTAL SERVICES	07222015		07/21/2015	522.80
	6112	PERRY, EVAN L., D.D.S., P.C.	DENTAL SERVICES	07022015		07/02/2015	703.94
	7109	ROSVALL, L. CRAIG, DDS. INC.	DENTAL SERVICES	07282015		07/28/2015	74.00
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	08032015		08/04/2015	275.61
	7566	SMART PEDIATRIC DENTISTRY	DENTAL SERVICES	08042015		08/04/2015	187.72
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	08032015		08/03/2015	142.70
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	08042015		08/03/2015	70.10
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	08052015		08/05/2015	146.90
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	08062015		07/03/2015	70.10
	8002	STONEHAVEN DENTAL	DENTAL SERVICES	08072015		08/03/2015	146.90
	8020	STUCKI, GRANT T, D.D.S.	DENTAL SERVICES	08052015		08/05/2015	451.00
	8363	THOMPSON, WADE D, DDS MS PC	DENTAL SERVICES	08012015		08/01/2015	95.70
	8363	THOMPSON, WADE D, DDS MS PC	DENTAL SERVICES	08022015		08/01/2015	107.93
	8580	TUTTLE, GREGORY K DDS	DENTAL SERVICE	08072015		08/07/2015	142.70
	9785	YOUNGQUIST, JEFFREY A	DENTAL SERVICES	06102015		08/10/2015	249.30

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							8,401.80
Total EXPENDITURES							8,401.80
Total SELF FUNDED DENTAL							8,401.80
71-73-240	SWIMMING POOL - SWIMMING POOL - OFFICE EXPENSE						
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	42.87
71-73-280	SWIMMING POOL - SWIMMING POOL - TELEPHONE EXPENSE						
5950	PAETEC		MULTI DEPT/PHONE EXPENSE	339075161001		08/08/2015	76.33
71-73-380	SWIMMING POOL - SWIMMING POOL - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	6,327.41
71-73-390	SWIMMING POOL - SWIMMING POOL - BUILDING MAINTENANCE						
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	8.27
71-73-460	SWIMMING POOL - SWIMMING POOL - CONCESSION STAND EXPENSE						
1863	SWIRE COCA-COLA USA, INC.		POOL/CONCESSION STAND EXPENSE	11740237257		07/31/2015	107.13
1863	SWIRE COCA-COLA USA, INC.		POOL/CONCESSION STAND EXPENSE	11740242208		08/07/2015	73.48
3158	FREEZING POINT LLC		POOL/CONCESSION EXPENSES	7366		08/04/2015	421.20
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	122.43
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	373.39
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	609421505		08/06/2015	552.60
8088	SYSCO INTERMOUNTAIN INC.		POOL/CONCESSIONS	609450761		08/08/2015	93.59
							1,743.82
71-73-480	SWIMMING POOL - SWIMMING POOL - DEPARTMENTAL SUPPLIES						
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	59.36
7233	SAM'S CLUB		MULTI DEPT/SUPPLIES	08232015		08/23/2015	366.16
8219	TEXTILE TEAM OUTLET & DESIGN		POOL/ASSORTED SHIRTS	33063		07/28/2015	78.85
							504.37
71-73-481	SWIMMING POOL - SWIMMING POOL - CHEMICALS						
1338	C.E.M.		POOL/SWIM POOL MAINTENANCE	111912		07/30/2015	1,175.39
1804	CLEAR SPRINGS POOL & SPA INC.		POOL/CHEMICALS	178551		07/06/2015	93.47
							1,268.86
Total SWIMMING POOL							9,971.93
Total SWIMMING POOL							9,971.93
72-71-060	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - HEATING						
6672	QUESTAR GAS		MULTI DEPT/HEATING EXPENSE	08232015		08/23/2015	565.94
72-71-062	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT						
1250	BUILDING PRODUCTS, INC.		REC/INTERIOR PANEL	2613-TEB		05/29/2015	152.96
2675	ELECTRICAL WHOLESale SUPPLY		MULTI DEPT/SUPPLIES	909802416		08/11/2015	567.72
2675	ELECTRICAL WHOLESale SUPPLY		REC/BUILDING MAINTENANCE	909810806		08/12/2015	64.92
2675	ELECTRICAL WHOLESale SUPPLY		MULTI DEPT/SUPPLIES	909819231		08/13/2015	220.70
2675	ELECTRICAL WHOLESale SUPPLY		REC/BUILDING MAINTENANCE	909819569		08/13/2015	76.36
5698	NOREX		REC/EQUIPMENT MAINTENANCE	53134		08/06/2015	85.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							1,167.66
72-71-410	COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT						
	413	AMERICAN SOCCER CO. INC.	REC/SOCCER JERSEY & SHORTS	6360118		07/28/2015	5,346.69
	505	ANYTIME SERVICES	REC/CHEMICAL TOILET	57804		08/05/2015	164.00
	1353	CAPPADONIA, REBECCA J.	REC/CONTRACTED SERVICES	07272015		07/27/2015	88.00
	1353	CAPPADONIA, REBECCA J.	REC/CONTRACTED SERVICES	08042015		08/04/2015	6.00
	1353	CAPPADONIA, REBECCA J.	REC/CONTRACTED SERVICES	20150802		08/04/2015	122.00
	2093	CROWN TROPHY	REC/AWARDS	19529		05/19/2015	840.00
	2889	FIRST ADVANTAGE BACKGROUND	REC/BACKGROUND SERVICES	5554671507		07/31/2015	500.55
	3571	GURR'S COPYTEC	REC/COLOR COPIES	201298		08/04/2015	16.64
	3571	GURR'S COPYTEC	REC/YARD SIGNS	3092		07/27/2015	27.99
	3571	GURR'S COPYTEC	REC/LEDGER	3332		08/23/2015	3.18
	5033	MACEYS	REC/ASSORTED EXPENSES	26280		08/17/2015	33.03
	5033	MACEYS	REC/ASSORTED EXPENSES	27975		08/23/2015	100.41
	6457	PRIDE SIGNS, INC.	REC/ASSORTED SIGNS	459676		08/10/2015	96.00
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	08232015		08/23/2015	1,077.16
	8075	SWANK MOTION PICTURES, INC.	REC/DVD UP	12316580004		08/03/2015	326.00
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	33073		07/30/2015	73.20
	8219	TEXTILE TEAM OUTLET & DESIGN	REC/UNIFORMS	33078		07/31/2015	141.79
							8,962.64
72-71-420	COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES						
	470	ANDERSEN, RALPH	REC/CONTRACTED SERVICES	08032015		08/03/2015	70.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	07202015		07/20/2015	70.00
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	07272015		07/27/2015	70.00
	1356	CAPPADONIA, TYLER	REC/CONTRACTED SERVICES	08052015		08/05/2015	70.00
	3349	GODFREY, MARC	REC/CONTRACTED SERVICES	08032015		08/03/2015	70.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	07202015		07/20/2015	70.00
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	08082015		08/08/2015	70.00
	5048	MAGILL, JAMES	REC/CONTRACTED SERVICES	08052015		08/05/2015	70.00
	6540	PRO TECH PEST MANAGEMENT	REC/TREATED FOR INSECTS	14609		08/13/2015	120.00
	6545	PROTEK FIRE AND SYSTEMS	REC/SERVICE CALL	1014		07/15/2015	170.00
	6687	QUILTER, EVAN	REC/CONTRACTED SERVICES	07202015		07/20/2015	70.00
	6687	QUILTER, EVAN	REC/CONTRACTED SERVICES	08032015		08/03/2015	70.00
	6687	QUILTER, EVAN	REC/CONTRACTED SERVICES	08052015		08/05/2015	70.00
	7081	ROLLINS, JARED	REC/CONTRACTED SERVICES	07272015		07/27/2015	105.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	07272015		07/27/2015	70.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	08032015		08/03/2015	70.00
	7382	SEPTON, NILSEN	REC/CONTRACTED SERVICES	08052015		08/05/2015	70.00
	9524	WILLIAMSON, BRYON T	REC/CONTRACTED SERVICES	07202015		07/20/2015	70.00
	9524	WILLIAMSON, BRYON T	REC/CONTRACTED SERVICES	07272015		07/27/2015	105.00
	9524	WILLIAMSON, BRYON T	REC/CONTRACTED SERVICES	08052015		08/05/2015	70.00
							1,620.00
72-71-460	COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE						
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPENSE	11740247223		08/14/2015	19.55
	7233	SAM'S CLUB	MULTI DEPT/SUPPLIES	08232015		08/23/2015	1,268.85
	8088	SYSCO INTERMOUNTAIN INC.	REC/CONCESSIONS	609334843		07/30/2015	617.72
							1,906.12
Total RECREATION							14,222.36
Total COMMUNITY CENTER							14,222.36
73-71-551	CULTURAL ARTS - PROGRAM EXPENDITURES - YOUTH THEATRE						
	1402	CARSON ANNE McFARLAND CENTER	CSYP/REIMB. FOR MUSIC	08192015		08/19/2015	121.34
	7240	SANDERS, LORI	CSYP/REIMB. FOR SUPPLIES	08192015		08/19/2015	827.17

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount
							948.51
73-71-560	CULTURAL ARTS - PROGRAM EXPENDITURES - RACE SERIES EXPENDITURES						
	6343 PLEASANT GROVE PRINTERS	POOL/BANNERS		7106		08/10/2015	460.00
Total PROGRAM EXPENDITURES							1,408.51
Total CULTURAL ARTS							1,408.51
Grand Total:							547,821.99

Dated: _____
 Mayor: _____
 City Council: _____

 City Recorder: _____
 City Treasurer: _____