



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, July 5, 2016** 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 Minutes:
 - City Council Minutes for the May 31, 2016 meeting.
 - City Council Minutes for the June 7, 2016 meeting.
 - b.** To consider for approval Change Order No 1 and Final Payment for the 1150 West 2600 North Detention – Partial Project to Cody Ekker Construction.
 - c.** To consider approval of payment vouchers for (June 23, 2016)

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

- 7. BOARD, COMMISSION, COMMITTEE APPOINTMENTS:**
 - A.** To consider the appointment of Adam Wills as a Downtown Advisory Board Member and Todd Fugal as the Big Springs Neighborhood Chair.
- 8. PRESENTATIONS:**
- 9. PUBLIC HEARING ITEMS:**
 - A.** **Public Hearing** to consider for adoption an Ordinance (**2016-14**) amending City Code Section 10-14-20, Urban Design Standards, modifying the design requirements for

developments in The Grove Zone Chapter of the Pleasant Grove City Code. *Presenter: Director Young*

- B. Public Hearing** to consider for adoption an Ordinance (2016-15) amending City Code Section 10-15-41, Street Frontage Improvements, adjusting the threshold requirements for when improvements are required and the criteria for approving exceptions. *Presenter: Director Young*

10. ACTION ITEMS READY FOR VOTE:

- A.** Consider approval of a 5 lot final plat called Melissa's Place Subdivision on property located at approx. 745 North 100 East in the R1-8 (Single Family Residential) Zone. *Presenter: Director Young*
- B.** To consider awarding Hansen, Bradshaw, Malmrose and Erickson the bid for auditing services. *Presenter: Director Roy*

11. ITEMS FOR DISCUSSION:

12. REVIEW AND DISCUSSION ON THE JULY 12, 2016 CITY COUNCIL WORK SESSION MEETING AGENDA.

13. NEIGHBORHOOD AND STAFF BUSINESS.

14. MAYOR AND COUNCIL BUSINESS.

15. SIGNING OF PLATS.

16. REVIEW CALENDAR.

17. 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: July 1, 2016

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building.

Public Hearing items were published in the Daily Herald on June 24, 2016

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.

DOCUMENT 009900

CONTRACT CHANGE ORDER

Project: 1150 West 2600 North Detention - Partial
Location: Pleasant Grove City
Change Order No.: 1

Date: June 28, 2016

To: Cody Ekker Construction, Inc.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item No.	Description of Changes, Quantities, Units, Unit Prices, Change in Completion Schedule, etc.	Decrease In Contract Price	Increase In Contract Price
1	Design Changes -- Lump Sum		\$9,995.00
	Change in contract price due to this Change Order:		
	Total Decrease		
	Total Increase		\$9,995.00
	Net increase		\$9,995.00

The sum of \$9,995.00 is hereby added to the total contract price and the total adjusted contract price to date thereby is \$98,770.00.

The time provided for completion in the contract is unchanged. This Document shall become an amendment to the contract & all provisions of the contract will apply hereto.

Accepted by: Rosanne Ekker 6/30/16
Contractor Date

Recommended by: [Signature] 6/30/16
Resident Engineer Date

Approved by: _____
Owner Date

Cody Ekker Construction, Inc.

412 E. 3200 N.
Lehi, UT 84043

Estimate

Date	Estimate #
6/15/2016	1034

Name / Address
PG Det Basin 1150 W

Project

Description	Qty	Rate	Unit	Total
PG DETENTION CHANGE ORDER	1	500.00	EA	500.00
1. 3 1/2 YDS CONCRETE	16	150.00	HR	2,400.00
2. PC 200	16	150.00	HR	2,400.00
3. LOADER	15	75.00	HR	1,125.00
4. ROLLER	1	170.00	EA	170.00
5. PIPE DISPOSAL- 1 LOAD AND DISPOSAL FEES	1	3,000.00	EA	3,000.00
6. 6' BY 96" MH SECTION	2	150.00	HR	300.00
7. PU MH SECTION WITH DT AND TRANSPORT	1	100.00	EA	100.00
8. 4" RISER				
			Total	\$9,995.00

Phone #	Fax #	E-mail
801-768-0945	801-768-0928	codyekkerconstruction@yahoo.com

**FINAL PAYMENT ESTIMATE
NO. 1**

Name of Contractor:		<i>Cody Ekker Construction</i>	
Name of Owner:		<i>Pleasant Grove City</i>	
Date of Completion:	Amount of Contract:	Dates of Estimate:	
Original: 30-Jun-16	Original: \$88,775.00	From:	1-Jun-16
Revised: 30-Jun-16	Revised: \$98,770.00	To:	30-Jun-16
Description of Job: <i>1150 West 2600 North Detention - Partial Project</i>			
Amount	This Period	Total To Date	
Amount Earned	\$98,770.00	\$98,770.00	
Retainage Being Held	\$0.00	\$0.00	
Retainage Being Released	\$0.00	\$0.00	
Previous Payments		\$0.00	
Amount Due	\$98,770.00	\$98,770.00	

Contractor's Construction Progress is COMPLETE

I hereby certify that I have carefully inspected the work and as a result of my inspection and to the best of my knowledge and belief, the quantities shown in this estimate are correct and have not been shown on previous estimates and the work has been performed in accordance with the Contract Documents.

Recommended by Horrocks Engineers

Date: 6/30/2016

Scott Olson
Scott Olson, P.E.
 Project Manager

Accepted by: **Cody Ekker Construction**

Date: 6/30/16

Belanne Ekker
Belanne Ekker
 Project Manager

Approved By: **Pleasant Grove City**

Date: _____

Michael Daniels
 Mayor

Budget Code _____ Staff Initial _____

PROJECT: 1150 West 2600 North Detention - Partial Project

PAY PERIOD: 1 Jan-13

ITEM NO.	NATURE OF WORK	CONTRACT ITEMS			QUANTITY		EARNINGS		
		Qty	Units	Unit Price	Bid Amt.	This Month	To Date	This Month	To Date
1	Lump Sum	1	LS	\$88,775.00	\$88,775.00	1.00	1.00	\$88,775.00	\$88,775.00
Subtotal					\$88,775.00			\$88,775.00	\$88,775.00

Change Order #1 - Design Changes 1 LS \$9,995.00 \$9,995.00 1 I \$9,995.00 \$9,995.00

Total	\$98,770.00	\$98,770.00
AMOUNT RETAINED		
RETAINAGE RELEASED		
PREVIOUS RETAINAGE		\$0.00
PREVIOUS PAYMENTS		\$0.00
AMOUNT DUE	\$98,770.00	\$98,770.00

City Council Staff Report

July 5, 2016

Item 9A

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend Section 10-14-20 regarding urban design requirements in The Grove Zone.

APPLICANT Pleasant Grove City

ATTACHMENTS Section 10-14-20 with proposed amendments

Background

Several years ago, the City adopted architectural design standards that created specific architectural themed districts within The Grove Zone. Initially there were four areas, later changed to the three currently in code, as shown below:

1. The Mountain District (northern area near State Street), with an emphasis on contemporary design that has rustic exterior materials as the dominant features of the buildings;
2. The Garden District (central Grove area), with emphasis on the design of 1920s to 1930s with some contemporary design enhancements, and augmented by garden features; and
3. Interchange District (near the I-15 interchange), with contemporary architecture using "green" building design techniques, to create a unique flare to the main entrance of the city.

Built into the ordinance is verbiage that allows the City Council to grant a waiver of these specific district design requirements.

Over the last couple of years, there have been a handful of projects that have come in seeking development approval including a waiver of the requirements. After approving these, the desirability and reasoning for having specific architectural design requirements has come into question.

Staff was instructed to look at options of good development design standards that would be less specific to certain types of architecture, to replace the current Urban Design Standards in City Code Section 10-14-20.

The Planning Commission reviewed this proposal on June 23, 2016 and with slight modifications, unanimously recommended approval.

Analysis

In researching what other communities use for design standards to assist a code amendment proposal, staff found information and examples that seem appropriate for our usage. Eliminating all verbiage relative to specific architectural styles, the new proposal re-words some existing code verbiage and inserts new text that covers what is deemed to be a solid level of development standards, with focus on quality of construction and site design, rather than architecture.

Recommendation

The Planning Commission and staff recommend that the City Council approve the proposed ordinance amending Section 10-14-20, Urban Design Standards.

Model Motions

APPROVAL

"I move the City Council approve the proposal to amend City Code Section 10-14-20, Urban Design Standards, as modified by the conditions below:"

1. List any conditions...

CONTINUE

"I move the City Council continue the proposal to amend City Code Section 10-14-20, Urban Design Standards, 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 proposal to amend City Code Section 10-14-20, Urban Design Standards, based on the following findings:"

List findings for denial...

10-14-20: URBAN DESIGN STANDARDS:

The standards for buildings and overall site aesthetics for ~~areas~~ developments within the grove zoning district are intended to follow the guidelines of each design theme district. A description of each design theme district, including the chosen theme, materials required and ~~emphasis~~, are to be reviewed by the city and design review board (DRB), and are as listed herein.

- A. Purpose: The purpose of this section is to create and maintain a high quality of buildings and structures that reinforces the grove zoning ~~planning~~ district as the entrance into the city, ~~and to establish architectural character and design themes that meet the aesthetic goals of the city for the grove zoning district.~~ helping to make Pleasant Grove City a more desirable place to live, conduct business, and visit.
- B. Applicability: The standards outlined in the following subsections shall apply to all new developments within the grove zoning district. For exterior remodels, these standards shall be applied on a case-by-case basis as reasonably applicable. A waiver to these standards may be granted by the city council, in keeping with the intent and purpose of this chapter.
- C. ~~Mountain District: Comprising the northern commercial sales and mixed use zone subdistricts; between State Street and North County Boulevard.~~
- ~~1. Theme: Contemporary/rustic.~~
 - ~~2. Exterior Materials:~~
 - ~~a. Stacked rock or river stone;~~
 - ~~b. Prefinished metal seam rooftops (may be limited to prominent structural features for parapet rooftops found in retail strip buildings);~~
 - ~~c. Timber features;~~
 - ~~d. Iron accents and features;~~
 - ~~e. Masonry siding (hardiplank);~~
 - ~~f. Split faced block (for large box and warehouse buildings only);~~
 - ~~g. Stucco (limited, may be used for pop outs and higher levels of the building).~~
 - ~~3. District Emphasis: The objective for this district is to have a contemporary design that has rustic exterior materials as the dominant features of the buildings. Developers are to adhere to the following:~~
 - ~~a. Retail and office buildings require a minimum three (3) times the perimeter of the building's foundation to be composed of the required stone;~~
 - ~~b. Developments exclusively residential require a minimum two (2) times the perimeter of the building's foundation (not the unit) to be composed of the required stone. If the residential structures are part of a mixed use development (attached to commercial or office) then the stone required for the retail or office portion shall be satisfactory;~~
 - ~~c. Retail/office developments are recommended to have timber or wood pergolas along storefronts and along pedestrian walkways in open spaces;~~

- d. Walls are to have relief every sixty feet (60') of length. Relief on single-story buildings shall comprise the full height of the building;
- e. All exterior materials shall be durable and low maintenance;
- f. All exterior building material colors shall be earth tones;
- g. Signage (monument or freestanding) shall be composed of the same exterior materials as the buildings for which they identify, including the required masonry;
- h. Uplighting is encouraged to accent the structures and provide additional safety;
- i. Open space amenities are to be consistent with the district theme;
- j. Evergreen trees shall be doubled from the standard requirement;
- k. Where a commercial development abuts an exclusively residential use, a minimum six foot (6') tall precast concrete or rock masonry wall, matching the district theme, is to be installed along the shared boundary. A two foot (2') berm may be constructed at the base of the wall to give additional screening.

D. Garden District: Comprising the central area of the grove zone, north of the interchange subdistrict to the alignment of 100 South as it connects to North County Boulevard.

1. Theme: Early twentieth century era with contemporary design accents.

2. Exterior Materials:

- a. Reddish colored (earth tone) brick (no used brick or multicolor brick);
- b. Nonreflective glass;
- c. Iron features;
- d. Steel accents (such as signage and other features);
- e. Split faced block (large box and warehouse buildings only);
- f. Stucco for warehouse buildings only (limited amounts for residential units);
- g. Masonry siding (residential and warehouse type buildings only).

3. District Emphasis: The objective for this district is to portray the early 1920s to 1930s with some contemporary design enhancements, and augmented by garden features and a large park or smaller parks throughout the interconnecting sites. Developers are to adhere to the following:

- a. Retail and office buildings require a minimum three (3) times the perimeter of the building's foundation to be composed of the required brick;
- b. Developments that are exclusively residential require a minimum two (2) times the perimeter of the building's foundation (not the unit) to be composed of the required brick. If the residential structures are part of a mixed use development (attached to commercial or office) then the brick required for the retail or office portion shall be satisfactory;
- c. Walls of buildings are to have relief features. Relief is to be seen at a minimum of every sixty feet (60') of wall length. Glass is to be used as relief and be a dominant feature near the top of the building walls, between the end of the brick and the eave;
- d. Rooftops for office buildings are to be pitched (no greater than a 4/12) and are to have extended eaves. Retail buildings are not required to have pitched rooftops, but are encouraged to mix glass and steel for rooftop domes, and steel for eaves or awnings projecting from the building facade;
- e. All exterior materials shall be durable and low maintenance;

- f. ~~All exterior building material colors shall be earth tones;~~
 - g. ~~Signage (monument or freestanding) shall be composed of the same exterior materials as the buildings for which they identify, including the required masonry. Wall signage is to be primarily composed of pan channel steel or prefabricated metal lettering, with backlighting;~~
 - h. ~~Uplighting is encouraged to accent the structures and provide additional safety;~~
 - i. ~~Open space materials, used for amenities, are to be consistent with district theme. Planter beds along major pedestrian thoroughfares, flower pergolas, and gardens decorating the open spaces are to be dominant in this district;~~
 - j. ~~Pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be composed of brick or accented by brick or similar durable material that gives the appearance of brick;~~
 - k. ~~Bollards, if used, are to match the design theme;~~
 - l. ~~Fencing within commercial developments is to be decorative black iron, except where it abuts property that is exclusively residential, in which case the commercial/office development shall construct a minimum six foot (6') tall precast concrete or brick veneer wall. A two foot (2') berm may be constructed at the base of the wall to give additional screening.~~
- ~~E. Interchange District: Comprising the land within the interchange zone subdistrict west of North County Boulevard, and south of 700 South.~~
1. ~~Theme: Contemporary/"green" (environmentally conscious).~~
 2. ~~Exterior Materials:~~
 - a. ~~Recycled steel and durable metals;~~
 - b. ~~Nonreflective glass;~~
 - c. ~~Prefinished steel;~~
 - d. ~~TerraNeo;~~
 - e. ~~Split faced block (large box buildings only);~~
 - f. ~~Treated concrete;~~
 - g. ~~Castle stone accents.~~
 3. ~~Components Of The District:~~
 - a. ~~Builders/developers are to exercise sustainable or "green" building options;~~
 - b. ~~A large pedestrian bridge crossing over P.G. Boulevard near Embassy Grove Parkway for greater connectivity of the two (2) major retail quadrants, adjacent to I-15, including a city welcome sign;~~
 - c. ~~Large waterway feature through the district.~~
 4. ~~Building Design Components:~~
 - a. ~~All exterior materials shall be durable and low maintenance;~~
 - b. ~~Glass, steel/metal, concrete, and TerraNeo products are to be the dominant exterior materials used;~~
 - c. ~~Building curvatures, and extended decorative metal eaves are to be noticeable features.~~
 5. ~~District Emphasis: The objective for this district is to apply contemporary architecture using "green" building design techniques, for a vibrant, tasteful, entertaining and visually pleasing~~

~~environment. The intent is to create a unique flare to the main entrance of the city from the I-15 corridor. Developers are to adhere to the following:~~

- ~~a. Uplighting is encouraged to accent the structures, provide additional safety, and create a warm and inviting feel to the area;~~
 - ~~b. "Green" materials, recycled metals, use of darker earth tone colors to help buildings be more energy efficient;~~
 - ~~c. Open space materials, used for amenities, are to be consistent with district theme;~~
 - ~~d. Decorative walk pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be consistent with the area theme (acid stained walks preferred);~~
 - ~~e. Bollards are to be lighted, and if used, are to match the design theme;~~
 - ~~f. Signage (monument or freestanding) shall follow the design and composition of the same exterior materials as the buildings for which they identify.~~
- ~~F. Design Theme Map Of Districts:~~

C. General Design Concepts: New development shall be designed for its specific context to provide quality construction and development in Pleasant Grove City. Developments containing two (2) or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate.

D. Compatibility: All commercial developments should be appropriate in scale, mass and proportion, and be in character with the architectural theme and color palate of significant adjacent buildings.

E. Street Facades: The façade that faces the street is the most prominent in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflective glass is inappropriate and shall not be used.

F. Side and Rear Facades: The design of a building shall be considered on all sides of the building, with each façade being required to meet the terms of this Section.

G. Relief Variation: Commercial buildings shall be designed with architectural wall relief variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the project. At least four (4) or more of the following architectural features shall be incorporated into the design of the building: a change in building materials, building projections measuring at least three (3) feet in depth, roof line variations measuring at least three (3) feet in height, awnings and lighting, or another architectural variation that creates visual interest. Relief variation on single-story buildings shall comprise the full height of the building.

H. Vertical Separation: Buildings in excess of two (2) stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material,

style or color, a façade relief or roof pitch with dormer windows, or other methods. Figure 4. Vertical separation between stories has been established by a change in building materials and architectural style.

- I. Building Materials: The majority of each façade (51% or more of the wall excluding windows and doors) shall be constructed of the following building materials: brick, stone, earth tone colored decorative block, fiber/cement siding, wood, concrete, or other durable building material as approved by the Design Review Board and the Planning Commission. Exterior building materials shall be limited to no more than three types of materials per building. Stucco, EIFS, metal, or untreated concrete block (CMU) may be allowed by the Planning Commission as an accent or secondary material only. Metal clad buildings, or large sections of stucco or vinyl siding are prohibited.
- J. Screening: Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building, whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.
- K. Building Architectural Orientation: Buildings shall have their architectural orientation towards the front of the property, which includes having at least one functioning entry door oriented to the street. The front of the property shall be defined as the street frontage from which the building is accessed. Buildings on corner lot sites shall have an architectural orientation towards each right-of-way frontage with entrances or the appearance of entrances along each façade.
- L. Developments shall include sustainable or "green" building design features, and shall indicate efforts towards meeting a minimum level of LEED certification, following the requirements established by the U.S. Green Building Council.
- M. Site Design Standards: The following standards address the various outdoor spaces that form the commercial areas of Pleasant Grove, including its streets, parking areas, sidewalks, plazas and other outdoor places. These spaces provide settings for the architecture, and connections to and from the various buildings. The design of these outdoor spaces shall be of equal high-quality as the buildings themselves, in order to create commercial areas that are unified and consistent, and for creating a positive image. The following standards describe the general treatment of important public spaces located in Pleasant Grove. These standards are intended to provide direction for Pleasant Grove City, UDOT, property owners, designers, and developers as improvements are made to public infrastructure and spaces.
 - 1. Streets and Streetscape: Each of the streets in Pleasant Grove contributes to the establishment of a positive place for residents and visitors alike. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area. The following standards address general road and street conditions that are desirable for commercial developments in Pleasant Grove.

Commercial streets and roads should provide a sense of entry and encourage pedestrian movement and flow.

(a) Buildings shall be oriented to the right-of-way in order to create a “street-wall” along the street edge with no front yard setback except to allow for some minor landscaped areas, courtyards, plazas, or a drive thru if the site constraints do not allow for an alternative design.

(b) Exceptions may be made for large regional developments. Any smaller out parcels that are a part of a large regional development must be oriented to the street.

(c) In the case a project is located adjacent to a State road or major arterial, a minimum fifteen (15) foot setback shall be required as measured from the edge of right-of-way. Landscaping, courtyards, and plazas are allowed within the required setback; however, a drive-thru lane may not be allowed within the required setback due to site impacts from potential street widening.

2. Pedestrian Circulation and Street Crossings: Sidewalks and walkways shall extend from building façade to street edge, maximizing the area available for walking and pedestrian street life. Crosswalks within commercial retail and office developments shall be constructed with concrete unit pavers or similar materials, helping to distinguish these zones to motorists. Raised central median strips, bulb-outs and other street embellishments should be considered on a case-by -case basis for enhancing the image and safety of commercial areas.
3. Connection to Master Planned Trails: Projects adjacent to master planned trails shall provide hard surfaced pedestrian connections from the trail into the site.
4. Paving and Surface Materials: Sidewalks and walkways shall be constructed of concrete, and include areas with brick, concrete unit pavers or similar materials. Color tones should be medium to dark in order to create a uniform setting for the surrounding building materials and colors.
5. Lighting and Furnishings: Streetlights and furnishings shall be coordinated throughout the development. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other streetlights. Up-lighting is encouraged to accent the structures and provide additional safety.
6. Signage: Signs (monument or freestanding) shall be composed of the same or similar exterior materials as the buildings for which they identify.
7. Walls: Where a commercial development abuts an exclusively residential use, a minimum six foot (6') tall precast concrete or rock masonry wall is to be installed along

the shared boundary. A two foot (2') berm may be constructed at the base of the wall to give additional screening.

N. Parking Lots and Alleys: Parking lots and rear alleys shall be carefully designed and developed in order to create harmonious and desirable commercial areas.

1. Orientation: Parking lots shall be located to the rear or between buildings wherever possible. The lots should be broken up into smaller spaces, utilizing trees to create shading and to provide a level of order and structure.
2. Lighting: Lighting shall be provided in all parking lots, utilizing attractive poles and fixtures in contrast to nearby streetlights. Fixtures shall be selected that are night sky friendly, having shielding or other features that limit upward lighting. See section 10-15-44 of this title for additional exterior lighting requirements.
3. Landscape Treatments: Where parking is located adjacent to a public road, trees and other appropriate vegetation should be used to separate and define the edges of the parking area from the sidewalk and street. All parking lots shall be well-landscaped according to a detailed landscaping plan as per section 10-14-15X of this code.
4. Access to Adjacent Uses and Buildings: Well-landscaped sidewalks and paved connections shall be provided between parking lots, nearby buildings and points of interest. Parking and landscaping areas shall be arranged for convenient pedestrian access.

ORDINANCE NO. 2016-14

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AN AMENDMENT TO SECTION 10-14-20, URBAN DESIGN STANDARDS, MODIFYING THE DESIGN REQUIREMENTS FOR DEVELOPMENTS IN THE GROVE ZONE CHAPTER OF THE PLEASANT GROVE CITY CODE; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, challenges have been found in meeting the prescribed design requirements for developments approved in The Grove Zone area; and

WHEREAS, the waiver from design requirements is sought more often than not, rendering the vision for cohesive architectural design in certain areas ineffective; and

WHEREAS, the City Council directed staff to review the urban design requirements for developments in The Grove Zone, and to propose alternatives that would provide for quality development design without emphasis on any particular type of architectural style; and

WHEREAS, on June 23, 2016 the Pleasant Grove City Planning Commission held a public hearing to consider modifying Section 10-14-20, Urban Design Standards, of the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendments to the Pleasant Grove Municipal Code are 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 request to amend the Pleasant Grove Municipal Code by modifying Section 10-14-20, Urban Design Standards, be approved; and

WHEREAS, on July 5, 2016 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 amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the goals and policies of the General Plan.

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

SECTION 1. Section 10-14-20, Urban Design Standards, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-14-20: URBAN DESIGN STANDARDS:

The standards for buildings and overall site aesthetics for ~~areas~~ developments within the grove zoning district ~~are intended to follow the guidelines of each design theme district. A description of each design theme district, including the chosen theme, materials required and emphasis, are to be reviewed by the city and design review board (DRB), and are~~ as listed herein.

A. Purpose: The purpose of this section is to create and maintain a high quality of buildings and structures that reinforces the grove zoning ~~planning~~ district as the entrance into the city, ~~and to establish architectural character and design themes that meet the aesthetic goals of the city for the grove zoning district.~~ helping to make Pleasant Grove City a more desirable place to live, conduct business, and visit.

B. Applicability: The standards outlined in the following subsections shall apply to all new developments within the grove zoning district. For exterior remodels, these standards shall be applied on a case-by-case basis as reasonably applicable. ~~A waiver to these standards may be granted by the city council, in keeping with the intent and purpose of this chapter.~~

~~C. Mountain District: Comprising the northern commercial sales and mixed use zone subdistricts; between State Street and North County Boulevard.~~

~~1. Theme: Contemporary/rustic.~~

~~2. Exterior Materials:~~

~~a. Stacked rock or river stone;~~

~~b. Prefinished metal seam rooftops (may be limited to prominent structural features for parapet rooftops found in retail strip buildings);~~

~~c. Timber features;~~

~~d. Iron accents and features;~~

~~e. Masonry siding (hardiplank);~~

~~f. Split faced block (for large box and warehouse buildings only);~~

~~g. Stucco (limited, may be used for pop outs and higher levels of the building).~~

~~3. District Emphasis: The objective for this district is to have a contemporary design that has rustic exterior materials as the dominant features of the buildings. Developers are to adhere to the following:~~

~~a. Retail and office buildings require a minimum three (3) times the perimeter of the building's foundation to be composed of the required stone;~~

~~b. Developments exclusively residential require a minimum two (2) times the perimeter of the building's foundation (not the unit) to be composed of the required stone. If the residential structures are part of a mixed use development (attached to commercial or office) then the stone required for the retail or office portion shall be satisfactory;~~

~~c. Retail/office developments are recommended to have timber or wood pergolas along storefronts and along pedestrian walkways in open spaces;~~

~~d. Walls are to have relief every sixty feet (60') of length. Relief on single-story buildings shall comprise the full height of the building;~~

~~e. All exterior materials shall be durable and low maintenance;~~

~~f. All exterior building material colors shall be earth tones;~~

- g. Signage (monument or freestanding) shall be composed of the same exterior materials as the buildings for which they identify, including the required masonry;
- h. Uplighting is encouraged to accent the structures and provide additional safety;
- i. Open space amenities are to be consistent with the district theme;
- j. Evergreen trees shall be doubled from the standard requirement;
- k. Where a commercial development abuts an exclusively residential use, a minimum six foot (6') tall precast concrete or rock masonry wall, matching the district theme, is to be installed along the shared boundary. A two foot (2') berm may be constructed at the base of the wall to give additional screening.

D. Garden District: Comprising the central area of the grove zone, north of the interchange subdistrict to the alignment of 100 South as it connects to North County Boulevard.

1. Theme: Early twentieth century era with contemporary design accents.
2. Exterior Materials:
 - a. Reddish colored (earth tone) brick (no used brick or multicolor brick);
 - b. Nonreflective glass;
 - c. Iron features;
 - d. Steel accents (such as signage and other features);
 - e. Split faced block (large box and warehouse buildings only);
 - f. Stucco for warehouse buildings only (limited amounts for residential units);
 - g. Masonry siding (residential and warehouse type buildings only).
3. District Emphasis: The objective for this district is to portray the early 1920s to 1930s with some contemporary design enhancements, and augmented by garden features and a large park or smaller parks throughout the interconnecting sites. Developers are to adhere to the following:
 - a. Retail and office buildings require a minimum three (3) times the perimeter of the building's foundation to be composed of the required brick;
 - b. Developments that are exclusively residential require a minimum two (2) times the perimeter of the building's foundation (not the unit) to be composed of the required brick. If the residential structures are part of a mixed use development (attached to commercial or office) then the brick required for the retail or office portion shall be satisfactory;
 - c. Walls of buildings are to have relief features. Relief is to be seen at a minimum of every sixty feet (60') of wall length. Glass is to be used as relief and be a dominant feature near the top of the building walls, between the end of the brick and the eave;
 - d. Rooftops for office buildings are to be pitched (no greater than a 4/12) and are to have extended eaves. Retail buildings are not required to have pitched rooftops, but are encouraged to mix glass and steel for rooftop domes, and steel for eaves or awnings projecting from the building facade;
 - e. All exterior materials shall be durable and low maintenance;
 - f. All exterior building material colors shall be earth tones;
 - g. Signage (monument or freestanding) shall be composed of the same exterior materials as the buildings for which they identify, including the required masonry. Wall signage is to be primarily composed of pan channel steel or prefabricated metal lettering, with backlighting;
 - h. Uplighting is encouraged to accent the structures and provide additional safety;
 - i. Open space materials, used for amenities, are to be consistent with district theme. Planter beds along major pedestrian thoroughfares, flower pergolas, and gardens decorating the open spaces are to be dominant in this district;

~~j. Pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be composed of brick or accented by brick or similar durable material that gives the appearance of brick;~~

~~k. Bollards, if used, are to match the design theme;~~

~~l. Fencing within commercial developments is to be decorative black iron, except where it abuts property that is exclusively residential, in which case the commercial/office development shall construct a minimum six foot (6') tall precast concrete or brick veneer wall. A two foot (2') berm may be constructed at the base of the wall to give additional screening.~~

~~E. Interchange District: Comprising the land within the interchange zone subdistrict west of North County Boulevard, and south of 700 South.~~

~~1. Theme: Contemporary/"green" (environmentally conscious).~~

~~2. Exterior Materials:~~

~~a. Recycled steel and durable metals;~~

~~b. Nonreflective glass;~~

~~c. Prefinished steel;~~

~~d. TerraNeo;~~

~~e. Split faced block (large box buildings only);~~

~~f. Treated concrete;~~

~~g. Castle stone accents.~~

~~3. Components Of The District:~~

~~a. Builders/developers are to exercise sustainable or "green" building options;~~

~~b. A large pedestrian bridge crossing over P.G. Boulevard near Embassy Grove Parkway for greater connectivity of the two (2) major retail quadrants, adjacent to I-15, including a city welcome sign;~~

~~c. Large waterway feature through the district.~~

~~4. Building Design Components:~~

~~a. All exterior materials shall be durable and low maintenance;~~

~~b. Glass, steel/metal, concrete, and TerraNeo products are to be the dominant exterior materials used;~~

~~c. Building curvatures, and extended decorative metal eaves are to be noticeable features.~~

~~5. District Emphasis: The objective for this district is to apply contemporary architecture using "green" building design techniques, for a vibrant, tasteful, entertaining and visually pleasing environment. The intent is to create a unique flare to the main entrance of the city from the I-15 corridor. Developers are to adhere to the following:~~

~~a. Uplighting is encouraged to accent the structures, provide additional safety, and create a warm and inviting feel to the area;~~

~~b. "Green" materials, recycled metals, use of darker earth tone colors to help buildings be more energy efficient;~~

~~c. Open space materials, used for amenities, are to be consistent with district theme;~~

~~d. Decorative walk pavers are already encouraged in the grove. If pavers are to be used within the development proposal, then they are to be consistent with the area theme (acid stained walks preferred);~~

~~e. Bollards are to be lighted, and if used, are to match the design theme;~~

~~f. Signage (monument or freestanding) shall follow the design and composition of the same exterior materials as the buildings for which they identify.~~

~~F. Design Theme Map Of Districts:~~

- C. General Design Concepts: New development shall be designed for its specific context to provide quality construction and development in Pleasant Grove City. Developments containing two (2) or more buildings shall possess a similar design theme, and the site shall be designed such that the overall development is cohesive. Building architecture, exterior materials and colors shall coordinate.
- D. Compatibility: All commercial developments should be appropriate in scale, mass and proportion, and be in character with the architectural theme and color palate of significant adjacent buildings
- E. Street Facades: The façade that faces the street is the most prominent in any commercial building. It shall be designed with large panes of clear glass on the main level oriented to the sidewalk. Opaque, heavily tinted, or reflective glass is inappropriate and shall not be used.
- F. Side and Rear Facades: The design of a building shall be considered on all sides of the building, with each façade being required to meet the terms of this Section.
- G. Relief Variation: Commercial buildings shall be designed with architectural wall relief variations spaced at intervals of thirty (30) to fifty (50) feet in linear width, depending on the size of the project. At least four (4) or more of the following architectural features shall be incorporated into the design of the building: a change in building materials, building projections measuring at least three (3) feet in depth, roof line variations measuring at least three (3) feet in height, awnings and lighting, or another architectural variation that creates visual interest. Relief variation on single-story buildings shall comprise the full height of the building.
- H. Vertical Separation: Buildings in excess of two (2) stories in height shall exhibit architectural detailing that establishes a vertical separation between lower and upper stories. This may be accomplished by a mid-façade cornice or trim, a change in material, style or color, a façade relief or roof pitch with dormer windows, or other methods.
- I. Building Materials: The majority of each façade (51% or more of the wall excluding windows and doors) shall be constructed of the following building materials: brick, stone, earth tone colored decorative block, fiber/cement siding, wood, concrete, or other durable building material as approved by the Design Review Board and the Planning Commission. Exterior building materials shall be limited to no more than three types of materials per building. Stucco, EIFS, metal, or untreated concrete block (CMU) may be allowed by the Planning Commission as an accent or secondary material only. Metal clad buildings, or large sections of stucco or vinyl siding are prohibited.
- J. Screening: Mechanical equipment shall be located or screened so as not to be visible from public and private streets. Screens shall be aesthetically incorporated into the design of the building, whether located on the ground or the roof, and may include such treatments as balustrades, parapet walls, or landscaping. Screening materials shall be compatible with those of the building.

K. Building Architectural Orientation: Buildings shall have their architectural orientation towards the front of the property, which includes having at least one functioning entry door oriented to the street. The front of the property shall be defined as the street frontage from which the building is accessed. Buildings on corner lot sites shall have an architectural orientation towards each right-of-way frontage with entrances or the appearance of entrances along each façade.

L. Developments shall include sustainable or "green" building design features, and shall indicate efforts towards meeting a minimum level of LEED certification, following the requirements established by the U.S. Green Building Council.

M. Site Design Standards. The following standards address the various outdoor spaces that form the commercial areas of The Grove zone, including its streets, parking areas, sidewalks, plazas and other outdoor places. These spaces provide settings for the architecture, and connections to and from the various buildings. The design of these outdoor spaces shall be of equal high-quality as the buildings themselves, in order to create commercial areas that are unified and consistent, and for creating a positive image. The following standards describe the general treatment of important public spaces located in The Grove zone. These standards are intended to provide direction for Pleasant Grove City, UDOT, property owners, designers, and developers as improvements are made to public infrastructure and spaces.

1. Streets and Streetscape: Each of the streets in The Grove zone contributes to the establishment of a positive place for residents and visitors alike. The width of the roadway, the number of lanes, on-street parking, street trees and landscaping shape our first impressions of an area. The following standards address general road and street conditions that are desirable for commercial developments in The Grove zone. Commercial streets and roads should provide a sense of entry and encourage pedestrian movement and flow.
 - (a) Buildings shall have a design that is oriented to the right-of-way, including windows, doors and other architectural features, in order to create an atmosphere of building frontage along the street, except to allow for required setbacks, landscaped areas, courtyards, plazas, or a drive thru if the site constraints do not allow for an alternative design.
 - (b) Exceptions may be made for large regional developments. Any smaller out parcels that are a part of a large regional development must be oriented to the street.
 - (c) In the case a project is located adjacent to a State road or major arterial, a minimum fifteen (15) foot setback shall be required as measured from the edge of right-of-way. Landscaping, courtyards, and plazas are allowed within the required setback; however, a drive-thru lane may not be allowed within the required setback due to site impacts from potential street widening.
2. Pedestrian Circulation and Street Crossings: Sidewalks and walkways shall extend from building façade to street edge, maximizing the area available for walking and pedestrian

street life. Crosswalks within commercial retail and office developments shall be constructed with concrete unit pavers or similar materials, helping to distinguish these zones to motorists. Raised central median strips, bulb-outs and other street embellishments should be considered on a case-by-case basis for enhancing the image and safety of commercial areas.

3. Connection to Master Planned Trails: Projects adjacent to master planned trails shall provide hard surfaced pedestrian connections from the trail into the site.
4. Paving and Surface Materials: Sidewalks and walkways shall be constructed of concrete, and include areas with brick, concrete unit pavers or similar materials. Color tones should be medium to dark in order to create a uniform setting for the surrounding building materials and colors.
5. Lighting and Furnishings: Streetlights and furnishings shall be coordinated throughout the development. Furnishings shall be limited to a select range of benches, trash receptacles, tree grates and bollards. Streetlights shall be selected from a single model line and coordinate with other streetlights. Up-lighting is encouraged to accent the structures and provide additional safety.
6. Signage: Signs (monument or freestanding) shall be composed of the same or similar exterior materials as the buildings for which they identify.
7. Walls: Where a commercial development abuts an exclusively residential use, a minimum six foot (6') tall precast concrete or rock masonry wall is to be installed along the shared boundary. A two foot (2') berm may be constructed at the base of the wall to give additional screening.

N. Parking Lots and Alleys: Parking lots and rear alleys shall be carefully designed and developed in order to create harmonious and desirable commercial areas.

1. Orientation: Parking lots shall be located to the rear or between buildings wherever possible. The lots should be broken up into smaller spaces, utilizing trees to create shading and to provide a level of order and structure.
2. Lighting: Lighting shall be provided in all parking lots, utilizing attractive poles and fixtures in contrast to nearby streetlights. Fixtures shall be selected that are night sky friendly, having shielding or other features that limit upward lighting. See section 10-15-44 of this title for additional exterior lighting requirements.
3. Landscape Treatments: Where parking is located adjacent to a public road, trees and other appropriate vegetation should be used to separate and define the edges of the parking area from the sidewalk and street. All parking lots shall be well-landscaped according to a detailed landscaping plan as per section 10-14-15X of this code.

4. Access to Adjacent Uses and Buildings: Well-landscaped sidewalks and paved connections shall be provided between parking lots, nearby buildings and points of interest. Parking and landscaping areas shall be arranged for convenient pedestrian access.

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 5th day of July 2016.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, MMC

City Council Staff Report

July 5, 2016

Item 9B

TEXT AMENDMENT PROPOSAL

REQUEST Request to amend Section 10-15-41 regarding the requirements and exceptions for installing street improvements.

APPLICANT Pleasant Grove City

ATTACHMENTS Section 10-15-41 with proposed amendments

Background

Following a Joint Work Session of the Planning Commission and City Council in April, as well as previous discussions held by the Planning Commission, staff was directed to prepare a proposal to address the method and criteria used in reviewing requests for an exception to installing street improvements. Commonly referred to as waivers of protest, the process of granting an exception required the applicant to seek conditional use permit approval from the Planning Commission.

The Planning Commission has struggled with approval process for such requests, since there has not been a recent update to the threshold numbers (cost in dollars and square footage of construction) that would require installation of missing street improvements, and the code has not provided sufficient criteria for whether an exception should be granted.

Staff (including the Community Development Director, Public Works Director, City Attorney and City Administrator) met and reviewed the reasoning and potential criteria for approving exceptions. From that meeting, a proposal was forwarded to the Planning Commission.

The Planning Commission reviewed this proposal on June 9th, and with additional modifications made on June 23rd, have recommended approval to the City Council.

Analysis

The proposed ordinance amendments include the following:

1. Changes to the thresholds for home additions and remodeling:
 - a. Increasing the size of building additions from 300 sq ft to 700 sq ft, to allow for a standard garage. This permits compliance with the City Code requirement for single family residences to have a two car garage without having to incur additional expenses.
 - b. Removing any dollar amount related to interior remodeling as a threshold. The thought is that remodel projects shouldn't be subject to this requirement in that they are only

improving the value of the home, which also adds value to the community. This falls in line with the reasoning used for excepting basement finishing projects.

2. Change to the threshold for building accessory structures:
 - a. Increasing the structure size from 500 sq ft to greater than 10% of minimum lot size , which is the current approvable size without a conditional use permit.
Example: A lot in the R1-8 zone could have a structure of up to 800 square feet before street improvements would be required.
3. Types of exceptions that may be approved:
 - a. Interior or exterior remodeling that does not increase the footprint of the building;
 - b. Building additions, or accumulation of building additions, less than seven hundred (700) square feet;
 - c. Residential basement finishes;
 - d. Replacement of any single-family residential home damaged by fire, flood, or similar natural disaster, as long as it does not exceed the square footage of the original home;
 - e. Any historically significant sites where installation of street improvements would adversely affect historic features of the property, upon receipt of a written recommendation from the historic preservation commission;
 - f. Any existing situations involving topographical or storm drain issues that are unable to be mitigated, as determined by the City Engineer.
 - g. The property is more than three hundred feet (300') away from existing street improvements and a letter recommending the exception is submitted by the City Engineer.
 - h. Any single-family residential site, on a corner lot, where both frontages are missing improvements. The city shall determine which of the two (2) frontages is to be completed after consultation with the owner. Required improvements include the corner around to the second missing frontage.
4. All exceptions meeting one of the above criteria may be approved administratively - conditional use permit approval no longer required.
5. All approved exceptions require the signing of a waiver of protest. The exception and the waiver are not transferrable.
6. Missing improvements are to be installed at the time of property sale, unless a new exception is approved, following a determination that the property still qualifies under one of the exceptions listed above.

Recommendation

Staff recommends that the Planning Commission recommend to the City Council approval of the proposed ordinance amending Section 10-15-41, Street Frontage Improvements.

Model Motions

APPROVAL

“I move the City Council approve the request to amend City Code Section 10-15-41, Street Frontage Improvements, as modified by the conditions below:”

1. List any conditions...

CONTINUE

“I move the City Council continue the request to amend City Code Section 10-15-41, Street Frontage Improvements, 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 to amend City Code Section 10-15-41, Street Frontage Improvements, based on the following findings:”

List findings for denial...

ORDINANCE NO. 2016-15

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH, AN AMENDMENT TO SECTION 10-15-41, STREET FRONTAGE IMPROVEMENTS, ADJUSTING THE THRESHOLD REQUIREMENTS FOR WHEN IMPROVEMENTS ARE REQUIRED AND THE CRITERIA FOR APPROVING EXCEPTIONS IN THE PLEASANT GROVE CITY CODE ; INCLUDING AN EFFECTIVE DATE (PLEASANT GROVE CITY, APPLICANT).

WHEREAS, The Planning Commission and City Council have reviewed the need for amending the procedures and administration of approving exceptions for the required installation of missing street improvements; and

WHEREAS, City staff have reviewed the needs and circumstances surrounding the need for such exceptions, and have proposed these amendments; and

WHEREAS, on June 9, 2016 and June 23, 2016 the Pleasant Grove City Planning Commission held a public hearing to consider modifying Section 10-15-41 of the Pleasant Grove Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the proposed amendments to the Pleasant Grove Municipal Code are 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 proposal to amend the Pleasant Grove Municipal Code by modifying Section 10-2 be approved; and

WHEREAS, on July 5, 2016 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 amendments to the Pleasant Grove Municipal Code are in the best interest of the public and are consistent with the goals and policies of the General Plan.

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

SECTION 1. Section 10-15-41, Street Frontage Improvements, of the Pleasant Grove Municipal Code is hereby amended to read as follows:

SECTION 10-15-41: STREET FRONTAGE IMPROVEMENTS:

When full street improvements have not been installed along the frontage of a property the city will require the installation of the remaining improvements prior to the issuance of a building permit.

A. Improvements: Improvements include any missing portions of curb, gutter, sidewalk, and asphalt required to complete the roadway surface, and any relocation of utilities required by the improvements. Refer to the appropriate roadway cross section in the current public works standard specifications and drawings manual for details.

B. New Construction Or Reconstruction: All missing improvements are required for all new residential and commercial construction. Reconstruction involves the total replacement or significant alteration of the primary building. For commercial construction it does not refer to interior improvements or remodeling (tenant improvements).

~~C. Building Additions And Remodeling: All missing improvements are required for additions and remodeling when the additions or remodels exceed the following criteria:~~

~~1. Building additions (or accumulation of building additions) of more than three hundred (300) square feet.~~

~~2. Remodeling valued thirty thousand dollars (\$30,000.00) or more.~~

~~C. D.~~ Accessory Buildings: All missing improvements are required for the construction or expansion of accessory buildings with a square foot area greater than five hundred (500) square feet 10% of the minimum lot size in the zone in which it is located.

~~D. E.~~ Exceptions: The following improvements are exempt property circumstances may qualify for an exception from the street improvements requirement:

1. ~~Internal~~ Interior or exterior remodeling of commercial tenant spaces that does not increase the footprint of the building;

2. Building additions, or accumulation of building additions, ~~three hundred (300) square feet or less~~ than seven hundred (700) square feet;

3. Residential basement finishes;

4. Replacement of any single-family residential home damaged by fire, flood, or similar natural disaster, as long as it does not exceed the square footage of the original home, ~~provided that the property owner signs a waiver of protest for any future special improvement district, which installs all or a portion of the missing improvements;~~

5. Any historically significant sites where installation of street improvements would adversely affect historic features of the property, upon receipt of a written recommendation from the historic preservation commission;

6. ~~Any residential property which obtains an exemption through the conditional use permit process, from the planning commission. When the planning commission grants an exemption,~~ Any existing situations involving topographical or storm drain issues that are unable to be mitigated, as determined by the City Engineer.

7. The property is more than three hundred feet (300') away from existing street improvements and a letter recommending the exception is submitted by the City Engineer.

~~8. Any single-family residential site, on a corner lot, where both frontages are missing improvements, is required to complete improvements on only one of the frontages and sign a waiver of protest for any future special improvement district which installs all or a portion of the remaining missing improvements. The city shall determine which of the two (2) frontages is to be completed after consultation with the owner. Required improvements include the corner around to the second missing frontage.~~

E. F. Waiver of Protest Required: When an exception from the requirement to install missing street improvements is granted, the property owner shall be required to sign a waiver of protest for any future special assessment area which installs all or a portion of the missing improvements. The exception, with its associated waiver of protest, is not transferrable to new property owners. All missing improvements shall be installed at the time the property is sold or the ownership is transferred, unless a new exception is approved, following a determination that the property still qualifies under one of the exceptions listed above.

F. Time To Complete Improvements: All required improvements are to be completed prior to the issuance of a building permit. A building permit may be issued without installation of the improvements provided that a cash bond of one hundred twenty five percent (125%) of the estimated costs of construction is posted to guarantee completion. Regardless of bonding, the required improvements are to be completed by the date shown in the cash bond agreement (no more than 1 year from the date of signing) or prior to finalization of the building permit process or issuance of a certificate of occupancy, whichever occurs first.

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 5th day of July 2016.

Michael W. Daniels, Mayor

ATTEST:

Kathy T. Kresser, City Recorder, MMC

City Council Staff Report

July 5, 2016

Item 10A

Final Subdivision Plat

REQUEST 5 Lot final subdivision plat called Melissa’s Place Plat A

APPLICANT Dick Calder

ADDRESS 745 North 100 E

ZONE R1-8 Single Family Zone

GENERAL PLAN Medium Density Residential

STAFF RECOMMENDATION Approve the Final Subdivision Plat including Twin-Homes

ATTACHMENTS Relevant Pleasant Grove City Municipal Code	4
Property Aerial Photo	5
Property Zoning Map	6
Final Plat	7
Elevation and Floor Plans	8

Background

The applicant is requesting approval of a 5 lot subdivision on property located at approximately 745 North 100 E in the R1-8 (Single Family Residential) Zone.

As part of this plat the applicant proposes the construction of twin homes platted with the intent to allow individual unit dwelling ownership. Pleasant Grove City Municipal Code permits the approval of two-family dwellings, when the plat provides the same density as required for single family units in the zone, and as approved by a conditional use permit.

The Planning Commission reviewed this proposal on May 12, 2016. The preliminary plat was approved as well as a conditional use permit for the twin homes.

Analysis

The proposed Subdivision includes 5 lots. Proposed lot 1 and 2 will contain each a single unit of a twin-home as well as lot 4 and 5, the existing building will remain in lot 3.

Lot	Lot Size (8,000 ft ² min.)	Lot Width (85 ft. min.)	Building to remain	Lot Frontage (35 ft. min.)
1	10,612 ft ²	56.75 ft.	None (New proposed)	80.01 ft.

2	8,584 ft ²	56.75 ft.	None (New proposed)	38.76 ft.
3	20,789 ft ²	127.97 ft.	Existing (House and Garage)	127.97 ft.
4	8,388 ft ²	50.52 ft.	None (New proposed)	36.46 ft.
5	8,000 ft ²	55.48 ft.	None (New proposed)	56.75 ft.

According to the Municipal Code, two-family dwelling units can be approved on R-1 (Single Family) Zones lots as a Conditional Use as long as both dwellings have the same density and that the twin-homes, intended for individual ownership, are legally subdivided before the sale of the property. Even though the proposed twin-homes are connected by a common vertical wall, each unit is located on a separate lot with a minimum area of 8,000 sq. ft.

As shown above, the subdivision presents lots that comply with the minimum square footage required for lots in the R1-8 Zone. The minimum lot width per proposed single lots is less than the required; however, since the applicant is proposing twin-homes, the lot width is achieved by adding the width of the two lots containing each twin-home.

Recommendation

Because the proposed plat meets all the zoning requirements for the R1-8 Zone, Planning Staff recommends approval of the final plat with the following conditions:

1. All final Planning, Engineering, and Fire Department requirements are met.

Model Motions

APPROVAL

"I move the City Council approve the 5 lot Final Subdivision Plat called Melissa's Place Plat A on property at approximately 745 North 100 , in the R1-8 (Single Family Residential) Zone; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. All Final Planning, Engineering, and Fire Department requirements are met.
2. List any additional conditions...

CONTINUE

“I move the City Council continue the review of a 5 lot Final Subdivision Plat called Melissa’s Place Plat A on property at approximately 745 North 100 , in the R1-8 (Single Family Residential) Zone, 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 approval of a 5 lot Final Subdivision Plat called Melissa’s Place Plat A on property at approximately 745 North 100 , in the R1-8 (Single Family Residential) Zone, based on the following findings:”

1. List findings for denial...

PLEASANT GROVE CITY MUNICIPAL CODE

10-6-2: DEFINITIONS:

DWELLING, TWO-FAMILY: A building arranged, designed for, or occupied by two (2) families living independently of each other and containing two (2) dwelling units. Also known as a duplex if not platted to allow individual dwelling unit ownership, or as a twin home if platted to allow individual unit dwelling ownership.

10-9B-6-1: LOT AREA PER DWELLING:

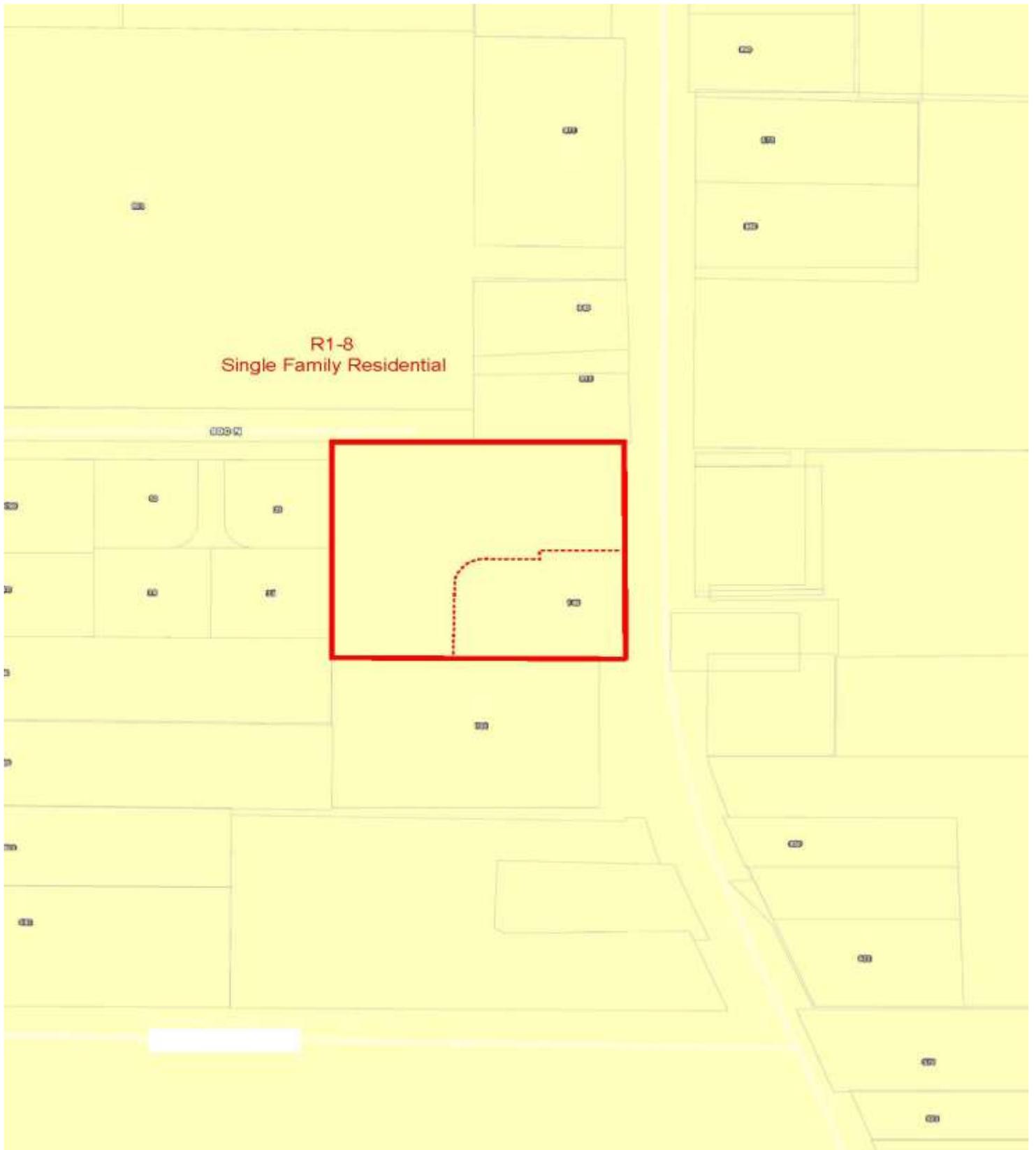
Not more than one single-family dwelling may be placed on a lot or parcel of land in the R-1 zone unless the planning commission approves a two-family dwelling with the same density. Duplexes may be constructed on property meeting this standard without a subdivision. Twin homes, intended for individual ownership must be subdivided before property sale occurs. (Ord. 2015-40, 10-20-2015)

PROPERTY AERIAL PHOTO



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 Daniel Cárdenas-City Planner

PROPERTY ZONING MAP



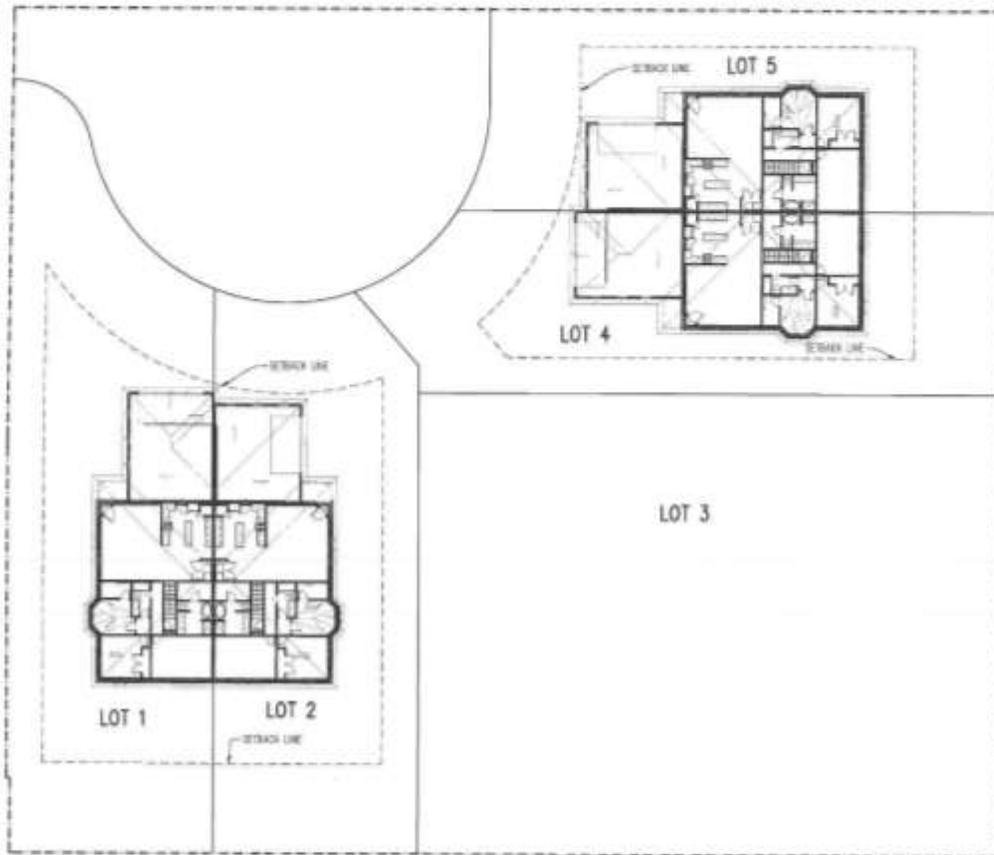
ELEVATION AND FLOOR PLANS



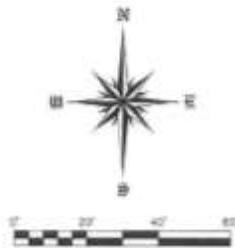
FRONT LEFT ELEVATION VIEW



FRONT RIGHT ELEVATION VIEW



FLOOR PLAN PLACEMENT ON EACH TWINHOME LOT



Hansen, Bradshaw, Malmrose & Erickson

A Professional Corporation

CERTIFIED PUBLIC ACCOUNTANTS

559 West 500 South
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*Members of the
American Institute
of Certified Public
Accountants*

*Members of the
Private Company
Practice Section*

June 20, 2016

Scott Darrington, City Administrator
Pleasant Grove City
70 South 100 East
Pleasant Grove, UT 84062

Mr. Darrington:

The following represents our understanding of the services we will provide Pleasant Grove City (the City) as of and for the year ended June 30, 2016.

You have requested that we audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City, as of and for the year then ended June 30, 2016 and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents therein. We are pleased to confirm our acceptance and our understanding of this audit engagement by means of this letter. Our audit will be conducted with the objective of our expressing an opinion on each opinion unit.

Accounting principles generally accepted in the United States of America require that management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the required supplementary information (RSI) in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist primarily of inquiries of management regarding their methods of measurement and presentation, and comparing the information for consistency with management's responses to our inquiries. We will not express an opinion or provide any form of assurance on the RSI. The following RSI is required by accounting principles generally accepted in the United States of America. This RSI will be subjected to certain limited procedures but will not be audited:

Management's Discussion and Analysis
Pension Schedules

Supplementary information other than RSI will accompany the City's basic financial statements. We will subject the following supplementary information to the auditing procedures applied in our audit of the basic financial statements and perform certain additional procedures, including comparing and reconciling the supplementary information to the underlying accounting and other records used to prepare the financial statements or to the financial statements themselves, and additional procedures in accordance with auditing standards generally accepted in the United States of America. We intend to provide an opinion on the following supplementary information in relation to the financial statements as a whole:

Budgetary Comparison Schedules
Other Supplemental Schedules

Also, the document we submit to you will include the following other additional information that will not be subjected to the auditing procedures applied in our audit of the financial statements:

Introductory Section
Statistical Data

The Objective of an Audit

The objective of our audit is the expression of opinions as to whether your basic financial statements are fairly presented, in all material respects, in accordance with generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and will include tests of the accounting records and other procedures we consider necessary to enable us to express such opinions. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions or add emphasis-of-matter or other-matter paragraphs. If our opinions on the financial statements are other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed opinions, we may decline to express opinions or to issue a report as a result of this engagement.

General Audit Procedures

We will conduct our audit in accordance with auditing standards generally accepted in the United States of America (U.S. GAAS), *Government Auditing Standards*, and the State of Utah regulatory audit requirements. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the basic financial statements are free from material misstatement. An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements.

An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

Internal Control Audit Procedures

Because of the inherent limitations of an audit, together with the inherent limitations of internal control, an unavoidable risk that some material misstatements may not be detected exists, even though the audit is properly planned and performed in accordance with U.S. GAAS, *Government Auditing Standards*, and the State of Utah regulatory audit requirements.

In making our risk assessments, we consider internal control relevant to the City's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. However, we will communicate to you in writing concerning any significant deficiencies or material weaknesses in internal control relevant to the audit of the financial statements that we have identified during the audit.

Compliance with Laws and Regulations

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the City's compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion.

Management Responsibilities

Our audit will be conducted on the basis that management and, when appropriate, those charged with governance acknowledge and understand that they have responsibility:

- a. For the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America;
- b. For the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to error, fraudulent financial reporting, misappropriation of assets, or violations of laws, governmental regulations, grant agreements, or contractual agreements; and
- c. To provide us with:
 - i. Access to all information of which management is aware that is relevant to the preparation and fair presentation of the financial statements such as records, documentation, and other matters;
 - ii. Additional information that we may request from management for the purpose of the audit; and
 - iii. Unrestricted access to persons within the City from whom we determine it necessary to obtain audit evidence.
- d. For including the auditor's report in any document containing financial statements that indicates that such financial statements have been audited by the City's auditor;

- e. For identifying and ensuring that the City complies with the laws and regulations applicable to its activities; and
- f. For adjusting the financial statements to correct material misstatements and confirming to us in the management representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the current year under audit are immaterial, both individually and in the aggregate, to the financial statements as a whole.

With regard to the supplementary information referred to above, you acknowledge and understand your responsibility: (a) for the preparation of the supplementary information in accordance with the applicable criteria; (b) to provide us with the appropriate written representations regarding supplementary information; (c) to include our report on the supplementary information in any document that contains the supplementary information and that indicates that we have reported on such supplementary information; and (d) to present the supplementary information with the audited financial statements, or if the supplementary information will not be presented with the audited financial statements, to make the audited financial statements readily available to the intended users of the supplementary information no later than the date of issuance by you of the supplementary information and our report thereon.

As part of our audit process, we will request from management and, when appropriate, those charged with governance, written confirmation concerning representations made to us in connection with the audit.

Reporting

We will issue a written report upon completion of our audit of the City's basic financial statements. Our report will be addressed to the governing body of the City. We cannot provide assurance that unmodified opinions will be expressed. Circumstances may arise in which it is necessary for us to modify our opinions, add an emphasis-of-matter or other-matter paragraph(s), or withdraw from the engagement.

In accordance with the requirements of *Government Auditing Standards*, we will also issue a written report describing the scope of our testing over internal control over financial reporting and over compliance with laws, regulations, and provisions of grants and contracts, including the results of that testing. However, providing an opinion on internal control and compliance will not be an objective of the audit and, therefore, no such opinion will be expressed.

We will also issue a written report on compliance with the Utah State Compliance Audit requirements upon completion of our audit.

Other

We understand that your employees will prepare all confirmations we request and will locate any documents or support for any other transactions we select for testing.

If you intend to publish or otherwise reproduce the financial statements and make reference to our firm, you agree to provide us with printers' proofs or masters for our review and approval before printing. You also agree to provide us with a copy of the final reproduced material for our approval before it is distributed.

Provisions of Engagement Administration, Timing and Fees

During the course of the engagement, we may communicate with you or your personnel via fax or e-mail, and you should be aware that communication in those mediums contains a risk of misdirected or intercepted communications.

Edwin L. Erickson, CPA, is the engagement partner for the audit services specified in this letter. His responsibilities include supervising Hansen, Bradshaw, Malmrose & Erickson, P.C. (HBME)'s services performed as part of this engagement and signing or authorizing another qualified firm representative to sign the audit report.

Our fees are based on the amount of time required at various levels of responsibility, plus actual out-of-pocket expenses. Invoices will be rendered monthly and are payable upon presentation. We estimate that our fee for the audit will not exceed \$25,500. We will notify you immediately of any circumstances we encounter that could significantly affect this initial fee estimate. Whenever possible, we will attempt to use the City's personnel to assist in the preparation of schedules and analyses of accounts. This effort could substantially reduce our time requirements and facilitate the timely conclusion of the audit. Further, we will be available during the year to consult with you on financial management and accounting matters of a routine nature.

During the course of the audit we may observe opportunities for economy in, or improved controls over, your operations. We will bring such matters to the attention of the appropriate level of management, either orally or in writing.

We agree to retain our audit documentation or work papers for a period of at least five years from the date of our report.

At the conclusion of our audit engagement, we will communicate to City Council and management the following significant findings from the audit:

- Our view about the qualitative aspects of the City's significant accounting practices;
- Significant difficulties, if any, encountered during the audit;
- Uncorrected misstatements, other than those we believe are trivial, if any;
- Disagreements with management, if any;
- Other findings or issues, if any, arising from the audit that are, in our professional judgment, significant and relevant to those charged with governance regarding their oversight of the financial reporting process;
- Material, corrected misstatements that were brought to the attention of management as a result of our audit procedures;
- Representations we requested from management;
- Management's consultations with other accountants, if any; and
- Significant issues, if any, arising from the audit that were discussed, or the subject of correspondence, with management.

The audit documentation for this engagement is the property of HBME and constitutes confidential information. However, we may be requested to make certain audit documentation available to governmental agencies pursuant to authority given to it by law or regulation, or to peer reviewers. If requested, access to such audit documentation will be provided under the supervision of HBME's personnel. Furthermore, upon request, we may provide copies of selected audit documentation to these agencies, who may intend, or decide, to distribute the copies of information contained therein to others, including other governmental agencies.

In accordance with the requirements of *Government Auditing Standards*, we have attached a copy of our latest external peer review report of our firm for your consideration and files.

Please sign and return the attached copy of this letter to indicate your acknowledgment of, and agreement with, the arrangements for our audit of the financial statements including our respective responsibilities.

We appreciate the opportunity to be your financial statement auditors and look forward to working with you and your staff.

Respectfully,



Edwin L. Erickson, CPA

RESPONSE:

This letter correctly sets forth our understanding.

Acknowledged and agreed on behalf of Pleasant Grove City by:

Name

Title

System Review Report

January 15, 2015

Hansen, Bradshaw, Malmrose & Erickson

And the Peer Review Committee of the Nevada Society of Certified Public Accountants

We have reviewed the system of quality control for the accounting and auditing practice of Hansen, Bradshaw, Malmrose & Erickson (the firm) in effect for the year ended August 31, 2014. Our peer review was conducted in accordance with the Standards for Performing and Reporting on Peer Reviews established by the Peer Review Board of the American Institute of Certified Public Accountants. As a part of our review, we considered reviews by regulatory entities, if applicable, in determining the nature and extent of our procedures. The firm is responsible for designing a system of quality control and complying with it to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Our responsibility is to express an opinion on the design of the system of quality control and the firm's compliance therewith based on our review. The nature, objectives, scope, limitations of, and the procedures performed in a System Review are described in the standards at www.aicpa.org/prsummary.

As required by standards, engagements selected for review included engagements performed under *Government Auditing Standards*; audits of employee benefit plans, and an examination of a service organization (Service Organizations Control (SOC 1)) engagement.

In our opinion, the system of quality control for the accounting and auditing practice of Hansen, Bradshaw, Malmrose & Erickson in effect for the year ended August 31, 2014, has been suitably designed and complied with to provide the firm with reasonable assurance of performing and reporting in conformity with applicable professional standards in all material respects. Firms can receive a rating of *pass*, *pass with deficiencies*, or *fail*. Hansen, Bradshaw, Malmrose & Erickson has received a peer review rating of *pass*.

Wiggins & Co., PC

Wiggins & Co., PC



**NOTICE OF WORK SESSION MEETING
OF THE
PLEASANT GROVE CITY COUNCIL**

Notice is hereby given that the Pleasant Grove City Council will hold a **Work Session meeting at 6:00 p.m. on Tuesday, July 12, 2016** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend. Work meetings are not designed to hear public comment or take official action.

AGENDA

1. Call to Order
2. Pledge of Allegiance.
3. Opening Remarks.
4. Approval of Meeting's Agenda.
5. Alpine School District presentation.
6. Review and discussion on the May 17, 2016 City Council Meeting Agenda.
7. Neighborhood, Staff, Council and Mayor Business.
8. Adjourn.

CERTIFICATE OF POSTING:

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

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

Date: July 8, 2016

Time: 5:00 p.m.

Place: City Hall, Library and Community Development Building

*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.

2016

JULY

SUN	MON	TUE	WED	THU	FRI	SAT
26	27	28	29	30	1	2
3	 Independence Day City offices are closed	Neighborhood Meeting 5:30 p.m. City Council Meeting 6:00 p.m.	Public Safety Building Committee Meeting 7:00 p.m.	7	8	
10	11	City Council Work Session Meeting 6:00 p.m.	13	14	15	16
17	18	Neighborhood Meeting 5:30 p.m. City Council Meeting 6:00 p.m.	20		22	23
 Pioneer Day	Pioneer Day Observed City offices are closed	26	27	28	29	30
31	1	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: Wednesday at 6:30 a.m.				

Report Criteria:

Detail report.
 Invoices with totals above \$0 included.
 Only unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1013100								
2039	CREATIVE CULTURE INS	5125	PD/PERSONAL SUPPLIES	05/27/2016	170.00	.00		
2039	CREATIVE CULTURE INS	5125	PD/PERSONAL SUPPLIES	05/27/2016	170.00	.00		
7505	SKAGGS COMPANIES, IN	2683728	PD/PERSONAL SUPPLIES	06/01/2016	34.95	.00		
7505	SKAGGS COMPANIES, IN	2684758	PD/PERSONAL SUPPLIES	06/02/2016	195.95	.00		
7505	SKAGGS COMPANIES, IN	2685863	PD/PERSONAL SUPPLIES	06/06/2016	124.97	.00		
7505	SKAGGS COMPANIES, IN	2685865	PD/PERSONAL SUPPLIES	06/06/2016	119.96	.00		
7505	SKAGGS COMPANIES, IN	2689494	PD/PERSONAL SUPPLIES	06/11/2016	6.99	.00		
Total 1013100:					822.82	.00		
1015610								
8954	UTAH LOCAL GOVT. INS.	1528696	PROPERTY ENDORSEMENT	06/23/2016	1.28	.00		
8954	UTAH LOCAL GOVT. INS.	1528697	ANNUAL GENERAL LIABILITY	06/23/2016	150,440.00	.00		
8954	UTAH LOCAL GOVT. INS.	1528698	ANNUAL PROPERTY PREMIUM	06/23/2016	75,111.01	.00		
8954	UTAH LOCAL GOVT. INS.	1528699	ANNUAL AUTO PD PREMIUM	06/23/2016	45,296.36	.00		
8954	UTAH LOCAL GOVT. INS.	1528700	BOND 61403702N01-EMERY	06/23/2016	60.00	.00		
Total 1015610:					270,908.65	.00		
1015820								
5033	MACEYS	114215	SDA/BABY CONTEST SUPPLIES	06/15/2016	27.54	.00		
5033	MACEYS	114219	SDA/BABY CONTEST SUPPLIES	06/17/2016	423.83	.00		
Total 1015820:					451.37	.00		
1015850								
5842	OREM JUSTICE COURT	06102016	WARRANT CLEARING	06/10/2016	855.00	.00		
7792	SPRINGVILLE JUSTICE C	06102016	WARRANT CLEARING	06/10/2016	215.00	.00		
8884	UTAH COUNTY JUSTICE	06142016	WARRANT CLEARING	06/14/2016	165.00	.00		
8884	UTAH COUNTY JUSTICE	06222016	WARRANT CLEARING	06/22/2016	950.00	.00		
Total 1015850:					2,185.00	.00		
1021220								
7866	STANDARD INSURANCE	06232016	DISABILITY PREMIUM	06/23/2016	2,822.46	.00		
Total 1021220:					2,822.46	.00		
1021355								
20	5L PROPERTIES, LLC	05222016	CASH BOND RELEASE	05/22/2016	38,000.00	.00		
20	5L PROPERTIES, LLC	06212016	CASH BOND RELEASE INTEREST	06/21/2016	277.20	.00		
Total 1021355:					38,277.20	.00		
1022390								
4729	PRE-PAID LEGAL SERVI	06232016	LEGAL SERVICE FOR PD OFFICER	06/23/2016	62.85	.00		
Total 1022390:					62.85	.00		
1041330								
7962	STERLING CODIFIERS, I	17971	GEN GOV/SUPPLEMENT #35	05/31/2016	2,815.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1041330:					2,815.00	.00		
1042240								
2122	CULLIGAN BOTTLED WA	465X04806008	JUDICIAL/DRINKING WATER	05/31/2016	43.70	.00		
Total 1042240:					43.70	.00		
1042310								
3996	HOWARD, LEWIS & PETE	318911-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	109.50	.00		
3996	HOWARD, LEWIS & PETE	319902-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	127.50	.00		
3996	HOWARD, LEWIS & PETE	320891-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	97.50	.00		
3996	HOWARD, LEWIS & PETE	322691-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	30.00	.00		
3996	HOWARD, LEWIS & PETE	323111-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	22.50	.00		
3996	HOWARD, LEWIS & PETE	323211-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	7.50	.00		
3996	HOWARD, LEWIS & PETE	323461-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	75.00	.00		
3996	HOWARD, LEWIS & PETE	324181-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	97.50	.00		
3996	HOWARD, LEWIS & PETE	325071	JUDICIAL/LEGAL SERVICES	05/31/2016	187.50	.00		
3996	HOWARD, LEWIS & PETE	325801-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	112.50	.00		
3996	HOWARD, LEWIS & PETE	326081-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	90.00	.00		
3996	HOWARD, LEWIS & PETE	326151-05312	JUDICIAL/LEGAL SERVICES	05/31/2016	75.00	.00		
3996	HOWARD, LEWIS & PETE	326371	JUDICIAL/LEGAL SERVICES	05/31/2016	67.50	.00		
7983	STEVENS & GAILEY	141336	JUDICIAL/LEGAL SERVICES	06/06/2016	27.00	.00		
Total 1042310:					1,126.50	.00		
1042330								
222	ALL PRO SECURITY LLC	2016345	JUDICIAL/CONSTABLES	05/29/2016	429.26	.00		
222	ALL PRO SECURITY LLC	2016-384	JUDICIAL/CONSTABLES	06/08/2016	234.00	.00		
Total 1042330:					663.26	.00		
1043610								
5033	MACEYS	54175	BOTTLED WATER	06/08/2016	209.16	.00		
8272	THE POLICE AND SHERI	82080	GEN GOV/ID CARDS	06/03/2016	45.00	.00		
8272	THE POLICE AND SHERI	82543	GEN GOV/ID CARDS	06/17/2016	30.00	.00		
Total 1043610:					284.16	.00		
1044210								
4134	IMLA	19871710	LEGAL/MEMBERSHIP FEES	06/07/2016	625.00	.00		
Total 1044210:					625.00	.00		
1046240								
5730	OFFICE DEPOT, INC.	842148373001	ADM/OFFICE SUPPLIES	05/27/2016	289.00	.00		
5730	OFFICE DEPOT, INC.	843140029001	ADM/OFFICE SUPPLIES	06/02/2016	33.80	.00		
5730	OFFICE DEPOT, INC.	845538767001	ADM/OFFICE SUPPLIES	06/15/2016	10.25	.00		
7450	SHRED-IT USA LLC	9410941807	ADM/SHREDDING OF DOCUMENTS	06/02/2016	63.73	.00		
9390	WESTERN OFFICE SYST	16448	ADM/OFFICE SUPPLIES	06/09/2016	78.62	.00		
Total 1046240:					475.40	.00		
1047250								
675	AUTO ZONE STORES, IN	6231423452	FACILITIES/VEHICLE EXPENSE	06/06/2016	9.24	.00		
4523	KEN GARFF FORD	214985F	FACILITIES/VEHICLE EXPENSE	06/14/2016	21.63	.00		
4673	LARKIN TIRES, INC.	1018144	VEHICLE MAINTENANCE	06/06/2016	103.94	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1047250:					134.81	.00		
1047480								
970	BJ PLUMBING SUPPLY	657175	BUILDING MAINTENANCE	06/06/2016	4.23	.00		
Total 1047480:					4.23	.00		
1047510								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	30.02	.00		
Total 1047510:					30.02	.00		
1047580								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	9.45	.00		
Total 1047580:					9.45	.00		
1047600								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	11.31	.00		
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	52.19	.00		
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	46.92	.00		
Total 1047600:					110.42	.00		
1047640								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	49.13	.00		
Total 1047640:					49.13	.00		
1047680								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	13.16	.00		
Total 1047680:					13.16	.00		
1047710								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	62.09	.00		
Total 1047710:					62.09	.00		
1047750								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	45.46	.00		
Total 1047750:					45.46	.00		
1047760								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	309.34	.00		
Total 1047760:					309.34	.00		
1047790								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	15.21	.00		
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	7.43	.00		
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	7.16	.00		
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	16.93	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1047790:					46.73	.00		
1047810								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	12.34	.00		
Total 1047810:					12.34	.00		
1051760								
860	BENTLEY SYSTEMS, INC.	47726332	ENG/MICOR STATION	12/31/2015	815.25	.00		
860	BENTLEY SYSTEMS, INC.	47754538	ENG/MICRO STATION SELECT SUB	06/13/2016	1,754.00	.00		
Total 1051760:					2,569.25	.00		
1052240								
5730	OFFICE DEPOT, INC.	840762370001	COM DEV/OFFICE SUPPLIES	05/19/2016	108.96	.00		
5730	OFFICE DEPOT, INC.	840762370002	COM DEV/OFFICE SUPPLIES	05/20/2016	28.70	.00		
5730	OFFICE DEPOT, INC.	840764356001	COM DEV/OFFICE SUPPLIES	05/19/2016	108.89	.00		
5730	OFFICE DEPOT, INC.	842069801001	COM DEV/OFFICE SUPPLIES	05/27/2016	60.46	.00		
Total 1052240:					307.01	.00		
1052250								
3468	GREASE MONKEY #790	173613	COM DEV/VEHICLE EXPENSE	06/02/2016	44.99	.00		
Total 1052250:					44.99	.00		
1052280								
625	AT&T MOBILITY	05292016	COM DEV/CELL PHONE EXPENSE	05/28/2016	56.12	.00		
Total 1052280:					56.12	.00		
1054210								
5033	MACEYS	114201	PD/MEETING EXPENSE	05/30/2016	94.05	.00		
5033	MACEYS	114222	PD/MEETING EXPENSE	06/15/2016	17.45	.00		
5033	MACEYS	27316	PD/MEETING EXPENSE	06/10/2016	90.92	.00		
5033	MACEYS	27320	PD/MEETING EXPENSE	06/16/2016	10.47	.00		
5033	MACEYS	56236	PD/BOTTLED WATER	06/01/2016	23.88	.00		
6189	PETTY CASH-POLICE DE	06232016	PD/ASSORTED EXPENSES	06/23/2016	19.40	.00		
Total 1054210:					256.17	.00		
1054240								
407	AMERICAN PRODUCTS	8287	PD/HP TONER	05/20/2016	1,710.00	.00		
2122	CULLIGAN BOTTLED WA	465X04744209	PD/BOTTLED WATER	05/31/2016	142.00	.00		
4655	LANGUAGE LINE SERVIC	3848778	PD/INTERPRETATION	05/31/2016	20.72	.00		
6189	PETTY CASH-POLICE DE	06232016	PD/ASSORTED EXPENSES	06/23/2016	25.51	.00		
Total 1054240:					1,898.23	.00		
1054250								
3468	GREASE MONKEY #790	173846	PD/VEHICLE MAINTENANCE	06/07/2016	87.28	.00		
3468	GREASE MONKEY #790	174019	PD/VEHICLE MAINTENANCE	06/10/2016	100.77	.00		
5833	O'REILLY AUTOMOTIVE I	3623103424	PD/VEHICLE MAINTENANC	06/13/2016	7.28	.00		
5833	O'REILLY AUTOMOTIVE I	3623103643	PD/VEHICLE MAINTENANC	06/14/2016	20.07	.00		
8396	TIMPANOGOS HARLEY D	34273	PD/MOTORCYCLE REPAIR PARTS	06/15/2016	511.28	.00		
8396	TIMPANOGOS HARLEY D	34273	PD/MOTORCYCLE REPAIR LABOR	06/15/2016	340.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
9120	VEHICLE LIGHTING SOL	62126	PD/VEHICLE EQUIPMENT	06/07/2016	174.19	.00		
Total 1054250:					1,240.87	.00		
1054300								
8400	TIMP DRY CLEANERS	72528	PD/UNIFORM CLEANING EXPENSE	05/09/2016	363.25	.00		
Total 1054300:					363.25	.00		
1054440								
8394	TIMPANOGOS ANIMAL H	124035	PD/CANINE EXPENSE	06/09/2016	109.52	.00		
8394	TIMPANOGOS ANIMAL H	124420	PD/K9 FOOD	06/17/2016	238.52	.00		
Total 1054440:					348.04	.00		
1054450								
8825	UTAH COMMUNICATION	60069	PD/RADIO PROGRAMMING	04/30/2016	1,441.50	.00		
8825	UTAH COMMUNICATION	60218	PD/MONTHLY RADIO SERVICES	05/31/2016	1,441.50	.00		
Total 1054450:					2,883.00	.00		
1054480								
7505	SKAGGS COMPANIES, IN	2690752	PD/UNIFORM EXPENSE	06/14/2016	15.00	.00		
Total 1054480:					15.00	.00		
1054650								
5723	N.O.V.A. PRINCIPLES LC	41916	PD/COINS	04/19/2016	65.00	.00		
Total 1054650:					65.00	.00		
1055250								
675	AUTO ZONE STORES, IN	6231429342	FIRE/VEHICLE EXPENSE	06/14/2016	7.49	.00		
675	AUTO ZONE STORES, IN	6231430599	FIRE/VEHICLE EXPENSE	06/16/2016	7.79	.00		
4523	KEN GARFF FORD	439327	FIRE/VEHICLE EXPENSE	06/01/2016	147.19	.00		
5833	O'REILLY AUTOMOTIVE I	3623102268	FIRE/VEHICLE MAINTENANCE	06/06/2016	50.00	.00		
5833	O'REILLY AUTOMOTIVE I	3623102668	FIRE/VEHICLE MAINTENANCE	06/08/2016	37.94	.00		
5833	O'REILLY AUTOMOTIVE I	3623102704	FIRE/VEHICLE MAINTENANCE	06/08/2016	23.96	.00		
5833	O'REILLY AUTOMOTIVE I	3623102943	FIRE/VEHICLE MAINTENANCE	06/09/2016	71.99	.00		
Total 1055250:					346.36	.00		
1055280								
9131	VERIZON WIRELESS	9766341244	FIRE/CELL PHONE EXPENSE	06/01/2016	957.10	.00		
Total 1055280:					957.10	.00		
1055300								
7505	SKAGGS COMPANIES, IN	2687361	FIRE/UNIFORM EXPENSE	06/08/2016	2,020.00	.00		
7505	SKAGGS COMPANIES, IN	2687367	FIRE/UNIFORM EXPENSE	06/08/2016	2,885.00	.00		
8400	TIMP DRY CLEANERS	72528	FIRE/CLEANING EXPENSE	05/09/2016	54.00	.00		
Total 1055300:					4,959.00	.00		
1055480								
2122	CULLIGAN BOTTLED WA	465X04813509	FIRE/DEPARTMENTAL SUPPLIES	05/31/2016	151.95	.00		
3841	HENRY SCHEIN INC.	30962213	FIRE/DEPARTMENTAL SUPPLIE	05/25/2016	667.60	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
3841	HENRY SCHEIN INC.	30986575	FIRE/DEPARTMENTAL SUPPLIE	05/26/2016	41.88	.00		
4019	HUMPHRIES, INC.	1136605	FIRE/MEDICAL OXYGEN	05/27/2016	166.96	.00		
7106	ROSS EQUIPMENT COM	120656	FIRE/DEPARTMENTAL SUPPLIES	06/16/2016	102.00	.00		
Total 1055480:					1,130.39	.00		
1055610								
5033	MACEYS	114204	FIRE/DEPARTMENTAL SUPPLIES	06/08/2016	46.95	.00		
Total 1055610:					46.95	.00		
1055760								
8825	UTAH COMMUNICATION	60070	FIRE/MONTHLY RADIO SERVICES	04/30/2016	837.00	.00		
Total 1055760:					837.00	.00		
1057250								
2681	ELITE REPAIRS AND SPE	5093	ACO/VEHICLE REPAIR EXPENSE	06/01/2016	683.30	.00		
3468	GREASE MONKEY #790	173111	ACO/VEHICLE EXPENSE	05/23/2016	83.68	.00		
3468	GREASE MONKEY #790	173187	ACO/VEHICLE EXPENSE	05/25/2016	40.50	.00		
Total 1057250:					807.48	.00		
1057300								
2039	CREATIVE CULTURE INS	5125	ACO/UNIFORM EXPENSE	05/27/2016	284.25	.00		
8272	THE POLICE AND SHERI	82543	ACO/ID CARDS	06/17/2016	21.49	.00		
Total 1057300:					305.74	.00		
1059610								
2428	DIAMOND RENTAL INC.	377091-14	ECON DEV/MAIN STR BOOM LIFT	06/10/2016	411.80	.00		
2766	EWING IRRIGATION PRO	1595378	ECON DEV/MAIN STR LIGHTING	06/09/2016	453.73	.00		
Total 1059610:					865.53	.00		
1060480								
675	AUTO ZONE STORES, IN	6231395791	STR/DEPARTMENTAL SUPPLIES	04/28/2016	35.89	.00		
Total 1060480:					35.89	.00		
1060610								
9760	YBA SHIRTS, INC.	26329	MULTI DEPT/SHIRTS	04/21/2016	399.00	.00		
Total 1060610:					399.00	.00		
1060615								
3055	FOX HOLLOW GOLF CLU	7001	SDA/GOLF TOURNEMENT FEES	06/15/2016	3,240.00	.00		
Total 1060615:					3,240.00	.00		
1065240								
307	AMAZON	06082016	LIB/BOOKS	06/08/2016	193.64	.00		
5730	OFFICE DEPOT, INC.	844175137001	LIB/OFFICE SUPPLIES	06/08/2016	5.51	.00		
Total 1065240:					199.15	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
1065280								
1905	COMCAST CABLE	06132016	LIB/INTERNET SERVICES	06/13/2016	70.24	.00		
Total 1065280:					70.24	.00		
1065420								
5033	MACEYS	25826	LIB/ASSORTED EXPENSES	06/07/2016	8.97	.00		
5033	MACEYS	27639	LIB/ASSORTED EXPENSES	06/14/2016	10.58	.00		
Total 1065420:					19.55	.00		
1065480								
307	AMAZON	06082016	LIB/BOOKS	06/08/2016	733.79	.00		
3191	GALE	58178438	LIB/BOOKS	06/08/2016	100.06	.00		
3191	GALE	58185993	LIB/BOOKS	06/09/2016	114.75	.00		
4159	INGRAM LIBRARY SERVI	93298618	LIB/BOOKS	06/02/2016	70.21	.00		
4159	INGRAM LIBRARY SERVI	93307319	LIB/BOOKS	06/03/2016	415.92	.00		
4159	INGRAM LIBRARY SERVI	93307320	LIB/BOOKS	06/03/2016	98.76	.00		
4159	INGRAM LIBRARY SERVI	93355918	LIB/BOOKS	06/07/2016	86.92	.00		
4159	INGRAM LIBRARY SERVI	93365947	LIB/BOOKS	06/08/2016	86.96	.00		
4159	INGRAM LIBRARY SERVI	93394835	LIB/BOOKS	06/10/2016	1,132.38	.00		
Total 1065480:					2,839.75	.00		
1065485								
307	AMAZON	06082016	LIB/BOOKS	06/08/2016	244.34	.00		
2870	FINDAWAY WORLD, LLC	187527	LIB/BOOKS	06/20/2016	379.96	.00		
6791	RECORDED BOOKS, INC.	75342525	LIB/ BOOKS ON CD	06/03/2016	40.59	.00		
6791	RECORDED BOOKS, INC.	75346801	LIB/ BOOKS ON CD	06/09/2016	189.57	.00		
6791	RECORDED BOOKS, INC.	75348635	LIB/ BOOKS ON CD	06/03/2016	205.15	.00		
6791	RECORDED BOOKS, INC.	75350205	LIB/ BOOKS ON CD	06/13/2016	365.68	.00		
Total 1065485:					1,425.29	.00		
1067240								
1905	COMCAST CABLE	06142016	SC/INTERNET SERVICE	06/14/2016	85.91	.00		
Total 1067240:					85.91	.00		
1070200								
4673	LARKIN TIRES, INC.	1018141	PARK/FLAT REPAIR	06/06/2016	6.95	.00		
4822	LINDEN OUTDOOR POW	5575	PARK/EDGER	06/08/2016	43.27	.00		
Total 1070200:					50.22	.00		
1070250								
675	AUTO ZONE STORES, IN	6231390154	PARK/VEHICLE EXPENSE	04/20/2016	5.54	.00		
1436	CARTERS AUTO & REPAI	05312016	PARK/VEHICLE MAINTENANCE	05/31/2016	459.00	.00		
5833	O'REILLY AUTOMOTIVE I	3623494982	PARK/VEHICLE MAINTENANCE	04/26/2016	10.39	.00		
Total 1070250:					474.93	.00		
1070320								
970	BJ PLUMBING SUPPLY	655676	PARK/DEPARTMENTAL SUPPLIES	05/31/2016	234.64	.00		
970	BJ PLUMBING SUPPLY	655941	PARK/DEPARTMENTAL SUPPLIES	06/01/2016	87.74	.00		
970	BJ PLUMBING SUPPLY	655976	PARK/DEPARTMENTAL SUPPLIES	06/01/2016	67.96	.00		
970	BJ PLUMBING SUPPLY	656013	PARK/DEPARTMENTAL SUPPLIES	06/01/2016	66.02	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
970	BJ PLUMBING SUPPLY	656075	PARK/DEPARTMENTAL SUPPLIES	06/01/2016	16.16	.00		
970	BJ PLUMBING SUPPLY	656331	PARK/DEPARTMENTAL SUPPLIES	06/02/2016	66.89	.00		
970	BJ PLUMBING SUPPLY	656359	PARK/DEPARTMENTAL SUPPLIES	06/02/2016	91.80	.00		
970	BJ PLUMBING SUPPLY	657158	PARK/DEPARTMENTAL SUPPLIES	06/06/2016	21.73	.00		
970	BJ PLUMBING SUPPLY	657879	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	5.55	.00		
970	BJ PLUMBING SUPPLY	657968	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	96.56	.00		
970	BJ PLUMBING SUPPLY	657982	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	4.44	.00		
970	BJ PLUMBING SUPPLY	658031	PARK/DEPARTMENTAL SUPPLIES	06/10/2016	15.57	.00		
2766	EWING IRRIGATION PRO	1540052	PARK/CEM-SPRINKLER SUPPLIES	06/01/2016	960.00	.00		
2766	EWING IRRIGATION PRO	1540053	PARK/CEM-SPRINKLER SUPPLIES	06/01/2016	202.14	.00		
2766	EWING IRRIGATION PRO	1557221	PARK/DEPARTMENTAL SUPPLIES	06/03/2016	203.83	.00		
2766	EWING IRRIGATION PRO	1595379	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	43.54	.00		
2766	EWING IRRIGATION PRO	1595380	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	175.00	.00		
4208	INTERMOUNTAIN FARME	1007109226	PARK/NUTRI MULCH	06/16/2016	11.98	.00		
Total 1070320:					2,371.55	.00		
1070330								
1219	BSN SPORTS COLLEGIA	7264066	REC/PITCHING MOUND	06/10/2016	131.94	.00		
2766	EWING IRRIGATION PRO	1540051	PARK/DEPARTMENTAL SUPPLIES	06/01/2016	241.48	.00		
Total 1070330:					373.42	.00		
1070480								
2493	DUFF SHELLEY MOWER	69740	PARK/MAINTENANCE	05/31/2016	9.99	.00		
5718	NORTHWEST FENCE & S	1713A	PARK/DEPARTMENTAL SUPPLIES	06/09/2016	132.53	.00		
Total 1070480:					142.52	.00		
1070670								
1760	CINTAS FIRST AID & SAF	5005225694	PARK/FIRST AID SUPPLIES	06/15/2016	70.50	.00		
Total 1070670:					70.50	.00		
1071250								
1436	CARTERS AUTO & REPAI	9029	REC/VEHICLE INSPECTION & EMIS	05/20/2016	45.00	.00		
Total 1071250:					45.00	.00		
1072545								
15	1 PROMOTIONAL PRODU	2104	LEISURE/SHIRTS	06/04/2016	374.00	.00		
15	1 PROMOTIONAL PRODU	2105	LEISURE/AWARDS	06/04/2016	551.40	.00		
15	1 PROMOTIONAL PRODU	2110	DOOR HANGER BAGS	06/16/2016	150.00	.00		
15	1 PROMOTIONAL PRODU	2111	LEISURE/BUSINESS CARD MAGNE	06/20/2016	1,550.00	.00		
15	1 PROMOTIONAL PRODU	2112	LEISURE/GIFT CARDS	06/21/2016	315.55	.00		
15	1 PROMOTIONAL PRODU	2113	LEISURE/COLOR BOOK-WATER CO	06/22/2016	980.00	.00		
15	1 PROMOTIONAL PRODU	2114	LEISURE/WISE STICKERS	06/22/2016	750.00	.00		
973	BLACK CANYON SIGNS, I	3172	LEISURE/AWARDS BANNER	04/21/2016	192.00	.00		
Total 1072545:					4,862.95	.00		
1074480								
1132	BRADY INDUSTRIES OF	5115751	BUILDING MAINTENANCE	06/02/2016	334.88	.00		
9342	WAXIE'S SANITARY SUP	76012809	BUILDING MAINTENANCE SUPPLIE	06/03/2016	624.62	.00		
9342	WAXIE'S SANITARY SUP	76025363	BUILDING MAINTENANCE SUPPLIE	05/09/2016	129.24	.00		
9342	WAXIE'S SANITARY SUP	76025875	BUILDING MAINTENANCE SUPPLIE	06/09/2016	1,180.27	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 1074480:					2,269.01	.00		
1074481								
1132	BRADY INDUSTRIES OF	5115751	BUILDING MAINTENANCE	06/02/2016	91.50	.00		
Total 1074481:					91.50	.00		
1160940								
1418	CARSTEN, CHARLES A	108	FIELD DESIGN SERVICES	06/20/2016	10,000.00	.00		
Total 1160940:					10,000.00	.00		
1670899								
1880	CODY EKKER CONSTRU	06012016-3	CULINARY WATER IMPROVEMENT	06/01/2016	196,023.11	.00		
Total 1670899:					196,023.11	.00		
2270250								
1436	CARTERS AUTO & REPAI	9122	CEM/INSPECTION & EMISSIONS	06/09/2016	90.00	.00		
Total 2270250:					90.00	.00		
2270480								
1905	COMCAST CABLE	06032016	CEM/INTERNET SERVICES	06/03/2016	97.08	.00		
3571	GURR'S COPYTEC	8216	CEM/LAMINATION	06/16/2016	21.25	.00		
Total 2270480:					118.33	.00		
4140260								
1516	CENTURY LINK	05282016	E-911/PHONE LINES	05/28/2016	89.10	.00		
Total 4140260:					89.10	.00		
4140300								
8272	THE POLICE AND SHERI	82081	E-911/ID CARDS	06/03/2016	19.00	.00		
Total 4140300:					19.00	.00		
4841610								
9760	YBA SHIRTS, INC.	26329	MULTI DEPT/SHIRTS	04/21/2016	302.50	.00		
Total 4841610:					302.50	.00		
4870847								
1420	CART AWAY CONCRETE,	6003A	PIPE PLANT PROJECT	05/10/2016	137.00	.00		
1420	CART AWAY CONCRETE,	6188A	PIPE PLANT PROJECT	05/26/2016	275.00	.00		
3312	GENEVA ROCK PRODUC	1748434	WATER/ASPHALT	06/08/2016	182.36	.00		
8525	TRENCH SHORING SERV	86-65531	PIPE PLANT PROJECT	05/23/2016	600.00	.00		
Total 4870847:					1,194.36	.00		
4960903								
4822	LINDEN OUTDOOR POW	5460	WALK MOWER W/BAGGER	06/02/2016	5,396.80	.00		
Total 4960903:					5,396.80	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
5140210								
7141	RURAL WATER ASSOC O	1589	WATER/REGISTRATION	05/27/2016	225.00	.00		
Total 5140210:					225.00	.00		
5140250								
1436	CARTERS AUTO & REPAI	9055	WATER/VEHICLE EXPENSE	05/26/2016	566.81	.00		
5342	MONARCH HONDA POW	1395890	WATER/VEHICLE MAINTENANCE	06/03/2016	242.92	.00		
5833	O'REILLY AUTOMOTIVE I	3623101465	WATER/VEHICLE MAINTENANCE	06/02/2016	19.95	.00		
Total 5140250:					829.68	.00		
5140600								
1366	CALIFORNIA CONTRACT	29881	WATER/DEPARTMENTAL SUPPLIE	05/31/2016	448.20	.00		
2150	CUSTOM PRECISION MA	713	WATER/FACE WATER METER COV	06/14/2016	200.00	.00		
2192	D AND L SUPPLY CO., IN	52290	WATER/DEPARTMENTAL SUPPLIE	06/14/2016	36.00	.00		
2446	DITCH WITCH OF THE R	18500	WATER/DEPARTMENTAL SUPPLIE	06/09/2016	71.96	.00		
3312	GENEVA ROCK PRODUC	1740798	WATER/ASPHALT	05/19/2016	582.46	.00		
3784	HD SUPPLY WATERWOR	558285	WATER/DEPARTMENTAL SUPPLIE	05/25/2016	2,896.75	.00		
4019	HUMPHRIES, INC.	285646	WATER/DEPARTMENTAL SUPPLIE	06/08/2016	60.81	.00		
5342	MONARCH HONDA POW	1395891	WATER/VEHICLE MAINTENANCE	05/03/2016	289.78	.00		
6938	RICHARDS LABORATORI	21024	WATER/COLIFORM	06/09/2016	484.00	.00		
7379	SENSUS METERING SYS	17002661	WATER/SOFTWARE SUPPORT	05/27/2016	1,893.15	.00		
8058	SUNRISE ENVIRONMENT	62991	REC/CLEANING SUPPLIES	06/02/2016	319.96	.00		
9423	WESTROC INC.	272695	WATER/ROAD BASE	05/20/2016	229.50	.00		
Total 5140600:					7,512.57	.00		
5140610								
1005	BONNEVILLE COLLECTI	05312016	COLLECTION FEES	05/31/2016	99.56	.00		
1368	C-A-L RANCH STORES	7473/8	WATER/ASSORTED SUPPLIES	06/01/2016	236.96	.00		
1368	C-A-L RANCH STORES	7500/8	WATER/ASSORTED SUPPLIES	06/08/2016	192.91	.00		
9760	YBA SHIRTS, INC.	26329	MULTI DEPT/SHIRTS	04/21/2016	202.50	.00		
Total 5140610:					731.93	.00		
5170915								
2675	ELECTRICAL WHOLESAL	911143067	WATER/TURBIN FUSE	04/26/2016	136.67	.00		
Total 5170915:					136.67	.00		
5240350								
8422	TIMP. SPECIAL SERVICE	05302016	WASTEWATER TREATMENT	05/30/2016	236,330.88	.00		
Total 5240350:					236,330.88	.00		
5240600								
2192	D AND L SUPPLY CO., IN	51975	SEWER/MILLED DOWN	06/06/2016	177.00	.00		
2192	D AND L SUPPLY CO., IN	52024	SEWER/GRADERING	06/07/2016	425.00	.00		
2446	DITCH WITCH OF THE R	18500	SEWER/DEPARTMENTAL SUPPLIE	06/09/2016	71.96	.00		
Total 5240600:					673.96	.00		
5240610								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	7.85	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 5240610:					7.85	.00		
5240775								
7754	SPAULDING GOMM, PC	04262016	LEGAL SERVICES FOR CCAP GRO	04/26/2016	135.00	.00		
Total 5240775:					135.00	.00		
5440600								
730	BAKERCORP	1553722-0001	SEC WATER/DEPARTMENTAL SUP	06/06/2016	5,646.50	.00		
2446	DITCH WITCH OF THE R	18500	SEC WATER/DEPARTMENTAL SUP	06/09/2016	71.96	.00		
5776	OLYMPUS SAETY & SUP	1495	SEC WATER/DEPARTMENTAL SUP	06/13/2016	617.00	.00		
Total 5440600:					6,335.46	.00		
5440605								
9430	WETCO, INC.	11746	SEC WATER/DEPARTMENTAL SUP	06/09/2016	237.50	.00		
Total 5440605:					237.50	.00		
5740110								
555	ARNOLD, DR. STEVEN N,	06062016	DENTAL SERVICES	06/06/2016	1,000.00	.00		
555	ARNOLD, DR. STEVEN N,	06132016	DENTAL SERVICES	06/13/2016	77.30	.00		
1440	CASCADE ENDODONTIC	04132016	DENTAL SERVICES	04/13/2016	567.60	.00		
1888	COLLEGE DENTAL CLINI	06012016	DENTAL SERVICES	06/01/2016	333.30	.00		
2075	CRIDDLE, MICHAEL W. D	05172016	DENTAL SERVICES	05/18/2016	145.00	.00		
2965	FLICK, STEVEN K DMD,	06092016	DENTAL SERVICES	06/09/2016	114.10	.00		
4403	JONES, AARON H D.D.S.	05202016	DENTAL SERVICES	05/20/2016	64.50	.00		
8480	TOTAL CARE DENTAL	05312016	DENTAL SERVICES	05/31/2016	530.50	.00		
Total 5740110:					2,832.30	.00		
5813130								
7070	ROCK MOUNTAIN TECHN	E213B	COMPUTER SOFTWARE & SERVER	06/23/2016	70,205.88	.00		
Total 5813130:					70,205.88	.00		
7173240								
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	53.94	.00		
Total 7173240:					53.94	.00		
7173380								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	8,792.31	.00		
Total 7173380:					8,792.31	.00		
7173390								
1338	C.E.M.	115825	POOL/SWIM POOL MAINTENANCE	05/31/2016	24.24	.00		
1338	C.E.M.	115990	POOL/SWIM POOL MAINTENANCE	06/07/2016	227.98	.00		
1338	C.E.M.	115991	POOL/SWIM POOL MAINTENANCE	06/07/2016	320.00	.00		
Total 7173390:					572.22	.00		
7173392								
5103	McBRIDE, JOHN	531595	POOL/SLIDE REJUVENATION	06/06/2016	6,235.00	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
Total 7173392:					6,235.00	.00		
7173460								
1863	SWIRE COCA-COLA USA,	11940288175	POOL/CONCESSION STAND EXPE	06/03/2016	298.10	.00		
3158	FREEZING POINT LLC	9264	POOL/CONCESSION EXPENSES	06/07/2016	1,987.20	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	35.82	.00		
8088	SYSCO INTERMOUNTAIN	613288004	POOL/CONCESSIONS	06/01/2016	1,569.65	.00		
8088	SYSCO INTERMOUNTAIN	613325465	POOL/CONCESSIONS	06/03/2016	508.64	.00		
Total 7173460:					4,399.41	.00		
7173480								
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	9.76	.00		
Total 7173480:					9.76	.00		
7173481								
1338	C.E.M.	115826	POOL/SWIM POOL MAINTENANCE	05/31/2016	660.11	.00		
1804	CLEAR SPRINGS POOL &	26521	POOL/DEPARTMENTAL SUPPLIES	06/02/2016	78.09	.00		
Total 7173481:					738.20	.00		
7271060								
6672	QUESTAR GAS	06232016	MULTI DEPT/HEATING EXPENSE	06/23/2016	383.57	.00		
Total 7271060:					383.57	.00		
7271410								
1504	CENTRAL UTAH RECREA	0608202	REC/MEMBERSHIP FEES	06/17/2016	160.00	.00		
2080	CRITERION PICTURES, U	414773	REC/MOVIE IN THE PARK	06/09/2016	750.00	.00		
3835	HENRY, BROOKS D.	05202016	REC/DJ SERVICES	05/20/2016	300.00	.00		
3835	HENRY, BROOKS D.	06142016	REC/DJ SERVICES	06/14/2016	200.00	.00		
4019	HUMPHRIES, INC.	1136642	REC/DEPARTMENTAL SUPPLIES	06/02/2016	156.00	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	2,376.00	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	39.99	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	84.55	.00		
7340	SCOREBOARD SPORTS	110955	REC/EQUIPMENT	05/25/2016	240.00	.00		
7530	SMASH ATHLETICS, INC.	9993	REC/BASEBALL SHIRTS	05/06/2016	10.10	.00		
8219	TEXTILE TEAM OUTLET	33918	REC/UNIFORMS	05/06/2016	771.80	.00		
8219	TEXTILE TEAM OUTLET	34017	REC/UNIFORMS	05/24/2016	94.80	.00		
8219	TEXTILE TEAM OUTLET	34053	REC/ SHIRTS	06/03/2016	63.92	.00		
8219	TEXTILE TEAM OUTLET	34057	REC/UNIFORMS	06/03/2016	445.50	.00		
8219	TEXTILE TEAM OUTLET	34060	REC/ SHIRTS	06/06/2016	8.50	.00		
Total 7271410:					5,701.16	.00		
7271420								
470	ANDERSEN, RALPH	06062016	REC/CONTRACTED SERVICES	06/06/2016	105.00	.00		
1355	CAPPADONIA, PHIL	06062016	REC/CONTRACTED SERVICES	06/06/2016	70.00	.00		
1355	CAPPADONIA, PHIL	06132016	REC/CONTRACTED SERVICES	06/13/2016	68.00	.00		
1356	CAPPADONIA, TYLER	06062016	REC/CONTRACTED SERVICES	06/06/2016	70.00	.00		
1356	CAPPADONIA, TYLER	06132016	REC/CONTRACTED SERVICES	06/13/2016	70.00	.00		
1801	CLAWSON, MARK	06012016	REC/CONTRACTED SERVICES	06/01/2016	48.00	.00		
1801	CLAWSON, MARK	06082016	REC/CONTRACTED SERVICES	06/08/2016	64.00	.00		
1801	CLAWSON, MARK	06092016	REC/CONTRACTED SERVICES	06/09/2016	64.00	.00		
1905	COMCAST CABLE	06152016	REC/INTERNET SERVICE	06/15/2016	135.86	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
2021	CORNWELL, JOHN	06082016	REC/CONTRACTED SERVICES	06/08/2016	64.00	.00		
2263	DALE, TIMOTHY	05252016	REC/CONTRACTED SERVICES	05/25/2016	64.00	.00		
2263	DALE, TIMOTHY	06012016	REC/CONTRACTED SERVICES	06/01/2016	64.00	.00		
2889	FIRST ADVANTAGE BAC	5547671605	REC/BACKGROUND CHECKS	05/31/2016	358.20	.00		
3823	HEILBUT, RICK	052322016	REC/CONTRACTED SERVICES	05/23/2016	64.00	.00		
3823	HEILBUT, RICK	05252016	REC/CONTRACTED SERVICES	05/25/2016	64.00	.00		
3823	HEILBUT, RICK	06012016	REC/CONTRACTED SERVICES	06/01/2016	64.00	.00		
3823	HEILBUT, RICK	06062016	REC/CONTRACTED SERVICES	06/06/2016	64.00	.00		
3823	HEILBUT, RICK	06082016	REC/CONTRACTED SERVICES	06/08/2016	48.00	.00		
5128	McDONOUGH, MICHAEL	06062016	REC/CONTRACTED SERVICES	06/06/2016	64.00	.00		
6687	QUILTER, EVAN	05252016	REC/CONTRACTED SERVICES	05/25/2016	48.00	.00		
6687	QUILTER, EVAN	06132016	REC/CONTRACTED SERVICES	06/13/2016	70.00	.00		
7081	ROLLINS, JARED	06062016	REC/CONTRACTED SERVICES	06/06/2016	105.00	.00		
7320	SCHWARTZ, RICHARD	05232016	REC/CONTRACTED SERVICES	05/23/2016	64.00	.00		
7320	SCHWARTZ, RICHARD	06012016	REC/CONTRACTED SERVICES	06/01/2016	48.00	.00		
7320	SCHWARTZ, RICHARD	06082016	REC/CONTRACTED SERVICES	06/08/2016	48.00	.00		
7320	SCHWARTZ, RICHARD	06132016	REC/CONTRACTED SERVICES	06/13/2016	68.00	.00		
7420	SHIELD-SAFETY, LLC	2203307231	REC/FIRST AID SUPPLIES	06/03/2016	147.70	.00		
9524	WILLIAMSON, BRYON T	06132016	REC/CONTRACTED SERVICES	06/13/2016	105.00	.00		
9756	YAKIWCHUK, KELLEY	06072016	REC/CONTRACTED SERVICES	06/07/2016	48.00	.00		
Total 7271420:					2,364.76	.00		
7271460								
1863	SWIRE COCA-COLA USA,	11940279190	REC/SNACK BAR EXPENSE	05/20/2016	1,126.20	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	2,724.00	.00		
7233	SAM'S CLUB	06232016	MULTI DEPT/SUPPLIES	06/23/2016	84.54	.00		
Total 7271460:					3,934.74	.00		
7371551								
1062	BOUNOUS,MIKAYLA CRY	06092016	CSYP/ASSISTANT	06/09/2016	400.00	.00		
1112	BRADLEY, KRISTEN	06092016	CSYP/CHOREOGRAPHER	06/09/2016	500.00	.00		
3698	HARDING, REX	06212016	CSYP/DESK INSTALLATION	06/21/2016	50.00	.00		
4585	KREMNEV, ANGIE LITTLE	06092016	CSYP/PRODUCER	06/09/2016	840.00	.00		
5098	MAYBERRY, CORINNE	06092016	CSYP/ASSISTANT CHOREOGRAPHER	06/09/2016	250.00	.00		
7240	SANDERS, LORI	06082016	CSYP/STAFF TRADES FOR TUACA	06/09/2016	3,150.00	.00		
7240	SANDERS, LORI	06092016	CSYP/PRODUCER	06/09/2016	635.00	.00		
7240	SANDERS, LORI	06102016	YOUTH THEATRE/DIRECTOR	06/09/2016	600.00	.00		
7240	SANDERS, LORI	06142016	CSYP/REIMB. FOR EXPENSES	06/14/2016	6,118.56	.00		
7240	SANDERS, LORI	06212016	CSYP/REIMB FOR EXPENSES	06/21/2016	1,600.71	.00		
9092	VARNEY, EMILY	06092016	CSYP/PRODUCER	06/09/2016	345.00	.00		
9232	WALSH, ANDREW	06092016	CSYP/MUSICAL DIRECTOR	06/09/2016	600.00	.00		
Total 7371551:					15,089.27	.00		
7371554								
570	ASAY, KAY	06142016	UCC/REIMB. FOR EXPENSES	06/14/2016	332.06	.00		
4678	LARSEN, ELIZABETH W.	06142016	UCC/REIMB FOR CD'S	06/14/2016	74.00	.00		
7083	RODEBACK, HEIDI	06142016	UCC/PROFESSIONAL FEES	06/14/2016	25.00	.00		
9355	WEISS, LORI	06142016	UCC/ACCOMPAINIST	06/14/2016	40.00	.00		
Total 7371554:					471.06	.00		
Grand Totals:					949,932.69	.00		

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid	Voided
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Only unpaid invoices included.
