



RIVERTON CITY REGULAR CITY COUNCIL MEETING AGENDA

June 4, 2013

Notice is hereby given that the Riverton City Council will hold a **Regular City Council Meeting** beginning at **6:30 p.m.** on **June 4, 2013** at Riverton City Hall, located at 12830 South 1700 West, Riverton, Utah.

1. GENERAL BUSINESS

1. Call to Order and Roll Call
2. Pledge of Allegiance
3. Presentations/Reports
 1. Recognition of Boy Scout Troops
 2. Riverton Choice Awards for Excellence in Education – Silver Crest Elementary –
Council Member Brent Johnson
4. Public Comments

2. STAFF REPORTS

1. Lance Blackwood, City Manager
2. Safety Training – *Ryan Carter, City Attorney*

3. PUBLIC HEARINGS

1. **Public Hearing** – regarding a request that approximately 12 acres located at 11900 South 4000 West be rezoned from RR-22 (1/2 Acre Single Family) to R-4 (1/4 Acre Single Family Lots), Ryan Pool, Applicant – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-07** - Rezoning 12.2 Acres Located at 11900 South 4000 West from RR-22 (Rural Residential 1/2 Acre Lots) to R-4 (Residential 1/4 Acre Lots)
2. **Public Hearing** – regarding a request that 5.45 acres located at 1975 West 11800 South be rezoned from R-3 (Residential 1/3 Acre Lots) to R-4 (Residential 1/4 Acre Lots), Dave Helm, Ponderosa Properties, Applicant – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-08** - Rezoning 18.3 Acres located at 1900 West 11900 South from R-3 to R-4 (Residential 1/3 Acre Lots) to R-4 (Residential 1/4 Acre Lots)
3. **Public Hearing** – regarding a request that 6.89 acres located at 1863 West 11900 South be rezoned from R-3 (Residential 1/3 Acre Lots) to R-4 (Residential 1/4 Acre Lots), Henry Walker Homes, Applicant – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-09** - Rezoning 6.89 Acres located at 1863 West 11900 South from R-3 (Residential 1/3 Acre Lots) to R-4 (Residential 1/4 Acre Lots)
4. **Public Hearing** – regarding proposed amendments to Ordinance 17.20.010, Regulating Closure of Public Rights-of-Way, amendments proposed by Riverton City – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-11** - Amending Riverton City Ordinance 17.20.010, Streets and Bridges, addressing the Installation of Emergency Vehicle Access Gates
5. **Public Hearing** – regarding proposed amendments to Ordinance 18.175, Wireless Communications Towers – *Jason Lethbridge, Planning Manager*
 1. **Ordinance No. 13-12** - Amending Riverton City Ordinance 18.175, Wireless Telecommunication Towers, Amendments Proposed By Riverton City
6. **Public Hearing** – regarding the Tentative Budgets for Fiscal Year 2013-2014 – *Mayor Applegarth*

4. DISCUSSION/ACTION ITEMS

1. Royal Farms Preliminary And Final Plat Subdivision, 78 Lot Subdivision located at approximately 12064 South 3600 West, R-4 SD Zone, Bowler Properties L.C., Applicant – *Jason Lethbridge, Planning Manager*
2. Amended Site Plan, Building Materials And Architecture, Burt Brothers Tires, 13728 South Redwood Road, Final Commercial Site Plan, C-G Zone, Howard Kent, Applicant – *Jason Lethbridge, Planning Manager*

5. CONSENT AGENDA

1. **Minutes:** RCCM/WS 05-07-13, WS 05-21-13
2. **Bond Releases:**
 1. The Ridge at Lovers Lane – Performance Release
 2. Summerwood Phase 3 – Performance Release
3. **Resolution No. 13-23** - Approving Partial Abandonment of Easement for property located along Lovers Lane adjacent to The Ridge at Lovers Lane Subdivision – *Trace Robinson, Public Works Director*
4. **Ordinance No. 13-10** - Adopting a Groundwater Protection Overlay, Establishing a Wellhead Protection Zone associated with an existing well at 1050 West 12300 South, proposed by Riverton City – *Jason Lethbridge, Planning Manager*

6. ELECTED OFFICIAL REPORTS

1. Mayor Bill Applegarth
2. Council Member Brent Johnson
3. Council Member Al Leavitt
4. Council Member Sheldon Stewart
5. Council Member Tracy Thaxton
6. Council Member Roy Tingey

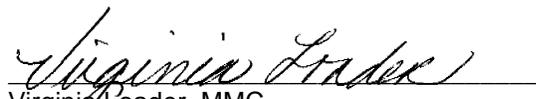
7. UPCOMING MEETINGS

1. June 18, 2013 – Riverton Redevelopment Agency Meeting - 6:15 p.m.
2. June 18, 2013 – Regular City Council Meeting – 6:30 p.m.
3. July 16, 2013 – Regular City Council Meeting – 6:30 p.m.

8. CLOSED SESSION

9. ADJOURN

Dated this 30th day of May 2013


Virginia Loader, MMC
Riverton City Recorder

Public Comment Procedure

At each Regular City Council Meeting any person wishing to comment on any item not otherwise on the Agenda may address the Governing Body during the Public Comment period. The comment period is limited to 30 minutes. Any person wishing to comment shall limit their comments to no more than three (3) minutes, unless additional time is authorized by the Mayor. Citizen groups will be asked to appoint a spokesperson, who shall limit their comments to no more than five (5) minutes. All comments shall be directed to the Mayor and City Council. No person addressing the Governing Body during the comment period shall be allowed to comment more than once during that comment period. Speakers should not expect any debate or dialogue with the Mayor, City Council or City Staff during the meeting.

In compliance with the Americans with Disabilities Act, individuals needing special accommodations or assistance during this meeting shall notify the City Recorder's Office at 801-208-3126, at least 24 hours prior to the meeting. Accessible parking and entrance are located on the south end of the building with elevator access to the City Council Chambers located on the second floor.

Certificate of Posting

I, Virginia Loader, the duly appointed and acting Recorder for Riverton City certify that, at least 24 hours prior to such meeting, the foregoing City Council Agenda was emailed to the Salt Lake Tribune, Deseret News and the South Valley Journal. A copy of the Agenda was also posted in the City Hall Lobby, on the City's Website at www.rivertoncity.com, and on the Utah Public Meeting Notice Website at <http://pmn.utah.gov>.

Dated this 30th day of May 2013

**Virginia Loader, MMC
Recorder**



Riverton City Choice Awards

Silver Crest Elementary School/ Herriman

June 2013

Girl Student: Emma Peterson – Emma is a great example of what a leader in the classroom and community should be. She always puts first things first with her school work and family. She thinks “win-win” when working on class projects, at recess, and when working on the schools morning announcements. We are honored to have Emma as a 6th grade student at Silver Crest Elementary.

Boy Student: Daxton Owens - Daxton is a very responsible 6th grade student. He has worked hard to improve and keep his grades at a high standard. He is kind to his other classmates and has a good attitude. We are very proud of his efforts at Silver Crest Elementary.

Educator: Amy Allen - Amy Allen is an excellent teacher. Each day she puts in the extra effort to make the curriculum meaningful to students, and does so in a fun and exciting way. She meets the individual needs of all students, and every student excels. She helps students develop the leadership skills that they will need as they move on to the rest of their school careers.

Additionally, Amy helps our entire school and community by reaching out to students beyond her own classroom. She has volunteered her time to direct an extremely successful school choir for the past three years and has been instrumental in helping us implement our “Leader Me Program.” She is truly an amazing teacher. We are grateful to have Ms. Allen at Silver Crest.



Issue Paper

Item No. 3.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE, REZONE 12.2 ACRES LOCATED AT 11900 SOUTH 4000 WEST FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), RYAN POOL, APPLICANT	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Ryan Pool has submitted an application requesting that 12.2 acres located at 11900 South 4000 West be rezoned from RR-22 (Rural Residential ½ acre lots) to R-4 (Residential ¼ acre lots). The property is currently vacant land utilized as agriculture. To the north property is located in South Jordan City with residential uses mixed with some commercial. To the west property is zoned RR-22 and is vacant agriculture land. To the south is the Midas Creek drainage and R-3 zoning. To the east property is zoned as C-PO (Commercial Professional Office) that is vacant with some R-1 (Residential 1 acre lots) in between.</p> <p>The applicant is requesting that the property be rezoned to R-4, a residential zoning district that allows a minimum of 10,000 square foot lots, to make way for a single-family residential subdivision that would consist of approximately 42 lots.</p>		
Recommendation: <p>On April 25, 2013, the Planning Commission recommended denial of this rezone application.</p>		
Recommended Motion: <p>“I move to DENY <u>Ordinance No. 13-07</u> - Rezoning 12.2 acres located at 11900 South 4000 West from RR-22 (Rural Residential ½ acre lots) to R-3 (Residential ¼ Acre Single Family lots).”</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-07

AN ORDINANCE REZONING 12.2 ACRES LOCATED AT 11900 SOUTH 4000 WEST FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), RYAN POOL, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and

WHEREAS, the City Council has held a public hearing to consider said rezone; and

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment from the current designation of RR-22 to **R-4 (RESIDENTIAL, SINGLE FAMILY, ¼ ACRE LOTS)**.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit “A” attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Brent Johnson	_____	Yes	_____	No
Council Member Al Leavitt	_____	Yes	_____	No
Council Member Tracy Thaxton	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

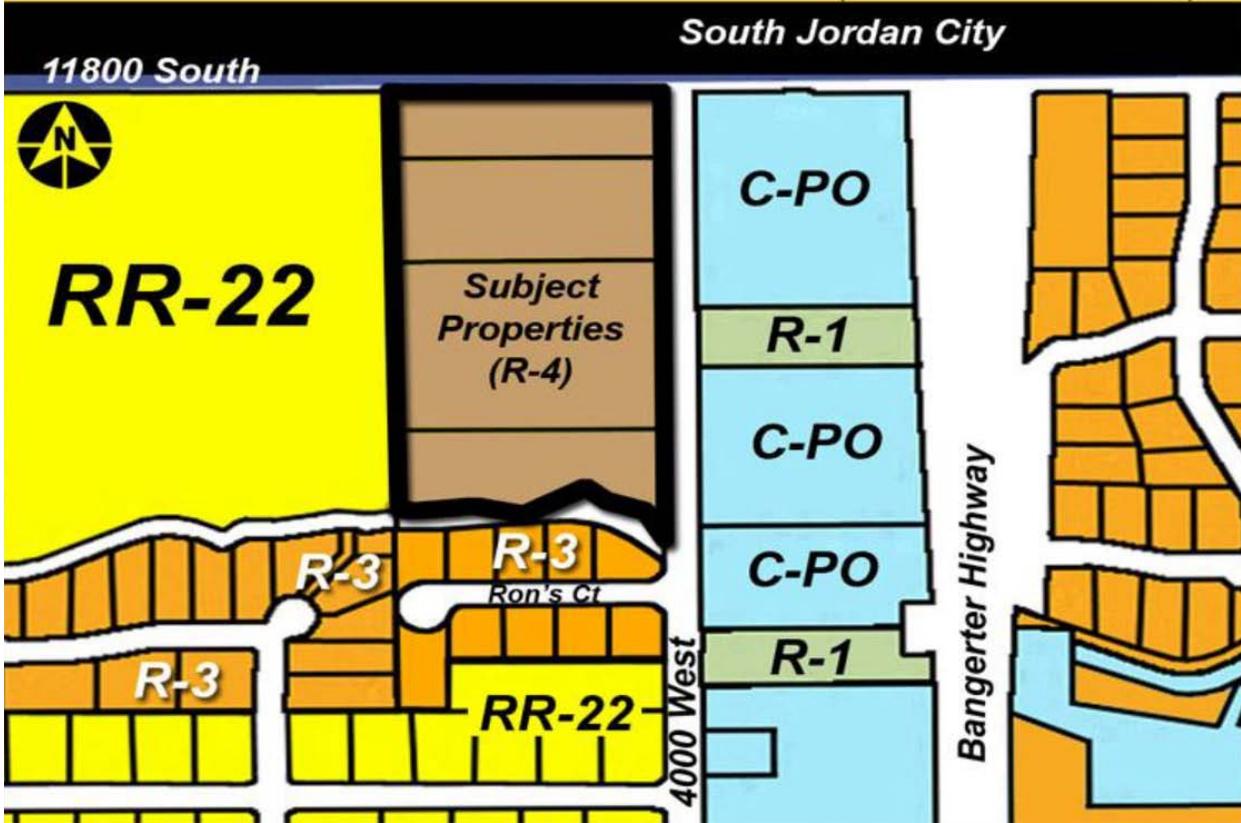


Exhibit A

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: June 4, 2013

SUBJECT: REZONE, REZONE 12.2 ACRES LOCATED AT 11900 SOUTH 4000 WEST FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), RYAN POOL, APPLICANT.

PL NO.: 13-4003 – SHUNK REZONE

On April 25, 2013, the Planning Commission recommended DENIAL of this rezone application. Minutes from that meeting are included below. The Planning Commission recommended the following motion, and for the convenience of the Council an alternative motion has been provided also:

I move the City Council DENY PL#13-4003, proposed rezone of 12.2 acres located at 11900 South 4000 West from RR-22 (Rural Residential ½ acre lots) to R-4 (Residential 10,000 square foot lots).

ALTERNATIVE MOTION

I move the City Council ADOPT Ordinance #13-07, rezoning 12.2 acres located at 11900 South 4000 West from RR-22 (Rural Residential ½ acre lots) to *R-4 (Residential 10,000 square foot lots)*.

BACKGROUND

Ryan Pool has submitted an application requesting that 12.2 acres located at 11900 South 4000 West be rezoned from RR-22 (Rural Residential ½ acre lots) to R-4 (Residential ¼ acre lots). The property is currently vacant land utilized as agriculture. To the north property is located in South Jordan City with residential uses mixed with some commercial. To the west property is zoned RR-22 and is vacant agriculture land. To the south is the Midas Creek drainage and R-3 zoning. To the east property is zoned as C-PO (Commercial Professional Office) that is vacant with some R-1 (Residential 1 acre lots) in between.

The applicant is requesting that the property be rezoned to R-4, a residential zoning district that allows a minimum of 10,000 square foot lots, to make way for a single-family residential subdivision that would consist of approximately 42 lots.

Riverton City's General Plan currently designates this property as low-density residential, a designation that carries a minimum density of 14,000 square foot single-family residential lots or the R-3 zoning. The R-4 zoning as requested by the applicant does not comply with the General Plan. It should also be noted that the Riverton City Planning Commission has approved a recommended General Plan update that will be coming before the City Council with a recommendation that this parcel retain its low-density residential designation with a minimum lot size of 1/3 acre lots. The Planning Commission's denial included consideration of their recommendation on the general plan amendment.

The differences between the R-4 and R-3 zones is lot size minimum and lot width. At 12.2 acres an R-4 zoning district would yield approximately 42 lots after accounting for 20% of the development being utilized as public rights of way and other infrastructure. At R-3 the property would yield approximately 30 lots making a total difference in density of about 12 units.

The property is located at a significant intersection with potentially commercial properties located between it and the Bangerter corridor. There would not be any connection to existing subdivision streets as access to the future subdivision would be gained from 4000 West and 11800 South. Both of these roads are designed and have the capacity to handle the additional traffic that a 42 or 30 lot subdivision would generate. Both roads are collector streets and not internal subdivision roads.

Currently there are no residential subdivisions that are adjacent to the subject property. The Butterfield property to the west is vacant. The closest existing subdivision would be Wilshire Estates Subdivision that lies on the southern side of the 130 foot wide Midas Creek Subdivision. There will be fencing required with any subdivision that develops on this corner, however, fencing is an issue that should be addressed during subdivision approval rather than at the zoning hearing.

Staff must emphasize that this is an application to rezone, thus the discussion should focus on the use of the land as R-4 or R-3 rather than the current zoning of RR-22. Site planning and subdivision issues such as fencing, road layouts, etc will be addressed later.

Riverton City's ordinance includes several items for consideration in a rezone, and the following checklist outlines those standards provided for review by the Planning Commission and City Council:

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes / No	1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.
Yes / No	2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.
Yes / No	3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.
Yes / No	4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.
Yes / No	5. The proposed zoning amendment is consistent with the City's Master Plan.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Possible Zoning Map
4. An 8.5" x 11" copy of the General Plan Designation
5. An 8.5" x 11" copy of the aerial view.

SHUNK REZONE

Aerial View



SHUNK REZONE

Zoning Map

South Jordan City

11800 South



RR-22

Subject
Properties
(RR-22)

C-PO

R-1

C-PO

C-PO

R-1

Bangerter Highway

R-3

R-3

Ron's Ct

R-3

RR-22

4000 West

SHUNK REZONE

Zoning Map

South Jordan City

11800 South



RR-22

Subject
Properties
(R-4)

C-PO

R-1

C-PO

C-PO

R-1

Bangerter Highway

R-3

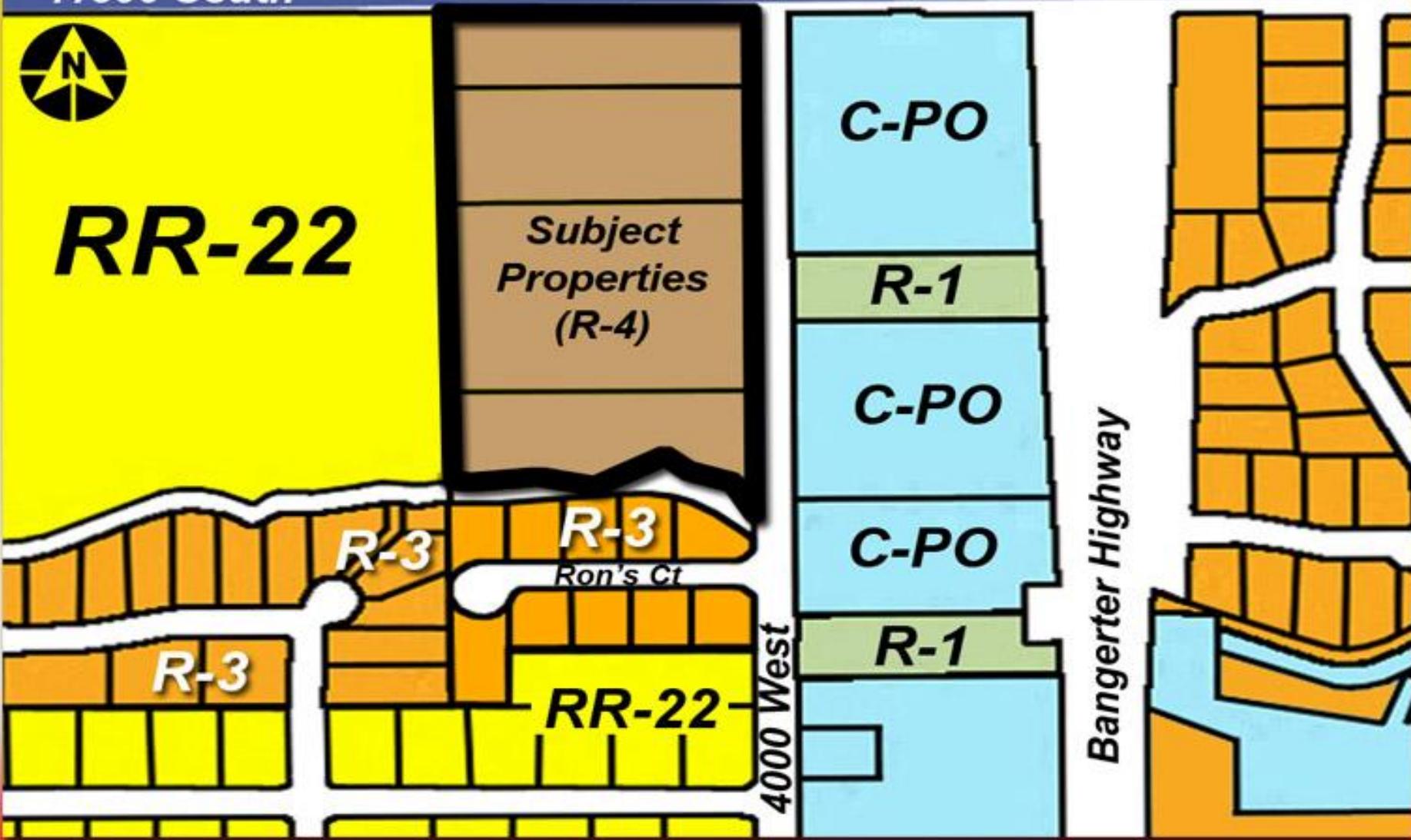
R-3

Ron's Ct

R-3

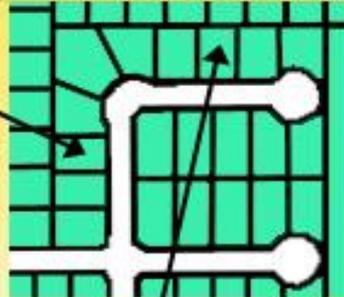
RR-22

4000 West

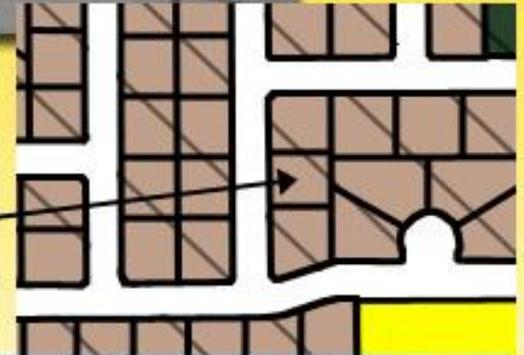




**7,000 Square
Foot Lot**



**10,000
Square
Foot Lot**



**7000
Square
Foot
Lots**



1 RIVERTON CITY PLANNING COMMISSION
2 MEETING MINUTES

3
4 April 25, 2013

5
6 The Riverton City Planning Commission convened at 6:30 p.m. in the Riverton City
7 Civic Center at 12830 South 1700 West, Riverton, Utah.

8
9 Planning Commission Members: Staff:
10
11 Larry Brown Andrew Aagard, City Planner
12 Cade Bryant Casey Taylor, Asst. City Attorney
13 Dennis Hansen
14 Kent Hartley
15 Scott Kochevar
16 Taylor Morrill
17 Brian Russell

18
19 Commissioner Dennis Hansen led the Pledge of Allegiance. Commissioner Kent
20 Hartley called the meeting to order.

21
22 Commissioner Hartley stated that he had been asked to switch the agenda items.
23 There were no objections to the switch, so agenda item 1.B. was heard first, then item
24 1.A.

25
26 I. PUBLIC HEARINGS

- 27
28 A. 13-4003, REZONE. REZONE 12.2 ACRES LOCATED AT 11900 SOUTH 4000
29 WEST FROM RR-22 (RURAL RESIDENTIAL ½ ACRE LOTS) TO R-4
30 (RESIDENTIAL ¼ ACRE LOTS).

31
32 Mr. Aagard reported that the applicant would like to rezone 12.2 acres located 11900 South
33 4000 West. The subject property is located at the intersection of 11800 South and 4000
34 West. The applicant would like to rezone the property from RR-22 (Rural Residential one-
35 half acre lots) to R-4 (Residential 10,000 square foot lots). Mr. Aagard displayed a zoning
36 map. Property to the north, which is in South Jordan, is a mixture of commercial and
37 residential uses. Property to the south, which is zoned R-3, is being used for single family
38 homes. Property to the west, which is vacant agricultural land, is zoned RR-22. Properties to
39 the east are zoned Commercial Professional Office and R-1, but they are also being used for
40 agriculture.

41
42 The applicant would like to rezone the property to R-4 to facilitate a single-family residential
43 subdivision. Riverton City's General Plan currently designates the property as low-density
44 residential, requiring lots at least 14,000 square feet or R-3 zoning. The R-4 zoning
45 requested by the applicant would not comply with the current General Plan. The Planning
46 Commission recently considered whether to change the General Plan designation for the
47 area, but voted against changing the property's low-density designation.

1 Mr. Aagard pointed out that the only differences between the R-3 and R-4 designations are
2 the minimum lot size and lot width. He estimates that R-4 zoning would allow approximately
3 twelve more homes in the subdivision.
4

5 Mr. Aagard noted that the subject property is located at a significant intersection, with the
6 potential for commercial development between the subdivision and the Bangerter corridor.
7 The new development would not interconnect with any existing subdivision streets. Access
8 would be gained only via 11800 South and 4000 West, which are collector streets designed
9 to accommodate additional traffic generated by a subdivision.
10

11 There are no residential subdivisions adjacent to the subject property. The closest existing
12 subdivision is Wilshire Estates, which is on the south side of the Midas Creek drainage.
13 Because of the animal rights on surrounding properties, fencing will be required between the
14 existing properties and any residential development of the subject property. Fencing
15 requirements will be discussed during the subdivision process. Mr. Aagard reminded the
16 Commissioners and audience members that the discussion should focus on land use and
17 zoning issues only. Site planning and subdivision issues will be considered later.
18

19 Commissioner Hartley opened the public hearing.
20

21 Mr. Trevor Hull, who works with a consulting company representing the applicant, addressed
22 the Commission. He understands how difficult rezones are. He pointed out that the new
23 subdivision will not generate additional traffic in other neighborhoods, as ingress and egress
24 will be directly onto the collector streets. He thinks development of the subject property will
25 not impact neighboring property owners at all. Mr. Hull indicated one-third acre lots will be
26 used as buffers along the south and west side of the subject property.
27

28 Ms. Loretta Wilcox, who lives just south of Ron's Court, opposes rezoning the property. She
29 thinks the property should be one-half acre lots. She thinks the one-third acre lots adjoining
30 her property do not have any yards for the children to play in. She also thinks that the
31 subdivision will need more street lights, speed bumps, a bridge over Midas Creek, and better
32 weed abatement in Midas Creek drainage. She is upset because they still have not put a
33 gate in her fence for the right-of-way.
34

35 Mr. Lance Alsasser, who lives on Ron's Court, also opposes rezoning the subject property.
36 He purchased his property with the understanding that the property to the north was
37 designated low density, with lots of at least one-half acre. Mr. Alsasser thinks the subject
38 property should remain RR-22, with one-half acre lots. He does not think Riverton needs to
39 worry about attracting people with one-quarter acre lots, as there are many available in
40 neighboring cities. He pointed out several areas that contribute to traffic congestion in the
41 area, including the high-density housing in South Jordan and the Challenger School to be
42 constructed on 4000 West. He thinks additional congestion will overburden both the roads
43 and the local elementary school. Mr. Alsasser indicated that neighbors do not want the
44 property rezoned. He has a petition signed by 64 of the neighboring property owners.
45

46 Mr. Wade Davis, who also lives on Ron's Court, agrees with Mr. Alsasser. He wants his
47 neighborhood to be safe for the many children who live there. He dislikes the traffic along

1 4000 West and thinks the cars are travelling too fast. He thinks other areas of Riverton are
2 more suitable to high density, one-quarter acre lot subdivisions – especially by the highway.
3

4 Ms. Teri Hunter asked about the General Plan designation for the property. Mr. Aagard
5 explained that the previous General Plan called for low-density residential on the subject
6 property. Ms. Hunter believes the City should work within the General Plan and not allow
7 smaller lots on the property.
8

9 Mr. Hull explained who the builder will be. He invited residents to visit the model homes in
10 Jordan Heights or Herriman to see the types of homes planned for the property. He stated
11 that he anticipates that 85% of the homes will have three-car garages.
12

13 Ms. Wilcox asked about the roads. Commissioner Hartley explained that traffic impacts will
14 be considered during the site plan review.
15

16 Mr. Brent Cottrell, who lives just below Ron's Court, asked why the City would consider
17 allowing such a large subdivision when the neighbors do not want it. Commissioner Brown
18 clarified that the current Master Plan designates the subject property as low density, which
19 allows lots as small as 14,000 square feet or one-third acre lots.
20

21 Mr. Ross Zerzog indicated that Riverton residents west of Bangarter signed a petition
22 requesting only one-half acre lots. He and other neighbors fought against the Ron's Court
23 subdivision. He thinks the roads and intersections are insufficient to handle the traffic from
24 existing developments. He is concerned about the safety of children walking along 4000
25 West. He thinks the proposed development will drive down property values.
26

27 (7:34:33) Commissioner Hansen left the meeting.
28

29 Mr. Rick Lamos, who lives in Swenson Farms Park, likes the country feel of Riverton. He
30 wants it to continue. He opposes rezoning.
31

32 Mr. Jake Riddle, who lives on Ron's Court, believes that the new development will impact the
33 surrounding neighborhoods. He likes the area the way it is, so he opposes rezoning.
34

35 Mr. Mike Stringham lived in a neighborhood with one-quarter acre lots. He like the people,
36 but disliked the small lot. He wants to keep his property values up. He thinks smaller lots will
37 attract people who are temporary residents. Mr. Stringham believes that the neighbors do
38 not want smaller lots; they want to keep the open feel of larger lots.
39

40 Mr. Ryan Pool, applicant, addressed the Commission. He intends to develop an area that will
41 support property values, not drive them down. The subdivision plan would use wide
42 frontages to accommodate homes with three-car garages. He plans to put one-third acre lots
43 to act as a buffer between the new development and Ron's Court.
44

45 There were no other public comments. Commissioner Hartley closed the public hearing.
46

1 **Commissioner Brown moved to recommend DENIAL of application #PL 13-4003**
2 **rezoning 12.2 acres located at 11900 South 4000 West from RR-22 (Rural Residential ½**
3 **acre lots) to R-4 (Residential ¼ acre lots). Commissioner Kochevar seconded the**
4 **motion. Vote on motion: Bryan Russell – Aye; Kent Hartley – Aye; Cade Bryant – Nay;**
5 **Taylor Morrill – Aye; Scott Kochevar – Aye; Larry Brown – Aye. The motion passed.**
6



Issue Paper

Item No. 3.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE 18.3 ACRES LOCATED AT 1900 WEST 11900 SOUTH FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Ponderosa Properties has submitted an application to rezone two contiguous properties located at approximately 1900 West 11900 South. The properties are currently zoned R-3 (Residential, 14,000 square foot lots). All of the properties are currently vacant land. South of the subject parcels is an existing residential subdivision that is zoned R-4. Lots in this subdivision are around 10,000 square feet. To the north of the subject parcels is a mix of R-3 and RR-22 zones and single-family homes.</p> <p>The general plan currently designates these properties as Low Density Residential, with a minimum recommend lot size of 1/3 acre. The adjacent property to the east, which is also under consideration for rezone to 1/4 acre lots, is designated in the current General Plan as Medium Density Residential, with a minimum lot size of 1/4 acre lots. The Riverton City Planning Commission has prepared a proposed General Plan amendment which includes a recommendation that these parcels also be designated as Medium Density Residential. While that proposed amendment has not yet be reviewed and considered by the City Council, it is important to note as it was the basis for the Planning Commission's recommendation on this application.</p>		
Recommendation: <p>On April 25, 2013, the Planning Commission voted to recommend APPROVAL of this rezone application; Staff concurs with that recommendation.</p>		
Recommended Motion: <p>"I move to ADOPT <u>Ordinance No. 13-08</u> - Rezoning 18.3 acres located at approximately 1900 West 11900 South from R-3 (Rural Residential 1/3 acre lots) to R-4 (Residential 1/4 acre lots)."</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-08

**AN ORDINANCE REZONING 18.3 ACRES LOCATED AT 1900 WEST 11900 SOUTH
FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT**

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and

WHEREAS, the City Council has held a public hearing to consider said rezone; and

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment from the current designation of R-3 to **R-4 (RESIDENTIAL, SINGLE FAMILY, ¼ ACRE LOTS)**.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

- Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.
- Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

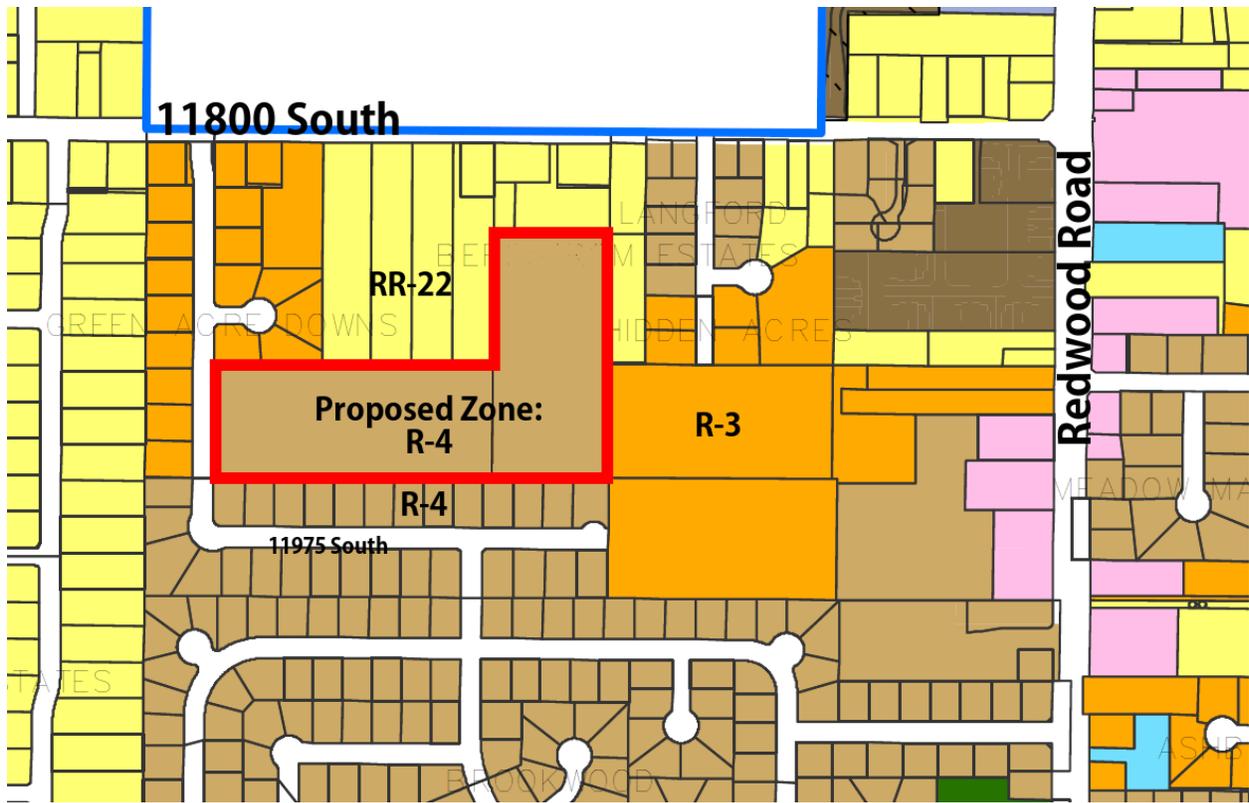


Exhibit A

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: June 4

SUBJECT: REZONE 18.3 ACRES LOCATED AT 1900 WEST 11900 SOUTH FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT.

PL NO.: 13-4005 – NEVIN / GREEN REZONE

On April 25, 2013, the Planning Commission voted to recommend APPROVAL of this rezone application. Minutes from that meeting are included below. The Planning Commission recommended the following motion;

I move the City Council ADOPT Ordinance #13-08, rezoning 18.3 acres located at approximately 11900 South 1900 West from R-3 (Rural Residential 1/3 acre lots) to R-4 (Residential ¼ acre lots).

BACKGROUND

Ponderosa Properties has submitted an application to rezone two contiguous properties located at approximately 1900 West 11900 South. The properties are currently zoned R-3 (Residential, 14,000 square foot lots). All of the properties are currently vacant land. South of the subject parcels is an existing residential subdivision that is zoned R-4. Lots in this subdivision are around 10,000 square feet. To the north of the subject parcels is a mix of R-3 and RR-22 zones and single-family homes.

The general plan currently designates these properties as Low Density Residential, with a minimum recommend lot size of 1/3 acre. The adjacent property to the east, which is also under consideration for rezone to ¼ acre lots, is designated in the current General Plan as Medium Density Residential, with a minimum lot size of ¼ acre lots. The Riverton City Planning Commission has prepared a proposed General Plan amendment which includes a recommendation that these parcels also be designated as Medium Density Residential. While that proposed amendment has not yet be reviewed and considered by the City Council, it is important to note as it was the basis for the Planning Commission's recommendation on this application.

As stated above, this property is adjacent to an existing subdivision to the south which is zoned for and was developed with ¼ acre lots. There is an existing cul-de-sac at the northwest corner of the property that was developed with 1/3 acre lots, and the remainder of the north property line are rear lot areas for larger lots with animal rights. Development of this property will require solid masonry fencing along that property line. It should be noted that while there has been significant comment and concern expressed by the public regarding the perceived differences in quality and value of property between 1/3 and ¼ acre lots, there no substantial differences between the two. Home size and quality tend to be consistent within a development regardless of lot size, and the relative difference in number of lots does not create significant additional impacts to roads, schools, or other infrastructure. The R-4 zone is consistent with the development pattern of this area, and with the surrounding properties and neighborhoods.

It should be emphasized that this hearing is only to discuss the land use and zoning of the subject properties. Issues like fencing, road widths, etc will be addressed during the subdivision process which will follow at a later time.

Riverton City's ordinance includes several items for consideration in a rezone, and the following checklist outlines those standards provided for review by the Planning Commission and City Council:

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes / No	1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.
Yes / No	2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.
Yes / No	3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.
Yes / No	4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.
Yes / No	5. The proposed zoning amendment is consistent with the City's Master Plan.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Possible Zoning Map
4. An 8.5" x 11" copy of the General Plan Designation
5. An 8.5" x 11" copy of the aerial view.

RIVERTON CITY, UTAH
ORDINANCE NO. 13-08

**AN ORDINANCE REZONING 18.3 ACRES LOCATED AT 1900 WEST 11900 SOUTH
FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT**

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment from the current designation of R-3 to **R-4 (RESIDENTIAL, SINGLE FAMILY, ¼ ACRE LOTS)**

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

- Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.
- Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of December, 2012 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

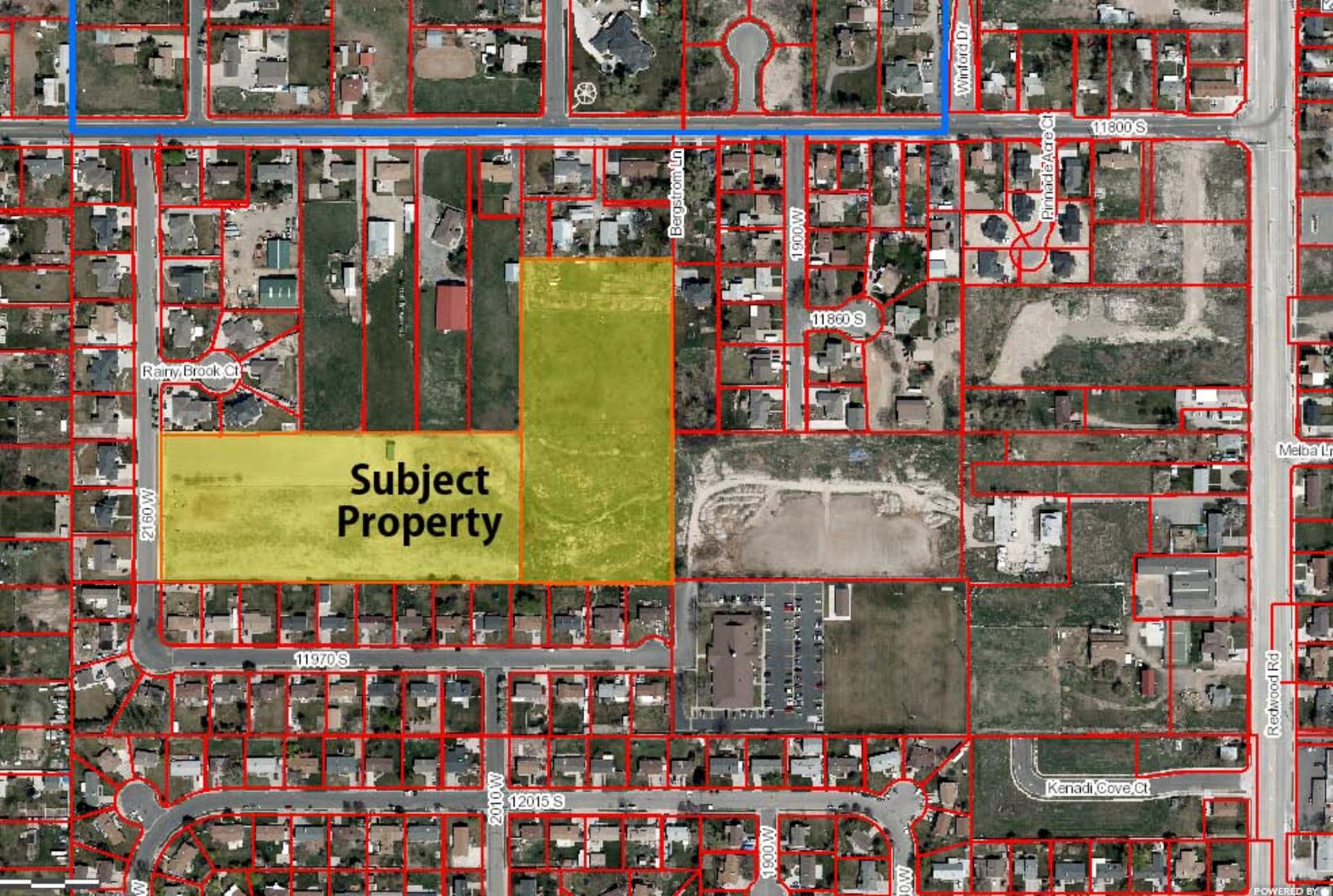
RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder



**Subject
Property**

Winford Dr

11800 S

Pinnacle Acre Ct

Bergstrom Ln

1900 W

11860 S

Rainy Brook Ct

2160 W

11970 S

2010 W

12015 S

1930 W

10 W

Kenadi Cove Ct

Redwood Rd

Meiba Ln

11800 South

RR-22

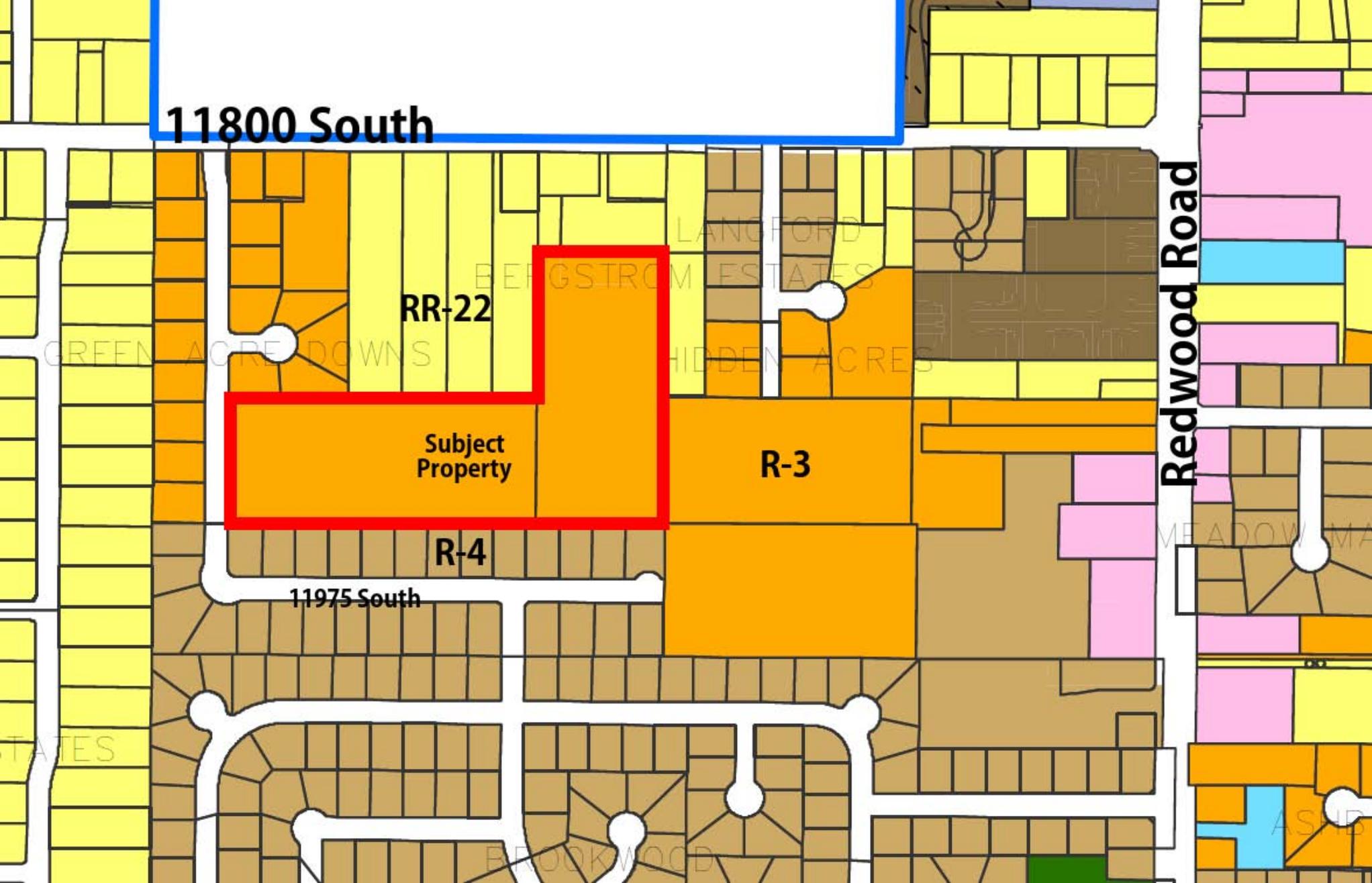
Subject Property

R-3

R-4

11975 South

Redwood Road



11800 South

RR-22

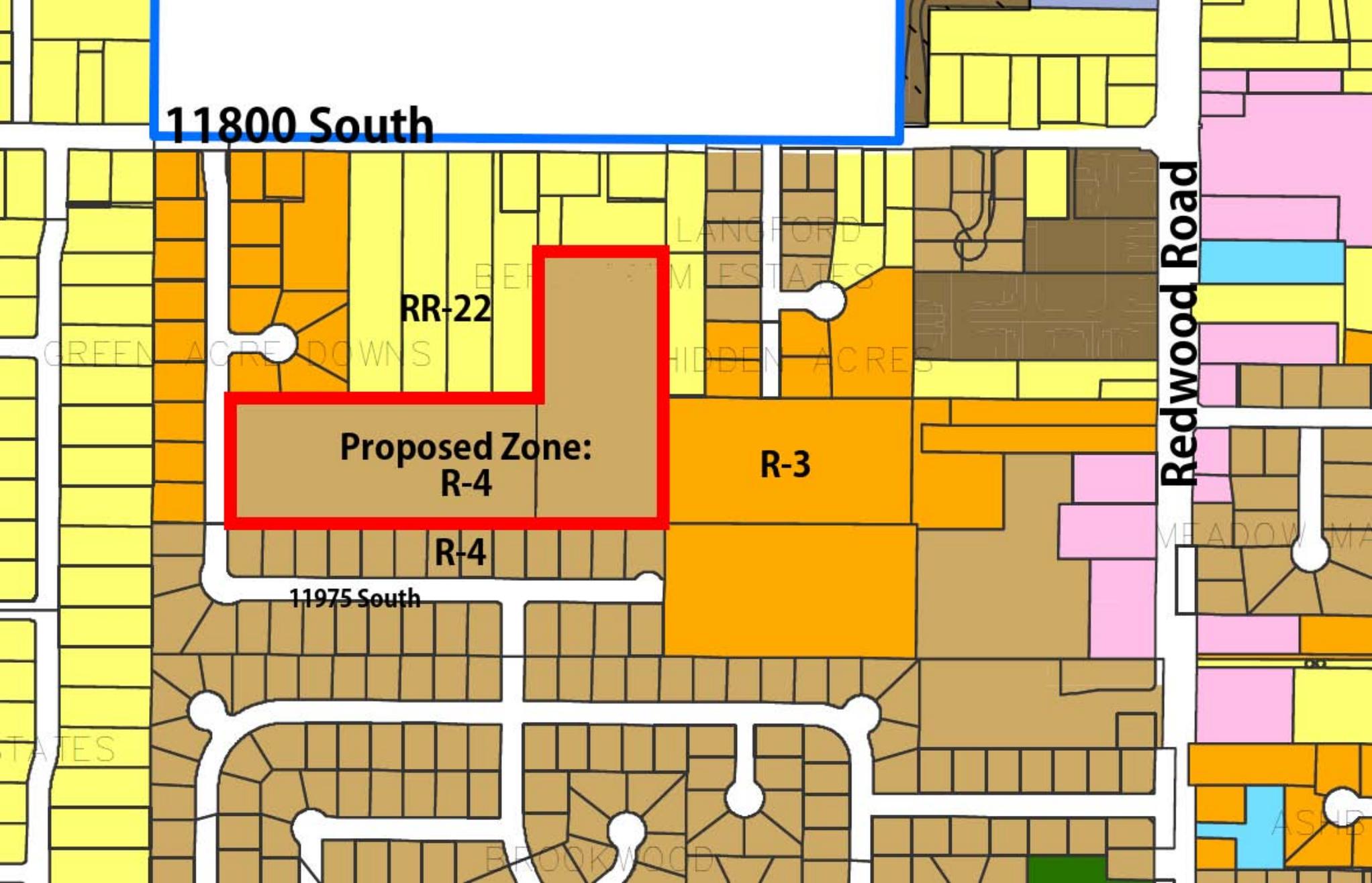
**Proposed Zone:
R-4**

R-3

R-4

11975 South

Redwood Road



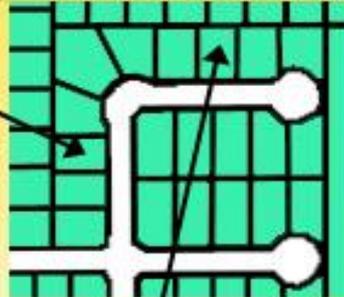
NEVIN/GREEN - BASCOM REZONES

Provided Access

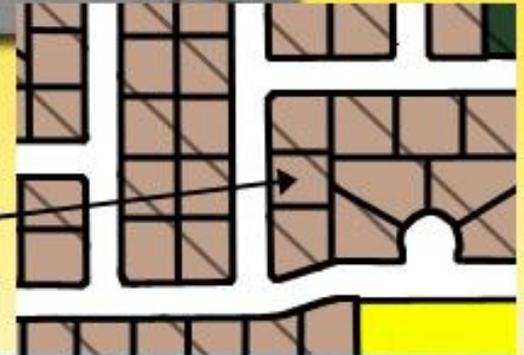




**7,000 Square
Foot Lot**



**10,000
Square
Foot Lot**



**7000
Square
Foot
Lots**



1
2 A. **13-4004**, REZONE. REZONE 6.89 ACRES LOCATED AT 1863 WEST 11900
3 SOUTH FROM R-3 (RESIDENTIAL 1/3 ACRE LOTS) TO R-4 (RESIDENTIAL ¼
4 ACRE LOTS). HENRY WALKER HOMES, APPLICANT.

5
6 AND **13-4005** REZONE 5.45 ACRES LOCATED AT 1975 WEST 11800 SOUTH
7 FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT. REZONE 6
8 ACRES LOCATED AT 2160 WEST 11911 SOUTH FROM R-3 TO R-4,
9 PONDEROSA PROPERTIES, APPLICANT.

10
11 Mr. Andrew Aagard, City Planner, directed the Commissioners to an amended staff report
12 and some written comments from the public received by City staff shortly before the meeting.
13 He also pointed out that the staff report has two motions because the item encompasses two
14 separate applications. The applications were combined into one agenda item to expedite the
15 meeting.

16
17 Mr. Aagard reported that Ponderosa Properties and Henry Walker Homes have submitted
18 separate applications to rezone three contiguous properties located at 1863 West 11900
19 South, 1975 West 11800 South, and 2160 West 11911 South. Mr. Aagard displayed an
20 aerial photograph of the subject properties.

21
22 All of the properties are currently zoned R-3 (Residential 14,000 square foot lots) and all are
23 vacant, except for one existing home on the far east corner of the Bascom property.

24 Mr. Aagard displayed a zoning map. South of the subject properties is an existing residential
25 subdivision zoned R-4. Lots in the subdivision are approximately 10,000 square feet. There
26 is some R-3 zoning south of the Bascom parcel, but the property is occupied by a church
27 meetinghouse. North of the subject properties is a mix of R-3 and RR-22 zones, which are
28 currently used for single-family homes and agriculture.

29
30 The General Plan designates the Bascom parcel as medium-density residential, which allows
31 a density of four units per acre or 10,000 square foot lots. The Nevin and Green parcels are
32 currently designated as low density, which carries a minimum lot size requirement of R-3 or
33 14,000 square foot lots. On April 11, 2013, the Planning Commission forwarded a General
34 Plan recommendation to the Riverton City Council. The proposed General Plan amendments
35 would designate all the subject parcels as medium-density residential or 10,000 square foot
36 single-family lots. Mr. Aagard pointed out that the only differences between the R-4 and the
37 R-3 zones are lot size minimum and lot width. Staff estimates that the R-4 zone would allow
38 about 18 more homes on the property than R-3 zoning would.

39
40 The property has three existing access points, with a fourth point possible in the future.
41 Mr. Aagard pointed out the stubbed access streets, and noted that the parcels will eventually
42 connect to Redwood Road through the Kennedy Cove Subdivision.

43
44 Mr. Aagard reminded the Commissioners and attendees that only the land use and zoning is
45 at issue. Other issues, such as fencing, road width, etc., will be addressed during the
46 subdivision process. Mr. Aagard also emphasized that the Commission should treat the
47 applications separately.
48

1 Commissioner Hansen asked about the future connection to Redwood Road. Mr. Aagard
2 explained that, although existing structures block a direct connection with Redwood,
3 connectivity can be achieved through Kennedy Cove.
4

5 Commissioner Hartley opened the public hearing.
6

7 Mr. Phil Holland, who represents Henry Walker Homes (an applicant), expressed his
8 appreciation to City staff members for their fine work. He expects the homes built on the
9 subject properties to range in price from \$300,000 to \$400,000. He pointed out that the
10 General Plan designates the Bascom property as R-4. Mr. Holland also stated that he is
11 trying to ensure that traffic will be able to connect to Redwood Road. He understands that it
12 is difficult to see a vacant parcel developed, but he is trying to make the development a good
13 project.
14

15 Mr. Cody Beardon, who lives on 2160 West, indicated that he built his home where he did
16 with the understanding that the subject property would developed into one-third acre lots. He
17 thinks the City should stick with its original plan to maintain home values and to ensure
18 residential safety. Mr. Beardon believes there are already safety concerns caused by traffic
19 on 2160 West. He pointed out that a direct connection to Redwood Road is not possible right
20 now.
21

22 Ms. Teri Hunter asked about the R-4 zoning. Commissioner Hartley explained that when
23 property is zoned R-4, each lot must be at least one-quarter acre.
24

25 Mr. Mike Baird thinks the property should be master planned. He bought his property on
26 2160 West solely because he understood the development would be comparable to what he
27 owns. He thinks that smaller homes on smaller lots will reduce his property value. Mr. Baird
28 doubts the homes built will bring \$300,000 to \$400,000.
29

30 In response to a question from a Commissioner, Mr. Holland stated that he builds the same
31 size homes whether the lot is one-quarter acre or one-third acre.
32

33 Ms. Brenda Frank stated that there is an old water way on the subject property and she was
34 told she is in the flood plain. She is concerned about storm runoff if the subject property is
35 developed.
36

37 Mr. Ron Ellis indicated that he bought the old Stott property because it was zoned R-3 and it
38 gave him some room. He also expressed his concern about water runoff. Mr. Ellis objects to
39 rezoning the subject property because he thinks it is unfair.
40

41 Ms. Denise Rucker, who lives in Rainy Brook Court, bought her property because it was one-
42 third of an acre and she thought the new development would also be one-third acre lots.
43 She, too, doubts that the new homes will sell for \$300,000 to \$400,000. She thinks the new
44 development will lower her property value. Ms. Rucker also objects to rezoning to one-
45 quarter acre lots.
46

1 Ms. Maryann Butterfield, who lives on 2160 West, is also concerned about the traffic. She
2 pointed out that the school buses access the elementary school via 2160 West. She would
3 like to see a park in the new subdivision.
4

5 Ms. Nancy Henson, who lives off of 2160 West, also bought her property with the expectation
6 that the area was master planned for one-third acre lots. She would never have bought her
7 property if she had known she would be surrounded by one-quarter acre lots. Smaller lots
8 will devalue her property. Ms. Henson also thinks that smaller homes will have two-car
9 garages, which will produce more street parking. She is concerned about crime, crowding,
10 and foreclosures. She thinks comparable homes should be built on the subject property and
11 she opposes rezoning.
12

13 Mr. Gerald Coleman lives on a one-quarter acre lot, but he, too, feels that the zoning should
14 stay R-3. He does not believe that the developer plans to leave any open space.
15 Mr. Coleman thinks that large homes will not work on one-quarter acre lots.
16

17 Mr. Lawry Newman indicated that his property adjoins the subject property. He supports the
18 R-3 zoning. He does not like the idea of the extra homes being built on the property. He
19 thinks more children will climb his fences and shoot his cattle with BB guns.
20

21 Mr. Jason Bible, who lives across from the subject property, noted that, although the property
22 on 11970 South is zoned R-4, the lots are .27 acres and larger. His lot is just under one-third
23 of an acre. Mr. Bible also pointed out that RR-22 properties have large animals, which will
24 upset new property owners and lead to lost animal rights in the area. He also opposes one-
25 quarter acre lots, as they are less desirable than one-third acre lots. He disputes that the
26 same size home would fit on a smaller lot. He thinks the new development should reflect the
27 surrounding neighborhoods.
28

29 There were no other public comments. Commissioner Hartley closed the public hearing.
30

31 In addressing some of the public concerns, Mr. Aagard pointed out that whether the property
32 is rezoned to R-4 or left R-3, properties with large animal rights will still adjoin those without.
33 He also provided some local examples of larger homes built on smaller lots. Mr. Aagard
34 acknowledged the neighbors' concerns about drainage, but indicated that storm drainage will
35 be addressed at the subdivision stage.
36

37 In response to a Commissioner's question, Mr. Aagard indicated that the City has talked with
38 Henry Walker Homes about constructing a stub out street to eventually connect with
39 Redwood Road. Based on current and proposed development, traffic will be able to access
40 Redwood Road through the Kennedy Cove subdivision.
41

42 In response to a question from Commissioner Hansen, Mr. Aagard explained that the homes
43 along 1970 West, which are on one-quarter acre lots, have been there for nearly thirty years.
44 Even though they adjoin the subject property, they were built long before the R-3 zoning.
45 Mr. Aagard pointed out that there are mixed lot sizes in the subdivision because the R-4 zone
46 requires lots at least 10,000 square feet, but some lots are larger.
47

1 In response to another question, Mr. Aagard clarified that, when estimating the number of
2 homes in a subdivision, planners usually deduct 20% of the property for streets and other
3 public rights-of-way. Storm retention ponds, however, were not included in the calculation.
4 The number and size of retention basins required will depend on the ability of current
5 infrastructure to handle storm water.

6
7 Mr. Aagard also stated that the proposed amendments to the Master Plan will be presented
8 to the City Council on May 6th.

9
10 Several unidentified audience members voiced a desire to make further comments.
11 Commissioner Hansen advised them to attend the City Council meeting, as public comments
12 will be heard there before the final decision is made.

13
14 **Commissioner Hansen moved to recommend APPROVAL of application #PL 13-4004,**
15 **Bascom Rezone, rezoning 6.89 acres located at approximately 1863 West 11900 South**
16 **from R-3 (Residential 14,000 square foot lots) to R-4 (Residential 10,000 square foot**
17 **lots). Commissioner Russell seconded the motion. Vote on motion: Bryan Russell –**
18 **Aye; Dennis Hansen – Aye; Kent Hartley – Aye; Cade Bryant – Aye; Taylor Morrill –**
19 **Nay; Scott Kochevar – Aye; Larry Brown – Nay. The motion passed.**

20
21 **Commissioner Hansen moved to recommend APPROVAL of application #PL 13-4005,**
22 **Nevin-Green Rezone, rezoning 11.45 acres at approximately 1975 West 11800 South**
23 **and 2160 West 11911 South from R-3 (Residential 14,000 square foot lots) to R-4**
24 **(Residential 10,000 square foot lots). Commissioner Russell seconded the motion.**
25 **Vote on motion: Bryan Russell – Aye; Dennis Hansen – Aye; Kent Hartley – Aye; Cade**
26 **Bryant – Aye; Taylor Morrill – Nay; Scott Kochevar – Aye; Larry Brown – Nay. The**
27 **motion passed.**

28
29 **II. MINUTES**

30
31 **A. APRIL 11, 2013**

32
33 **Commissioner Russell moved to approve the minutes of the April 11, 2013 meeting as**
34 **written. Commission Brown seconded the motion. Vote on motion: Bryan Russell –**
35 **Aye; Kent Hartley – Aye; Cade Bryant – Aye; Taylor Morrill – Aye; Scott Kochevar –**
36 **Aye; Larry Brown – Aye. The motion passed unanimously.**

37
38 **III. ADJOURNMENT**

39
40 The meeting adjourned at approximately 7:44 p.m.

41



Issue Paper

Item No. 3.3

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: REZONE, REZONE 6.89 ACRES LOCATED AT 1863 WEST 11900 SOUTH FROM R-3 (RESIDENTIAL 1/3 ARE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), HENRY WALKER HOMES, APPLICANT	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Henry Walker Homes has submitted an application to rezone properties located at 1863 West 11900 South. All of the properties are currently zoned R-3 (Residential, 14,000 square foot lots). The properties are currently vacant with the exception of the easternmost property, which has a residential structure that will be removed once the property is developed.</p> <p>The property to the south is currently zoned R-3, but is an LDS Church meetinghouse and play field. The property to the east is zoned R-4 and R-3, and the properties to the north and west are zoned R-3. The request for rezone of the adjacent properties to the west has also been submitted, for a rezone to R-4, but that application was submitted by another applicant and will be considered separately.</p> <p>The general plan currently designates these properties as Medium Density Residential which carries a density of 4 units per acre or 10,000 square foot lots. This rezone request is compliant with that designation. The R-4 zone provides a reasonable density for this area, consistent with the existing ¼ acre lot subdivisions to the south, and compatible with the existing R-3 lots adjacent to the north</p>		
Recommendation: <p>On April 25, 2013, the Planning Commission voted to recommend APPROVAL of this rezone application; Staff concurs with that recommendation.</p>		
Recommended Motion: <p>“I move to ADOPT <u>Ordinance No. 13-09</u> - Rezoning 6.89 acres located at approximately 11900 South 1863 West from R-3 (Residential 1/3 acre lots) to R-4 (Residential ¼ acre lots).”</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-09

AN ORDINANCE REZONING 6.89 ACRES LOCATED AT 1863 WEST 11900 SOUTH FROM R-3 (RESIDENTIAL 1/3 ARE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), HENRY WALKER HOMES, APPLICANT

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment from the current designation of R-3 to **R-4 (RESIDENTIAL, SINGLE FAMILY, ¼ ACRE LOTS)**.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Brent Johnson	_____	Yes	_____	No
Council Member Al Leavitt	_____	Yes	_____	No
Council Member Tracy Thaxton	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

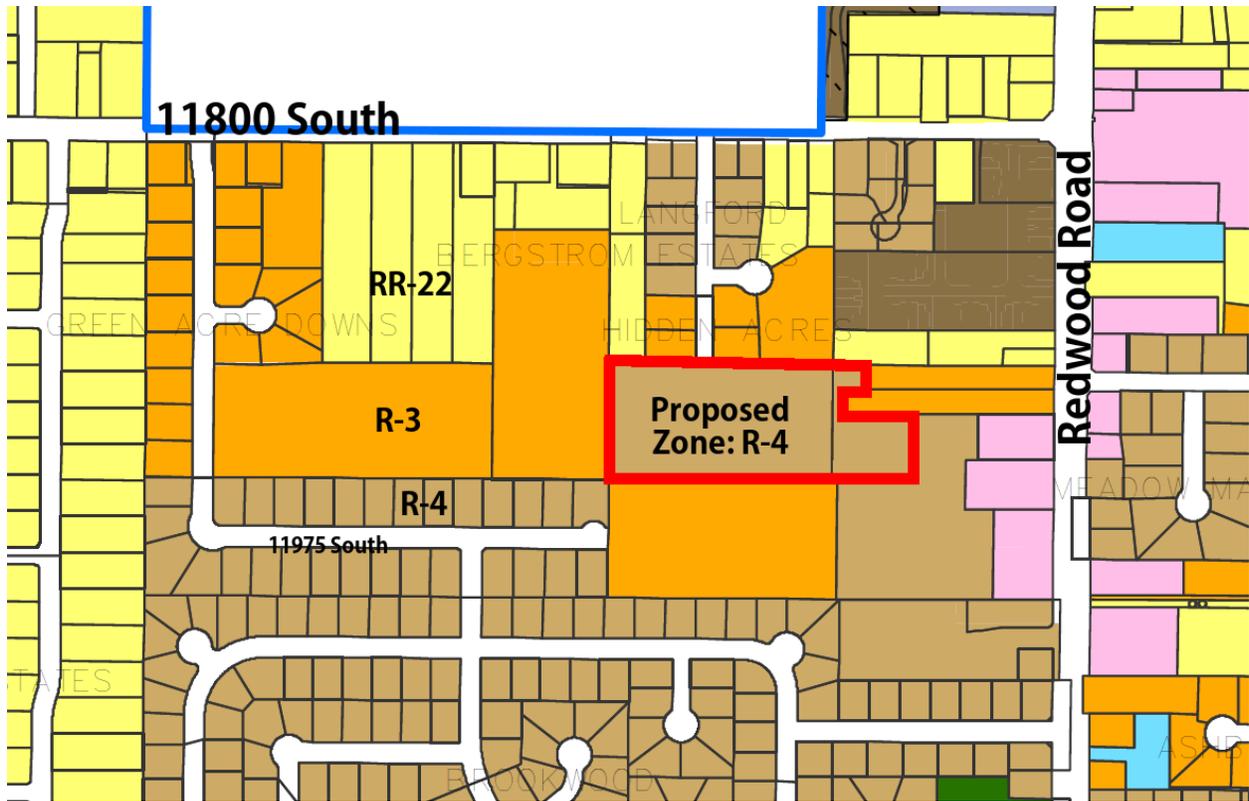


Exhibit A 1

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: April 25, 2013

SUBJECT: REZONE, REZONE 6.89 ACRES LOCATED AT 1863 WEST 11900 SOUTH FROM R-3 (RESIDENTIAL 1/3 ACRE LOTS) TO R-4 (RESIDENTIAL 1/4 ACRE LOTS), HENRY WALKER HOMES, APPLICANT.

PL NO.: 13-4004 – HENRY WALKER HOMES REZONE

On April 25, 2013, the Planning Commission voted to recommend APPROVAL of this rezone application. Minutes from that meeting are included below. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #13-09, rezoning 6.89 acres located at approximately 11900 South 1863 West from R-3 (Residential 1/3 acre lots) to R-4 (Residential 1/4 acre lots).

BACKGROUND

Henry Walker Homes has submitted an applications to rezone properties located at 1863 West 11900 South. All of the properties are currently zoned R-3 (Residential, 14,000 square foot lots). The properties are currently vacant with the exception of the easternmost property, which has a residential structure that will be removed once the property is developed.

The property to the south is currently zoned R-3, but is an L.D.S. Church meetinghouse and play field. The property to the east is zoned R-4 and R-3, and the properties to the north and west are zoned R-3. The request for rezone of the adjacent properties to the west has also been submitted, for a rezone to R-4, but that application was submitted by another applicant and will be considered separately.

The general plan currently designates these properties as Medium Density Residential which carries a density of 4 units per acre or 10,000 square foot lots. This rezone request is compliant with that designation. The R-4 zone provides a reasonable density for this area, consistent with the existing 1/4 acre lot subdivisions to the south, and compatible with the existing R-3 lots adjacent to the north.

It should be emphasized that this hearing is only to discuss the land use and zoning of the subject properties. Issues like fencing, road widths, etc will be addressed during the subdivision process which will follow at a later time. However, several road connections exist which will provide excellent connectivity for this property, with existing connections to the north and south, and with future connections to the west and to Redwood Road to the east as the area continues to develop.

Riverton City's ordinance includes several items for consideration in a rezone, and the following checklist outlines those standards provided for review by the Planning Commission and City Council:

Zoning Ordinance Compliance Checklist	
Meets Criteria	Part 12-200-10 Amendments
Yes / No	1. The proposed amendment will place all property similarly situated into the same zoning classification or in complementary classifications.
Yes / No	2. All uses permitted under the proposed zoning amendment are in the general public interest and not merely in the interest of an individual or small group.
Yes / No	3. All uses permitted under the proposed zoning classification amendment will be appropriate in the area to be included in the proposed zoning amendment.
Yes / No	4. The character of the neighborhood will not be adversely affected by any use permitted in the proposed zoning classification.
Yes / No	5. The proposed zoning amendment is consistent with the City's Master Plan.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Rezone application.
2. An 8.5" x 11" copy of the Current Zoning Map
3. An 8.5" x 11" copy of the Possible Zoning Map
4. An 8.5" x 11" copy of the General Plan Designation
5. An 8.5" x 11" copy of the aerial view.

RIVERTON CITY, UTAH
ORDINANCE NO. 13-09

AN ORDINANCE REZONING 6.89 ACRES LOCATED AT 1863 WEST 11900 SOUTH FROM R-3 (RESIDENTIAL 1/3 ARE LOTS) TO R-4 (RESIDENTIAL ¼ ACRE LOTS), HENRY WALKER HOMES, APPLICANT.

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed rezone; and,

WHEREAS, the City Council has held a public hearing to consider said rezone; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment from the current designation of R-3 to **R-4 (RESIDENTIAL, SINGLE FAMILY, ¼ ACRE LOTS)**

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of December, 2012 by the following vote:

Council Member Sheldon Stewart	_____	Yes	_____	No
Council Member Brent Johnson	_____	Yes	_____	No
Council Member Al Leavitt	_____	Yes	_____	No
Council Member Tracy Thaxton	_____	Yes	_____	No
Council Member Roy Tingey	_____	Yes	_____	No

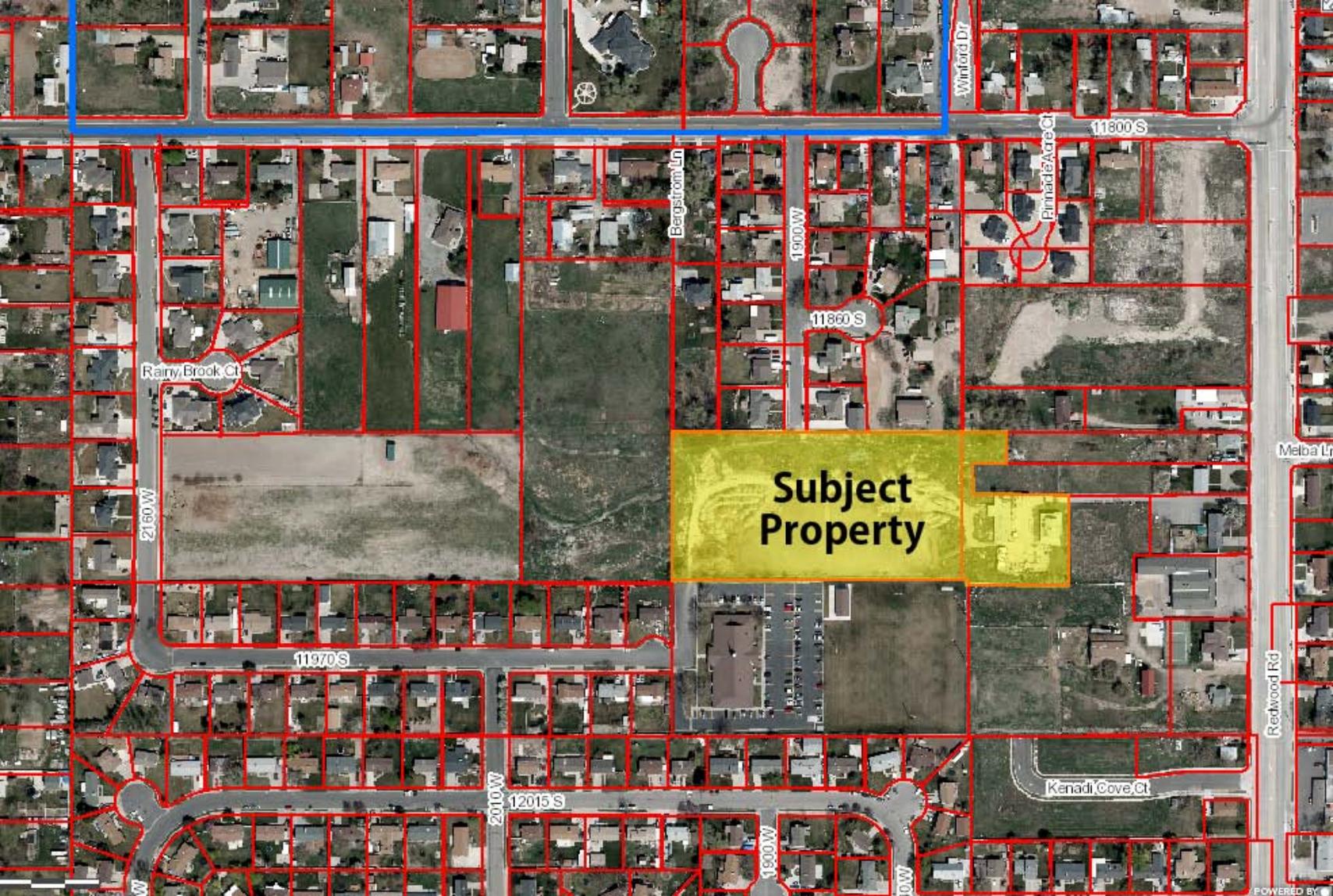
RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder



**Subject
Property**

Winford Dr

11800 S

Pinnacle Acre Ct

Bergstrom Ln

19000 W

11860 S

Rainy Brook Ct

21600 W

11970 S

2010 W

12015 S

19030 W

19070 W

Kenadi Cove Ct

Redwood Rd

Meiba Ln

11800 South

RR-22

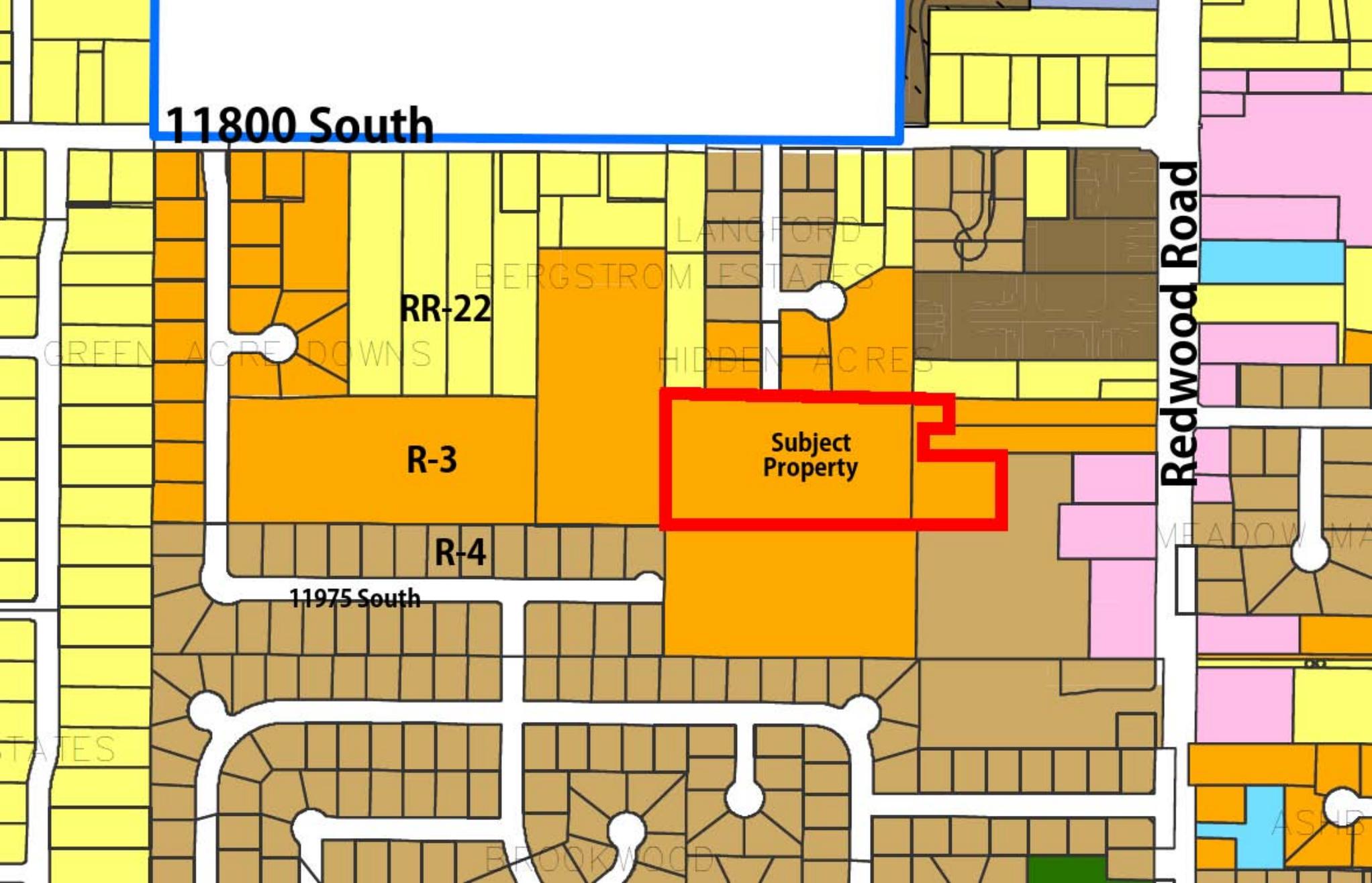
R-3

R-4

11975 South

**Subject
Property**

Redwood Road



11800 South

RR-22

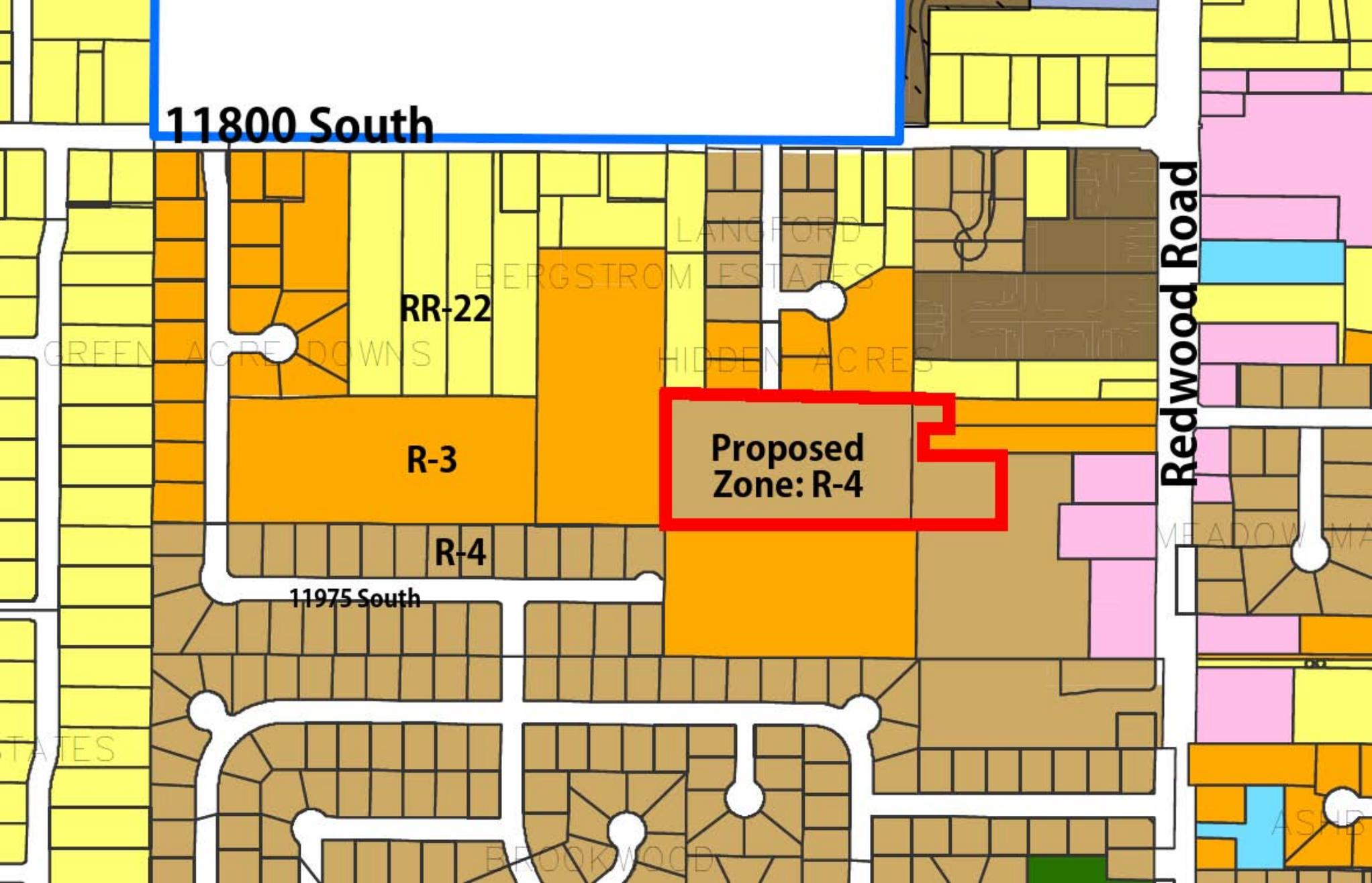
R-3

**Proposed
Zone: R-4**

R-4

11975 South

Redwood Road



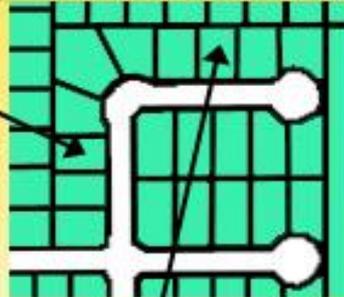
NEVIN/GREEN - BASCOM REZONES

Provided Access

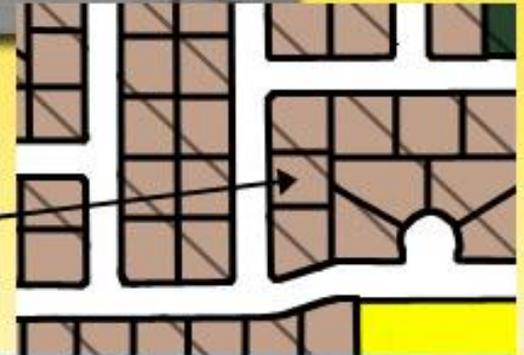




**7,000 Square
Foot Lot**



**10,000
Square
Foot Lot**



**7000
Square
Foot
Lots**



1
2 A. **13-4004**, REZONE. REZONE 6.89 ACRES LOCATED AT 1863 WEST 11900
3 SOUTH FROM R-3 (RESIDENTIAL 1/3 ACRE LOTS) TO R-4 (RESIDENTIAL ¼
4 ACRE LOTS). HENRY WALKER HOMES, APPLICANT.

5
6 AND **13-4005** REZONE 5.45 ACRES LOCATED AT 1975 WEST 11800 SOUTH
7 FROM R-3 TO R-4, PONDEROSA PROPERTIES, APPLICANT. REZONE 6
8 ACRES LOCATED AT 2160 WEST 11911 SOUTH FROM R-3 TO R-4,
9 PONDEROSA PROPERTIES, APPLICANT.

10
11 Mr. Andrew Aagard, City Planner, directed the Commissioners to an amended staff report
12 and some written comments from the public received by City staff shortly before the meeting.
13 He also pointed out that the staff report has two motions because the item encompasses two
14 separate applications. The applications were combined into one agenda item to expedite the
15 meeting.

16
17 Mr. Aagard reported that Ponderosa Properties and Henry Walker Homes have submitted
18 separate applications to rezone three contiguous properties located at 1863 West 11900
19 South, 1975 West 11800 South, and 2160 West 11911 South. Mr. Aagard displayed an
20 aerial photograph of the subject properties.

21
22 All of the properties are currently zoned R-3 (Residential 14,000 square foot lots) and all are
23 vacant, except for one existing home on the far east corner of the Bascom property.

24 Mr. Aagard displayed a zoning map. South of the subject properties is an existing residential
25 subdivision zoned R-4. Lots in the subdivision are approximately 10,000 square feet. There
26 is some R-3 zoning south of the Bascom parcel, but the property is occupied by a church
27 meetinghouse. North of the subject properties is a mix of R-3 and RR-22 zones, which are
28 currently used for single-family homes and agriculture.

29
30 The General Plan designates the Bascom parcel as medium-density residential, which allows
31 a density of four units per acre or 10,000 square foot lots. The Nevin and Green parcels are
32 currently designated as low density, which carries a minimum lot size requirement of R-3 or
33 14,000 square foot lots. On April 11, 2013, the Planning Commission forwarded a General
34 Plan recommendation to the Riverton City Council. The proposed General Plan amendments
35 would designate all the subject parcels as medium-density residential or 10,000 square foot
36 single-family lots. Mr. Aagard pointed out that the only differences between the R-4 and the
37 R-3 zones are lot size minimum and lot width. Staff estimates that the R-4 zone would allow
38 about 18 more homes on the property than R-3 zoning would.

39
40 The property has three existing access points, with a fourth point possible in the future.
41 Mr. Aagard pointed out the stubbed access streets, and noted that the parcels will eventually
42 connect to Redwood Road through the Kennedy Cove Subdivision.

43
44 Mr. Aagard reminded the Commissioners and attendees that only the land use and zoning is
45 at issue. Other issues, such as fencing, road width, etc., will be addressed during the
46 subdivision process. Mr. Aagard also emphasized that the Commission should treat the
47 applications separately.
48

1 Commissioner Hansen asked about the future connection to Redwood Road. Mr. Aagard
2 explained that, although existing structures block a direct connection with Redwood,
3 connectivity can be achieved through Kennedy Cove.
4

5 Commissioner Hartley opened the public hearing.
6

7 Mr. Phil Holland, who represents Henry Walker Homes (an applicant), expressed his
8 appreciation to City staff members for their fine work. He expects the homes built on the
9 subject properties to range in price from \$300,000 to \$400,000. He pointed out that the
10 General Plan designates the Bascom property as R-4. Mr. Holland also stated that he is
11 trying to ensure that traffic will be able to connect to Redwood Road. He understands that it
12 is difficult to see a vacant parcel developed, but he is trying to make the development a good
13 project.
14

15 Mr. Cody Beardon, who lives on 2160 West, indicated that he built his home where he did
16 with the understanding that the subject property would developed into one-third acre lots. He
17 thinks the City should stick with its original plan to maintain home values and to ensure
18 residential safety. Mr. Beardon believes there are already safety concerns caused by traffic
19 on 2160 West. He pointed out that a direct connection to Redwood Road is not possible right
20 now.
21

22 Ms. Teri Hunter asked about the R-4 zoning. Commissioner Hartley explained that when
23 property is zoned R-4, each lot must be at least one-quarter acre.
24

25 Mr. Mike Baird thinks the property should be master planned. He bought his property on
26 2160 West solely because he understood the development would be comparable to what he
27 owns. He thinks that smaller homes on smaller lots will reduce his property value. Mr. Baird
28 doubts the homes built will bring \$300,000 to \$400,000.
29

30 In response to a question from a Commissioner, Mr. Holland stated that he builds the same
31 size homes whether the lot is one-quarter acre or one-third acre.
32

33 Ms. Brenda Frank stated that there is an old water way on the subject property and she was
34 told she is in the flood plain. She is concerned about storm runoff if the subject property is
35 developed.
36

37 Mr. Ron Ellis indicated that he bought the old Stott property because it was zoned R-3 and it
38 gave him some room. He also expressed his concern about water runoff. Mr. Ellis objects to
39 rezoning the subject property because he thinks it is unfair.
40

41 Ms. Denise Rucker, who lives in Rainy Brook Court, bought her property because it was one-
42 third of an acre and she thought the new development would also be one-third acre lots.
43 She, too, doubts that the new homes will sell for \$300,000 to \$400,000. She thinks the new
44 development will lower her property value. Ms. Rucker also objects to rezoning to one-
45 quarter acre lots.
46

1 Ms. Maryann Butterfield, who lives on 2160 West, is also concerned about the traffic. She
2 pointed out that the school buses access the elementary school via 2160 West. She would
3 like to see a park in the new subdivision.
4

5 Ms. Nancy Henson, who lives off of 2160 West, also bought her property with the expectation
6 that the area was master planned for one-third acre lots. She would never have bought her
7 property if she had known she would be surrounded by one-quarter acre lots. Smaller lots
8 will devalue her property. Ms. Henson also thinks that smaller homes will have two-car
9 garages, which will produce more street parking. She is concerned about crime, crowding,
10 and foreclosures. She thinks comparable homes should be built on the subject property and
11 she opposes rezoning.
12

13 Mr. Gerald Coleman lives on a one-quarter acre lot, but he, too, feels that the zoning should
14 stay R-3. He does not believe that the developer plans to leave any open space.
15 Mr. Coleman thinks that large homes will not work on one-quarter acre lots.
16

17 Mr. Lawry Newman indicated that his property adjoins the subject property. He supports the
18 R-3 zoning. He does not like the idea of the extra homes being built on the property. He
19 thinks more children will climb his fences and shoot his cattle with BB guns.
20

21 Mr. Jason Bible, who lives across from the subject property, noted that, although the property
22 on 11970 South is zoned R-4, the lots are .27 acres and larger. His lot is just under one-third
23 of an acre. Mr. Bible also pointed out that RR-22 properties have large animals, which will
24 upset new property owners and lead to lost animal rights in the area. He also opposes one-
25 quarter acre lots, as they are less desirable than one-third acre lots. He disputes that the
26 same size home would fit on a smaller lot. He thinks the new development should reflect the
27 surrounding neighborhoods.
28

29 There were no other public comments. Commissioner Hartley closed the public hearing.
30

31 In addressing some of the public concerns, Mr. Aagard pointed out that whether the property
32 is rezoned to R-4 or left R-3, properties with large animal rights will still adjoin those without.
33 He also provided some local examples of larger homes built on smaller lots. Mr. Aagard
34 acknowledged the neighbors' concerns about drainage, but indicated that storm drainage will
35 be addressed at the subdivision stage.
36

37 In response to a Commissioner's question, Mr. Aagard indicated that the City has talked with
38 Henry Walker Homes about constructing a stub out street to eventually connect with
39 Redwood Road. Based on current and proposed development, traffic will be able to access
40 Redwood Road through the Kennedy Cove subdivision.
41

42 In response to a question from Commissioner Hansen, Mr. Aagard explained that the homes
43 along 1970 West, which are on one-quarter acre lots, have been there for nearly thirty years.
44 Even though they adjoin the subject property, they were built long before the R-3 zoning.
45 Mr. Aagard pointed out that there are mixed lot sizes in the subdivision because the R-4 zone
46 requires lots at least 10,000 square feet, but some lots are larger.
47

1 In response to another question, Mr. Aagard clarified that, when estimating the number of
2 homes in a subdivision, planners usually deduct 20% of the property for streets and other
3 public rights-of-way. Storm retention ponds, however, were not included in the calculation.
4 The number and size of retention basins required will depend on the ability of current
5 infrastructure to handle storm water.
6

7 Mr. Aagard also stated that the proposed amendments to the Master Plan will be presented
8 to the City Council on May 6th.
9

10 Several unidentified audience members voiced a desire to make further comments.
11 Commissioner Hansen advised them to attend the City Council meeting, as public comments
12 will be heard there before the final decision is made.
13

14 **Commissioner Hansen moved to recommend APPROVAL of application #PL 13-4004,**
15 **Bascom Rezone, rezoning 6.89 acres located at approximately 1863 West 11900 South**
16 **from R-3 (Residential 14,000 square foot lots) to R-4 (Residential 10,000 square foot**
17 **lots). Commissioner Russell seconded the motion. Vote on motion: Bryan Russell –**
18 **Aye; Dennis Hansen – Aye; Kent Hartley – Aye; Cade Bryant – Aye; Taylor Morrill –**
19 **Nay; Scott Kochevar – Aye; Larry Brown – Nay. The motion passed.**
20

21 **Commissioner Hansen moved to recommend APPROVAL of application #PL 13-4005,**
22 **Nevin-Green Rezone, rezoning 11.45 acres at approximately 1975 West 11800 South**
23 **and 2160 West 11911 South from R-3 (Residential 14,000 square foot lots) to R-4**
24 **(Residential 10,000 square foot lots). Commissioner Russell seconded the motion.**
25 **Vote on motion: Bryan Russell – Aye; Dennis Hansen – Aye; Kent Hartley – Aye; Cade**
26 **Bryant – Aye; Taylor Morrill – Nay; Scott Kochevar – Aye; Larry Brown – Nay. The**
27 **motion passed.**
28

29 **II. MINUTES**

30 A. APRIL 11, 2013

31
32
33 **Commissioner Russell moved to approve the minutes of the April 11, 2013 meeting as**
34 **written. Commission Brown seconded the motion. Vote on motion: Bryan Russell –**
35 **Aye; Kent Hartley – Aye; Cade Bryant – Aye; Taylor Morrill – Aye; Scott Kochevar –**
36 **Aye; Larry Brown – Aye. The motion passed unanimously.**
37

38 **III. ADJOURNMENT**

39
40 The meeting adjourned at approximately 7:44 p.m.
41



Issue Paper

Item No. 3.4

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>ORDINANCE AMENDMENT, RIVERTON CITY ORDINANCE 17.20.010, STREETS AND BRIDGES, ADDRESSING THE INSTALLATION OF EMERGENCY VEHICLE ACCESS GATES, AMENDMENTS PROPOSED BY RIVERTON CITY</u>	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: The Riverton City Council recently reviewed a request for installation of an emergency vehicle gate on an existing right-of-way within Riverton City. As part of that review process, the Riverton City Attorney determined that Riverton City's current ordinance regulating streets and public rights-of-way does not sufficiently address the question of emergency vehicle gates on existing rights-of-way. The attached amendment adds specific language to the Streets and Bridges standards, addressing the installation of an emergency vehicle gate on a public right-of-way where that right-of-way terminates to an adjacent municipality.		
Recommendation: On May 23, 2013, the Riverton City Planning Commission voted to recommend APPROVAL of this ordinance amendment; staff concurs with that recommendation.		
Recommended Motion: “I move to ADOPT <u>Ordinance No. 13-11</u> - amending Riverton City Ordinance 17.20.010, Streets and Bridges, as outlined in the attached Exhibit “A”.”		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-11

AN ORDINANCE AMENDING RIVERTON CITY ORDINANCE 17.20.010, STREETS AND BRIDGES, ADDRESSING THE INSTALLATION OF EMERGENCY VEHICLE ACCESS GATES, AMENDMENTS PROPOSED BY RIVERTON CITY

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and

WHEREAS, the City Council has held a public hearing to consider said amendment; and

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to make the proposed amendment to Riverton City Ordinance 17.20.010, Streets and Bridges.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Land Use Code Section 17.20.010 shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

Exhibit "A"

17.20.010 Streets and bridges.

(1) Relation to Adjoining Street System. Except as provided under subsection (3) of this section, the subdivider shall locate streets within the subdivision so that the streets will connect with existing streets. Streets shall be located and designed so that the adjoining land shall not be diminished in value. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided.

(2) Standards.

(a) Major and collector streets shall conform to the location and width designated on the transportation element of the general plan and the official map accompanying the element wherever a subdivision falls in an area for which such a plan has been adopted.

(b) The required right-of-way width of minor streets shall be 60 feet.

(c) Minor terminal streets (cul-de-sacs) shall not be longer than 450 feet from the centerline of the adjoining street to the center of the cul-de-sac. Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter. If surface water drains into the turnaround, due to the grade of the street, necessary catch basins and drainage systems and easements shall be provided. Where a street longer than one lot but not to exceed 400 feet is designed to remain only temporarily as a dead-end street, an adequate turning area shall be provided as follows:

(i) Where the street dead-ends into a subsequent phase of the same subdivision, a temporary, graveled 80-foot diameter turnaround and a permanent easement of right-of-way on the property shall be required. However, if the subsequent subdivision phase is not recorded at the time of roadway paving in the preceding phase, an 80-foot diameter asphalt surfaced turnaround shall be placed in the preceding phase.

(ii) Where the street dead-ends against property which is not part of a subsequent subdivision phase, either a bubble inside the subdivision or an asphalted 80-foot diameter turnaround, along with a permanent easement of right-of-way from the adjacent property shall be provided.

(d) Streets along a subdivision boundary shall be constructed to city standards, except that at the recommendation of the planning commission and with the approval of the city council, the right-of-way line may be contiguous with the back of the curb.

(e) Partial street right-of-way width shall be considered only if full asphalt and curb and gutter improvements are installed on both sides of the road. The city council may allow a partial right-of-way only when the above-described improvements are installed. In this case, and in order to equalize improvement costs between adjoining property owners, a protection strip agreement may be entered into on forms prescribed by the city and as allowed in this title.

(f) All proposed streets, whether public or private, shall conform to the Riverton City Standard Specifications and Plans Manual.

Exhibit "A"

(3) Security Gate in lieu of two connections to public streets within a subdivision. Notwithstanding the length limitations for cul-de-sacs described in subsection (2) of this section, a security gate which permits public emergency vehicle ingress and egress, but otherwise prohibits ingress and egress of the general public, may be permitted by the Riverton City Council at one end point of a minor street within a subdivision, provided the following conditions are met:

(a) The Riverton City Council finds and determines that the proposed location of the security gate, is also located upon the territorial border of Riverton City and a neighboring municipality;

(b) The Riverton City Council finds and determines that all components of the proposed public safety gate, apart from electrical power lines which connect to an electrical utility, would be located more than 1320 direct linear feet from the nearest collector street.

(c) Any roadway leading up to the location of a security gate within the municipal territory of Riverton City shall be designed to include an 80-foot diameter turnaround within 100 feet of the security gate, or shall otherwise feature a roadway design which enables emergency vehicle turnaround compliant with applicable standards;

(d) As a condition of granting installation of a public security gate the City Council may require the installation of signage and other traffic control devices at the point of installation and along any and all routes to/from that point.

(e) A security gate may not be installed upon the dead-end point of a minor street within an existing subdivision unless conditions on subsections 3 (a) through (d) are present, and Riverton City has followed all statutes which govern the process to vacate a city street under Utah Code Sections 10-9a-609.5, 10-9a-608, 10-9a-208, or successor statutes.

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: June 4, 2013

SUBJECT: ORDINANCE AMENDMENT, RIVERTON CITY ORDINANCE 17.20.010, STREETS AND BRIDGES, ADDRESSING THE INSTALLATION OF EMERGENCY VEHICLE ACCESS GATES, AMENDMENTS PROPOSED BY RIVERTON CITY

On May 23, 2013, the Riverton City Planning Commission voted to recommend APPROVAL of this ordinance amendment. A record of motion is included below, and minutes will be distributed once transcribed. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #13-11, amending Riverton City Ordinance 17.20.010, Streets and Bridges, as outlined in the attached Exhibit "A".

BACKGROUND:

The Riverton City Council recently reviewed a request for installation of an emergency vehicle gate on an existing right-of-way within Riverton City. As part of that review process, the Riverton City Attorney determined that Riverton City's current ordinance regulating streets and public rights-of-way does not sufficiently address the question of emergency vehicle gates on existing rights-of-way. The attached amendment adds specific language to the Streets and Bridges standards, addressing the installation of an emergency vehicle gate on a public right-of-way where that right-of-way terminates to an adjacent municipality. The language applies very narrowly, and reads as follows:

- (3) Security Gate in lieu of two connections to public streets within a subdivision. Notwithstanding the length limitations for cul-de-sacs described in subsection (2) of this section, a security gate which permits public emergency vehicle ingress and egress, but otherwise prohibits ingress and egress of the general public, may be permitted by the Riverton City Council at one end point of a minor street within a subdivision, provided the following conditions are met:*
- (a) The Riverton City Council finds and determines that the proposed location of the security gate, is also located upon the territorial border of Riverton City and a neighboring municipality;*
 - (b) The Riverton City Council finds and determines that all components of the proposed public safety gate, apart from electrical power lines which connect to an electrical utility, would be located more than 1320 direct linear feet from the nearest collector street.*
 - (c) Any roadway leading up to the location of a security gate within the municipal territory of Riverton City shall be designed to include an 80-foot diameter turnaround within 100 feet of the security gate, or shall otherwise feature a roadway design which enables emergency vehicle turnaround compliant with applicable standards;*
 - (d) As a condition of granting installation of a public security gate the City Council may require the installation of signage and other traffic control devices at the point of installation and along any and all routes to/from that point.*
 - (e) A security gate may not be installed upon the dead-end point of a minor street within an existing subdivision unless conditions on subsections 3 (a) through (d) are present, and Riverton City has followed all statutes which govern the process to vacate a city street under Utah Code Sections 10-9a-609.5, 10-9a-608, 10-9a-208, or successor statutes.*

Staff is recommending APPROVAL of this ordinance amendment.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of Ordinance 17.20.010 showing the proposed amendments.

RIVERTON CITY, UTAH
ORDINANCE NO. 13-11

AN ORDINANCE AMENDING RIVERTON CITY ORDINANCE 17.20.010, STREETS AND BRIDGES, ADDRESSING THE INSTALLATION OF EMERGENCY VEHICLE ACCESS GATES, AMENDMENTS PROPOSED BY RIVERTON CITY

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to make the proposed amendment to Riverton City Ordinance 17.20.010, Streets and Bridges

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Land Use Code Section 17.20.010 shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

17.20.010 Streets and bridges.

(1) Relation to Adjoining Street System. Except as provided under subsection (3) of this section, the subdivider shall locate streets within the subdivision so that the streets will connect with existing streets. Streets shall be located and designed so that the adjoining land shall not be diminished in value. If the adjoining land is zoned for residential use, streets shall be located so that the adjacent land may be most efficiently subdivided.

(2) Standards.

(a) Major and collector streets shall conform to the location and width designated on the transportation element of the general plan and the official map accompanying the element wherever a subdivision falls in an area for which such a plan has been adopted.

(b) The required right-of-way width of minor streets shall be 60 feet.

(c) Minor terminal streets (cul-de-sacs) shall not be longer than 450 feet from the centerline of the adjoining street to the center of the cul-de-sac. Each cul-de-sac must be terminated by a turnaround of not less than 100 feet in diameter. If surface water drains into the turnaround, due to the grade of the street, necessary catch basins and drainage systems and easements shall be provided. Where a street longer than one lot but not to exceed 400 feet is designed to remain only temporarily as a dead-end street, an adequate turning area shall be provided as follows:

(i) Where the street dead-ends into a subsequent phase of the same subdivision, a temporary, graveled 80-foot diameter turnaround and a permanent easement of right-of-way on the property shall be required. However, if the subsequent subdivision phase is not recorded at the time of roadway paving in the preceding phase, an 80-foot diameter asphalt surfaced turnaround shall be placed in the preceding phase.

(ii) Where the street dead-ends against property which is not part of a subsequent subdivision phase, either a bubble inside the subdivision or an asphalted 80-foot diameter turnaround, along with a permanent easement of right-of-way from the adjacent property shall be provided.

(d) Streets along a subdivision boundary shall be constructed to city standards, except that at the recommendation of the planning commission and with the approval of the city council, the right-of-way line may be contiguous with the back of the curb.

(e) Partial street right-of-way width shall be considered only if full asphalt and curb and gutter improvements are installed on both sides of the road. The city council may allow a partial right-of-way only when the above-described improvements are installed. In this case, and in order to equalize improvement costs between adjoining property owners, a protection strip agreement may be entered into on forms prescribed by the city and as allowed in this title.

(f) All proposed streets, whether public or private, shall conform to the Riverton City Standard Specifications and Plans Manual.

(3) Security Gate in lieu of two connections to public streets within a subdivision. Notwithstanding the length limitations for cul-de-sacs described in subsection (2) of this section, a security gate which permits public emergency vehicle ingress and egress, but otherwise prohibits ingress and egress of the general public, may be permitted by the Riverton City Council at one end point of a minor street within a subdivision, provided the following conditions are met:

(a) The Riverton City Council finds and determines that the proposed location of the security gate, is also located upon the territorial border of Riverton City and a neighboring municipality;

(b) The Riverton City Council finds and determines that all components of the proposed public safety gate, apart from electrical power lines which connect to an electrical utility, would be located more than 1320 direct linear feet from the nearest collector street.

(c) Any roadway leading up to the location of a security gate within the municipal territory of Riverton City shall be designed to include an 80-foot diameter turnaround within 100 feet of the security gate, or shall otherwise feature a roadway design which enables emergency vehicle turnaround compliant with applicable standards;

(d) As a condition of granting installation of a public security gate the City Council may require the installation of signage and other traffic control devices at the point of installation and along any and all routes to/from that point.

(e) A security gate may not be installed upon the dead-end point of a minor street within an existing subdivision unless conditions on subsections 3 (a) through (d) are present, and Riverton City has followed all statutes which govern the process to vacate a city street under Utah Code Sections 10-9a-609.5, 10-9a-608, 10-9a-208, or successor statutes.

Planning Commission Record of Motion

Meeting Date: May 23, 2013

Item: Emergency Vehicle Gates Ordinance Amendment

Agenda Item# 1D

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion							✓
Second	✓						

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission recommend APPROVAL of the proposed amendments to Riverton City Ordinance 17.20.010, as outlined in the attached Exhibit "A".

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓		✓	✓	✓		✓
NAY							
ABSTAIN							

- PASS
- FAIL



Issue Paper

Item No. 3.5

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>ORDINANCE AMENDMENT, RIVERTON CITY ORDINANCE 18.175, WIRELESS TELECOMMUNICATION TOWERS, AMENDMENTS PROPOSED BY RIVERTON CITY</u>	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: Riverton City has an existing ordinance regulating telecommunications towers. This proposed amendment removes several sections of the ordinance to bring it into compliance with City practices and policies. The ordinance currently limits installation of a tower if another tower exists within a three (3) mile radius, and requires co-location on existing towers. The proposed amendment reduces the radius to one (1) mile, and allows for exceptions where co-location is not feasible, and also removes language that would strictly require a private tower owner to allow co-location. The amendment also removes standards addressed elsewhere in ordinance, including business licensing and vandalism and graffiti removal. Finally, the amendment clarifies that small satellite dishes for television, internet, etc are not regulated by this ordinance. The amendments will not create a substantial change in the development and approval process for telecommunications towers.		
Recommendation: On May 23, 2013, the Riverton City Planning Commission voted to recommend APPROVAL of this ordinance amendment; Staff concurs with that recommendation.		
Recommended Motion: “I move to ADOPT <u>Ordinance No. 13-12</u> - amending Riverton City Ordinance 18.175, Wireless Communication Towers, as outlined in the attached Exhibit “A”.”		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-12

AN ORDINANCE AMENDING RIVERTON CITY ORDINANCE 18.175, WIRELESS TELECOMMUNICATION TOWERS, AMENDMENTS PROPOSED BY RIVERTON CITY

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and

WHEREAS, the City Council has held a public hearing to consider said amendment; and

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to make the proposed amendment to Riverton City Ordinance 18.175, Wireless Telecommunications Towers.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Land Use Code Section 18.175 shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: June 4, 2013

SUBJECT: ORDINANCE AMENDMENT, RIVERTON CITY ORDINANCE 18.175, WIRELESS TELECOMMUNICATION TOWERS, AMENDMENTS PROPOSED BY RIVERTON CITY

On May 23, 2013, the Riverton City Planning Commission voted to recommend APPROVAL of this ordinance amendment. A record of motion is included, and minutes from that meeting will be made available once transcribed. The Planning Commission recommended the following motion:

I move the City Council ADOPT Ordinance #13-12, amending Riverton City Ordinance 18.175, Wireless Communication Towers, as outlined in the attached Exhibit "A".

BACKGROUND:

Riverton City has an existing ordinance regulating telecommunications towers. This proposed amendment removes several sections of the ordinance to bring it into compliance with City practices and policies. The ordinance currently limits installation of a tower if another tower exists within a three (3) mile radius, and requires co-location on existing towers. The proposed amendment reduces the radius to one (1) mile, and allows for exceptions where co-location is not feasible, and also removes language that would strictly require a private tower owner to allow co-location. The amendment also removes standards addressed elsewhere in ordinance, including business licensing and vandalism and graffiti removal. Finally, the amendment clarifies that small satellite dishes for television, internet, etc are not regulated by this ordinance. The amendments will not create a substantial change in the development and approval process for telecommunications towers.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of Ordinance 18.175 showing the proposed amendments.

RIVERTON CITY, UTAH
ORDINANCE NO. 13-11

AN ORDINANCE AMENDING RIVERTON CITY ORDINANCE 18.175, WIRELESS TELECOMMUNICATION TOWERS, AMENDMENTS PROPOSED BY RIVERTON CITY

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed ordinance amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to make the proposed amendment to Riverton City Ordinance 18.175, Wireless Telecommunications Towers

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Land Use Code Section 18.175 shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Brent Johnson	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Al Leavitt	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Tracy Thaxton	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Council Member Roy Tingey	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

Chapter 18.175 WIRELESS COMMUNICATION TOWERS

Sections:

18.175.010	Purpose.
18.175.020	Antenna and structure types.
18.175.030	Permitted use co-location.
18.175.040	Conditional use.
18.175.050	Development requirements.
18.175.060	Maintenance and business license.
18.175.070	Abandonment of facilities.
18.175.080	Requirements for monopole antennas.
18.175.090	Requirements for wall-mounted antennas.
18.175.100	Requirements for roof-mounted antennas.
18.175.110	Requirements for other antennas.
18.175.120	Telecommunications towers not permitted.

18.175.010 Purpose.

The purpose of this chapter is to plan for the rapid expansion of telecommunications facilities. In addition, other more specific purposes are as follows:

- (1) Set regulations addressing the preferred placement, visual mitigation, and installation of low powered communication towers.
- (2) To balance the increasing need for telecommunications technology with the interests of the property owner while protecting the health, safety, and welfare of the city's residents. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-005.]

18.175.020 Antenna and structure types.

Communication towers are characterized both by the type and/or location of the antenna structure. This chapter shall address low powered communication towers for the following facility types: amateur "Ham" radios, lattice towers, monopoles, roof mounts, wall mounts, whip antennas, and microwave or satellite dishes. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-010.]

18.175.030 Permitted use co-location.

Antennas to be located on monopole, as allowed herein, may be allowed as a permitted use if co-located on a monopole site that has been previously approved by a conditional use permit. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-015.]

18.175.040 Conditional use.

(1) General. Telecommunications towers are a conditional use in all zones except residentially zoned areas.

Telecommunications towers are prohibited in residentially zoned areas except as may be permitted with a conditional use permit upon or within any institutional use, regardless of the zoning designation. These institutional uses include, but are not limited to:

churches, well sites, water tanks, city parks, city buildings (fire, police, City Hall) public schools, and quasi-public schools.

(2) Approval and Building Permit. Each tower placement shall be reviewed and approved by the city council following a recommendation from the planning commission. Each tower location will require a building permit. Co-location of any additional antenna on a preexisting tower requires a building permit through administrative approval by the planning department.

(3) Criteria for Approval of Conditional Use. In conducting its review and/or making its determination to allow a low power radio telecommunications antenna facility as a conditional use, the city council, after recommendation from the planning commission, shall, in addition to any other matters it may choose to consider, consider the following:

(a) Whether the proposed structure complies with all the required standards and criteria listed in this chapter.

(b) Compatibility of the proposed structure with the height and mass of existing buildings in the area.

(c) The location of the antenna in relation to existing vegetation, topography, and buildings to obtain the best visual screening.

(d) Visual and economic impact upon adjacent properties.

(e) Compliance with Federal Communications Commission (FCC) emission standards.

(f) Whether placement of the structure in the proposed location will result in a significant impact to other uses or the reception or transmission of existing facilities.

(g) Each tower application shall evaluate whether co-location on other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, athletic field lights, parking lot lights, etc., is possible without significantly impacting antenna transmission or reception. However, for location on such existing structures and poles, telecommunications facilities must meet the following additional requirements:

(i) No lighting shall be placed on the site that further illuminates, advertises, or draws attention to any part of the facility; and

(ii) The mounting of such facility complies in all respects with all other provisions of this chapter.

(h) The city council may approve the conditional use application with additional conditions. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-020.]

18.175.050 Development requirements.

(1) Applicability of Building and Safety Regulations. All antenna locations shall provide assurance that the installation complies with all applicable standards and regulations, including, but not limited to, International Building Code, National Electrical Code, Federal Communications Commission, Federal Aviation Administration, and Environmental Protection Agency as well as all other city ordinances. Each application for a permit to build a telecommunications tower shall be certified by a licensed professional engineer, that the design meets all standards herein. No communication facility shall encroach upon or block vehicular or pedestrian access at any time. Climbing pegs or access ladders shall be removed from the lower 20 feet regardless of location. Antennas shall be mounted with such standards that the structure can easily withstand wind force up to 80 miles per hour.

~~(2) Development Master Plan Required. All applications for a telecommunications tower placement shall include a development master plan for a radius of three miles surrounding the city's incorporated limits. The master plan shall include an estimate of the number and approximate location of future tower needs for the next 10 years from the date of submittal for the first tower location. In addition, the development master plan shall show the service area within Riverton. This master plan shall be accompanied by a photographic example of an existing facility, the dimensions, elevation and site plan of the tower and associated electronic cabinetry and, if applicable, a prepared co-location contract in the event the facility may be shared for future antenna placement.~~

(3) Site Plan. Unless stated otherwise herein, all the types of antennas listed herein as permitted must make an application to the ~~community development~~ Planning ~~Department~~ dDepartment for site plan approval. All applications shall adhere to the requirements for site plan approval in addition to requirements as detailed herein. The site plan shall be accompanied by a photographic example of an existing facility, the dimensions, elevation and site plan of the tower and associated electronic cabinetry and, if applicable, a prepared co-location contract in the event the facility may be shared for future antenna placement.

~~The site plan shall illustrate, verbally and graphically, how designs for the accessory buildings will prevent vandalism and maintain the character of the surroundings.~~

(4) Accessory Buildings. Accessory buildings must comply with required setback, height, and landscaping standards as required in the zoning district in which the tower is located.

(5) Grounded. All antennas and support structures shall be grounded in accordance with the National Electrical Code. [Amended during 2011 recodification; Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-025.]

18.175.060 Maintenance and business license.

(1) Maintenance. Every antenna, pole, or support structure, and all ancillary facilities, comprising low power radio telecommunications facilities, shall at all times be maintained in good structural and aesthetic condition. The owner of any property on which any such antenna, pole, support structure, or ancillary facility or facilities is located, and those responsible for or receiving benefit from its placement, shall keep the area clean and free from rubbish, flammable waste material or any other noxious or offensive substance.

~~(2) Separate Use. Each separate low power radio telecommunications facility shall be considered as a separate use, and an annual business license shall be required for each such facility.~~

~~(3) Revocation of Business License. Failure to comply with any of the requirements of this chapter, any applicable ordinance of this city, or any state or federal law or regulation may constitute grounds to revoke the business license of the said facility. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-030.]~~

18.175.070 Abandonment of facilities.

(1) Abandonment Agreement. Upon application for a telecommunications facility, the owner or agent of the tower must supply Riverton City with a letter stating that if the tower is vacated for any reason, the owner or agent will remove the tower, all apparatus

associated with it, and the top three feet of the footing and restore the site to its original condition within 60 days of vacation of the tower.

(2) Abandonment and Nonmaintenance. Any antenna structure, antenna support, and accessory structures abandoned or not properly maintained shall be required to be removed at the expense of the persons having control or receiving benefits within 60 days after receiving notice of nonmaintenance.

~~(3) Vandalism and Graffiti. Vandalism and graffiti will be reported by the zoning enforcement officer and police department. Violation notices shall be issued only after vandalism or graffiti has remained for more than 72 hours after being first noted by the zoning enforcement officer or police department. If three violation notices are issued within a one-year period or less, the telecommunications facility owner(s) shall be interpreted as having received notice of nonmaintenance or declared as having abandoned the facility.~~

~~(4) Maintenance of Business License. Failure to properly obtain or maintain the required business license for a period of six months or more shall be considered an abandonment of said low power radio telecommunications facility. [Ord. 9-15-98-2 § 2- (Exh. A). Code 1997 § 12-165-035.]~~

18.175.080 Requirements for monopole antennas.

Monopoles are cylindrical poles used to support telecommunications equipment. There are two primary divisions among the antenna equipment found on monopoles: antenna equipment that extends less than two feet in diameter around the monopole; and those wider than two feet in diameter.

Both antenna types shall abide by the following regulations:

(1) Location. The monopoles shall locate where the tower may be positioned at a minimum distance of one and one-half times the tower height away from any residential structure. Towers are permitted under lease agreements to locate on publicly owned lands. Co-location may be required. Towers shall be located in rear yards only and shall abide by all zoning setbacks.

(2) Height. Where there is only one antenna structure proposed, the maximum height will be 80 feet. If a tower is proposed designed to ~~carry up to three antenna companies allow co-location of additional antennas~~ on one monopole, the monopole cannot exceed 100 feet in height. Antenna equipment on a monopole shall not exceed 10 feet in height.

(3) Quantity and Co-location. Only one tower shall be permitted in a ~~three-square one~~ one-mile radius unless ~~that the existing~~ tower already has ~~three at least one~~ co-locators or it can be demonstrated that co-location on an existing tower is not practical or feasible. ~~If no towers exist, the proposed tower shall be constructed to provide future space for up to two additional telecommunications users.~~ Provisions for co-location shall include the structural capability to hold ~~three additional~~ three additional co-locator antennas and adequate land area for subsequent electronic equipment cabinetry. Towers should not reach maximum allowable height until such co-locator(s) have secured an agreement with the original tower applicant.

(4) Electronic Cabinetry. The electronic cabinetry and subject enclosure shall not exceed 25 feet by 25 feet by 10 feet tall.

(5) Screening. Monopoles and electronic cabinetry shall be located to obtain the highest amount of visual screening, such as behind built structures, and screened with mature trees and shrubbery. Each application shall submit a screening plan.

Each co-locator shall place electronic cabinetry with one shared wall to the original electronic cabinetry enclosure for efficient space utilization. Where the location is limited, as in a commercial district, the first locator will be required to build housing that can adequately contain all co-locators' electronic cabinetry. Where the location is residential in character or the site is not conducive to landscaping, the electronic cabinetry shall be encased in a structure emulating a small residential building, with gabled roof and durable exterior materials.

(6) Lighting. No portion of the antenna or appurtenant structures shall be lighted except for warning lights at the top of the structure when warranted. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-040.]

18.175.090 Requirements for wall-mounted antennas.

Wall-mounted antennas are antennas mounted on a vertical exterior wall.

(1) Location. Wall-mounted antennas shall only be mounted on buildings of three stories or more, having a penthouse or a mechanical room.

(2) Dimensions. Wall-mounted antennas shall not locate more than four feet from the exterior wall on which they are mounted. The width of the antenna structure shall be a maximum of 13 feet wide and not taller than eight feet. Wall-mounted antennas shall not extend more than three feet above any roofline nor shall antennas be located closer than 30 feet to the base of the building.

(3) Area. The total area for wall-mounted antennas and support structures shall not exceed 100 square feet per wall or 40 square feet for each antenna. This shall be calculated as the areas of all antennas and support structures.

(4) Quantity. A maximum of three antenna structures shall be permitted to locate on any wall.

(5) Screening and Design Guidelines. Antennas shall be painted to match color, pattern and/or materials where they are mounted. Accessory buildings or cabinetry shall also receive screening treatment to blend into the building's architectural integrity. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-045.]

18.175.100 Requirements for roof-mounted antennas.

Roof-mounted antennas are where telecommunications equipment is mounted on a rooftop.

(1) Location. Roof-mounted antennas shall only be mounted on buildings of three stories or more, having flat roofs, a penthouse or a mechanical room. Not more than three antennas shall be located on any one rooftop.

(2) Height. The maximum height for antennas positioned on rooftops shall not exceed 10 feet above the roofline to top of antenna. However, when an antenna is attached to a mechanical room or penthouse or located 15 feet from exterior wall, the antenna may not exceed 15 feet above the roofline. Roof-mounted antennas shall be mounted a minimum of five feet back from the exterior wall.

(3) Area. The total area for roof-mounted antennas and support structures shall not exceed 200 square feet for all antenna structures on a roof or 40 square feet for each antenna.

(4) Quantity. A maximum of three antenna structures shall be permitted on any single building.

(5) Screening and Design Guidelines. Antennas shall be painted to match color, pattern and/or materials on which they are mounted. Accessory buildings or cabinetry shall also receive screening treatment to blend into the building's architectural integrity. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-050.]

18.175.110 Requirements for other antennas.

(1) Microwave or Satellite Dish. Microwave dishes are large disks used to receive information via satellite. These are used for telecommunications where there are no ground lines available in the vicinity. Commercial microwave dishes are not permitted in city limits. Satellite dishes that are not used for telecommunications use and are ~~over~~ under three feet in diameter ~~shall apply for a site plan approval with the planning and zoning department.~~ are exempt from the provisions of this title.

(a) Location. Satellite dishes shall be located in the rear or side yards not facing a public street in single-family detached residential zones and on flat rooftops in all other zones. Wall-mounted satellite dishes are permitted if dishes are smaller than three feet in diameter.

(b) Height. Satellite dishes shall not be mounted in residential areas such that any part of the antenna exceeds eight feet from the ground. Satellite dishes located outside of residential zones shall not exceed over eight feet above the roofline upon which they are mounted.

(c) Quantity. Three small dishes, no greater than 18 inches in diameter, or one large dish is permitted per household in residential and agricultural zones. Each multifamily building (RM zones) may have up to three satellite dishes, if they are properly screened or camouflaged. A maximum of three satellite dishes are permitted on any one building in the commercial, office or industrial zones, and must be properly screened.

(d) Mounting. On residential property, satellite dishes and their support structure shall not be attached to or mounted on building appurtenances, such as a pillar. Antennas shall be limited to rear or side yards and shielded from any public street. Satellite dishes outside of residential zones shall prioritize rooftop-mounting or commit to heavy screening. Rooftop-mounted satellite dishes shall have a minimum setback of eight feet from the closest exterior wall.

(e) Screening and Design Guidelines. All roof-mounted satellite dishes shall be painted to match the color, patterns and/or material such that they blend with the building's architectural integrity.

(2) Amateur "Ham" Radios Towers. Amateur radios are licensed and protected by the Federal Communication Act as part of the Emergency Broadcast System. Antennas greater than 12 feet tall with antenna and support structure exceeding 10 square feet in surface area must apply for a building permit after receiving community development approval.

(a) Quantity. No more than one amateur radio antenna shall be permitted on any lot.

(b) Height. Amateur towers may not exceed 65 feet in height without approval from the city council following a recommendation from the planning commission. Any applicant wishing to apply for an exception to the tower height shall specify the details and dimensions of the proposed antenna and its supporting structures and shall further specify why the applicant contends that such a design and height are necessary to accommodate reasonably the amateur radio communication.

(c) Mounting. Antenna and its support structure shall not be attached or mounted on any building appurtenance, such as a chimney. Antennas shall be limited to rear yards and shielded from any street. The placement of amateur radio antennas shall remain 65 feet from any neighboring house; guide wires shall not be closer than five feet from the property line on any side. The antenna shall be mounted to withstand wind force of more than 80 miles per hour without the support of guide wires. [Amended during 2011 recodification; Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-055.]

18.175.120 Telecommunications towers not permitted.

(1) Lattice Towers. A lattice tower is an open steel frame structure with multiple sides used to support telecommunications equipment. Lattice towers are not permitted in the city limits.

(2) Whip Antenna. Whip antennas are built with a flexible material that allows the antenna to bend freely. Whip antennas are not permitted in the city limits. [Ord. 9-15-98-2 § 2 (Exh. A). Code 1997 § 12-165-060.]

Planning Commission Record of Motion

Meeting Date: May 23, 2013

Item: Cell Tower Ordinance Amendment

Agenda Item# 1F

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion	✓						
Second							✓

Motion(s): Motion # 1 (if multiple motions)

I move that the Planning Commission recommend APPROVAL of the Groundwater Protection Overlay Zone establishing a wellhead protection area for the existing well at approximately 1050 West 12300 South as shown on Exhibit "A".

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓		✓	✓	✓		✓
NAY							
ABSTAIN							

PASS
 FAIL



Issue Paper

Item No. 3.6

Presenter/Submitted By:	Mayor Applegarth	
Subject: 1 st Public Hearing for the FY 2013-2014 Budget	Meeting Date: June 4, 2013	
	Fiscal Impact:	
	Funding Source:	
Background: The City Council was presented with the Mayor's Budget on May 7, 2013. During the month of May the Council met to discuss and make changes to the budget. June 4th is the first of two Public Hearings to receive comments regarding the FY 2013-2014 Tentative Budgets; the second and final Public Hearing will be held on June 18 th . The Mayor's Tentative Budget has been available to the public on the City's website since the first week of May; the Council's Budget was posted on the City's website and has also been available in hard copy form in the Finance Department and in the Recorder's Office. No action will be taken on the FY 2013-2014 Budget until after the second Public Hearing on June 18 th		
Recommendation: Recommendation is for the Council to hold a Public Hearing for the purpose of receiving public comment regarding the Tentative Budgets for FY 2013-2014.		

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
GENERAL FUND				
PROPERTY TAXES				
10-21-110	Real Property Tax - Current	1,622,462	.00	.00
	Budget notes:			
	~2013 revenue source ended 1-01-2012 with the annexation to SLVLESA			
10-21-120	Prior Years' Property Taxes	38,652	5,962	.00
	Budget notes:			
	~2013 City will receive delinquent property taxes for taxes assessed prior to 12-31-2011			
10-21-610	Property Tax Interest	2,148	555	.00
	Budget notes:			
	~2013 revenue source ended 1-01-2012 with the annexation to SLVLESA			
	Total PROPERTY TAXES:	1,663,262	6,517	.00
NON-PROPERTY TAXES				
10-22-130	General Sales & Use Taxes	4,795,401	5,061,000	5,364,000
	Budget notes:			
	~2013 Admin:Economists predict an increase of 5% (applied to FY2012 revenue projection)			
10-22-170	Fee in Lieu of Property Taxes	70,642	.00	.00
	Budget notes:			
	~2013 revenue source ended 1-01-2012 with the annexation to SLVLESA			
10-22-911	911 Telephone Dispatch Fee	284,961	300,000	315,000
	Budget notes:			
	pass through revenue (VECC) matching line 10-54-320			
	Total NON-PROPERTY TAXES:	5,151,003	5,361,000	5,679,000
BUSINESS LICENSES AND PERMITS				
10-23-211	Alcohol & Beverage Licenses	3,400	3,840	2,400
10-23-214	Business License	129,386	128,564	130,000
	Total BUSINESS LICENSES AND PERMITS:	132,786	132,404	132,400
NON-BUSINESS LICENSES & PERMIT				
10-24-225	Animal Licenses	21,388	.00	.00
	Budget notes:			
	Revenue source eliminated in FY2013 now collected in accordance with SL County Animal Control contract			
10-24-227	Digging & Road Cut Permit	34,726	65,940	30,000
	Total NON-BUSINESS LICENSES & PERMIT:	56,113	65,940	30,000
INTERGOVERNMENTAL REVENUE				
10-25-300	Grant - CDBG	19,603	.00	278,827
	Budget notes:			
	~2013 Dept:\$49,980 + \$67,756 = old contracts \$97,860 = new contract year			
10-25-350	Grant - Federal	.00	.00	.00
10-25-358	Liquor Allotment	29,797	26,845	25,000
	Budget notes:			
	~2013 used for prosecution of DUI related cases			
10-25-368	Other Intergovernmental Rev	22,681	24,000	22,500
	Total INTERGOVERNMENTAL REVENUE:	72,080	50,845	326,327

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
CHARGE FOR SERV - DEVELOPMENT				
10-27-221	Building Permits	205,564	255,115	350,000
	Budget notes:			
	~2013 Dept: 40 SFD x \$1,959.80 = \$78,392			
	20 MFD x \$1,422.20 = \$28,444			
	miscellaneous bldg = \$20,000 = rounding			
10-27-222	Building Permits - Commercial	48,655	49,405	50,000
	Budget notes:			
	~2013 Dept:aniticapte approximately 8 commercial permit applications (same as FY 2012 original budget)			
10-27-325	Site Plan Application Fee	22,739	18,518	22,500
10-27-416	Board of Adjust Fee	550	1,650	1,800
10-27-417	GIS Fee	3,700	6,780	5,000
10-27-418	Noticing Fee	2,970	5,669	3,500
	Budget notes:			
	Offsetting expenditure lines are: 10-51-220 & 10-51-242			
10-27-419	Sign Permit Fee	5,800	3,810	5,000
10-27-420	Subdivision Fee	9,150	45,721	6,000
10-27-421	Conditional Use Fee	5,200	4,740	4,000
10-27-424	Zoning Amendment Fee	3,680	9,138	8,000
10-27-425	Plan Checking Fee	77,348	109,934	157,500
	Budget notes:			
	Dept:SFD x 45% of building permit fee			
	MFD x 25% of building permit fee			
10-27-426	Plan Checking Fee - Commercial	32,099	29,867	32,500
	Budget notes:			
	Dept:Comm Plan Ck fees = 65% of Bldg Permit			
10-27-427	Inspection / Reinspection Fee	10,433	10,999	10,000
	Budget notes:			
	Inspection fees for funaces, water heaters, air conditioners, and other misc. inspections			
Total CHARGE FOR SERV - DEVELOPMENT:		427,888	551,346	655,800
RENTS				
10-28-479	Rental/Lease Civic Center	9,551	8,166	12,000
	Budget notes:			
	~2013 Dept:Civic Center rent is down due to CR Hamilton pavilion rent			
10-28-481	Old City Hall Rental	68,020	.00	.00
	Budget notes:			
	~2013 Budget set at market rate for rent			
	Mid-yr adj CC 12-04-2012: budget reduced to \$0.00 - tenant vacated building			
10-28-482	Old Senior Center Rental	.00	19,404	19,850
	Budget notes:			
	Rental agreement includes a 2.5% annual increase effective August 1st			
	~2013 Mid-yr adj CC 12-04-2012: building now being rented to Head Start Program			
10-28-695	Tower Rent	42,438	49,515	45,000
	Budget notes:			
	~2013 Dept:One monthly tower lease (\$2500 x 12) + one annual tower lease (\$11,000)			
Total RENTS:		120,009	77,085	76,850
CHARGE FOR SERV - AC & SHELTER				
10-29-450	Adoption Fee	554	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract			
	~2013 Revenue source eliminated due to proposed contract with SL County Animal Control			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-29-455	Animal Impound Fee	4,263	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract ~2013 Revenue source eliminated due to proposed contract with SL County Animal Control			
10-29-457	A/C - Euthanizing Service	315	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract ~2013 Revenue source eliminated due to proposed contract with SL County Animal Control			
10-29-458	Boarding Fee	370	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract ~2013 Revenue source eliminated due to proposed contract with SL County Animal Control			
10-29-459	Animal Control Call Out Fee	570	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract ~2013 Revenue source eliminated due to proposed contract with SL County Animal Control			
10-29-462	Animal Control Misc Fee	1,022	.00	.00
	Budget notes:			
	beginning 7-01-2012 all animal control operations (revenue & expenditure) are now provided through SL County contract			
	Total CHARGE FOR SERV - AC & SHELTER:	7,094	.00	.00
	CHARGE FOR SERV - CELEBRATION			
10-30-461	Town Days	53,128	73,298	58,000
	Budget notes:			
	Offsetting expenditure line is 10-80-635			
10-30-462	Rodeo Revenue	10,793	420	20,000
	Total CHARGE FOR SERV - CELEBRATION:	63,921	73,718	78,000
	CHARGE FOR SERV - RECREATION			
10-31-420	Parks and Public Properties	11,004	12,571	8,000
10-31-421	CR Hamilton Pavilion	17,780	17,336	12,000
10-31-423	Volunteer Sports Partcptn Fee	.00	.00	11,400
	Budget notes:			
	\$3.00 / player fee for organized sports leagues (USA soccer, Ute football league, Riverton Cal Ripkin baseball; Utah LAX; Oquirrh Mtn girls' softball)			
10-31-430	Ballfield Rental Fee	8,507	1,998	8,000
	Budget notes:			
	~2013 Dept:\$4,000 spring + \$4,000 fall season (main park)			
10-31-435	Sports Field Maint & Prep Fee	47,565	12,340	50,000
	Budget notes:			
	offsetting expenditure line 10-65-635			
10-31-470	Healthy Riverton Fee	3,740	3,324	2,700
	Budget notes:			
	Dept: SuperSitter Classes / Riverton Has Sole - Offsetting expenditure line is 10-65-615			
10-31-471	Recreation Program Fee	67,447	39,868	50,000
	Budget notes:			
	Dept:offsetting expenditure 10-65-609			
10-31-472	Civic Center Program Fee	18,574	15,719	14,000
	Budget notes:			
	Dept:Offsetting expenditure is 10-65-611			
10-31-473	Ball Field Reservations	21,015	4,200	.00
	Budget notes:			
	Dept: Expenditures for leagues divided by budget years two leagues: spring/summer & fall offsetting expenditure: 10-65-641			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-31-474	High School Sports Camp Fee	21,305	.00	.00
	Budget notes:			
	Dept:programs are split between fiscal years - revenue may be collected in one year and program expenditures are not incurred until new year			
10-31-477	Rodeo Arena Fee	300	204	300
	Total CHARGE FOR SERV - RECREATION:	217,237	107,560	156,400
CHARGE FOR SERV - CEMETERY				
10-32-481	Sale of Burial Lots	9,350	202,110	20,000
10-32-483	Burial Fee	11,663	15,315	11,500
	Total CHARGE FOR SERV - CEMETERY:	21,013	217,425	31,500
FINE AND FORFEITURES				
10-33-511	Court Fines	258,818	196,861	180,000
10-33-520	Traffic School Fee	7,041	3,522	3,500
10-33-530	Abatement Fee & Charges	3,450	3,116	20,000
	Budget notes:			
	matching expenditure line 10-57-630			
10-33-551	Public Defender	8,333	3,468	5,000
	Budget notes:			
	Finance: since conversion to Coris software, City receives some reimbursement for public defender when court fines are paid			
	Total FINE AND FORFEITURES:	277,641	206,967	208,500
MISCELLANEOUS REVENUE				
10-34-210	Capture Defaulted Escrows	.00	.00	.00
10-34-221	Bldg Fee Surcharge-City's .20%	508	482	800
10-34-415	Sale of Maps, Copies, Etc.	127	1,143	500
10-34-523	Returned Check Fee	1,423	2,585	1,500
10-34-610	Interest Earnings	11,719	8,636	10,000
	Budget notes:			
	~2013 Finance:New banking structure with change of banks. Cking account will be interest bearing but fees will also be identified and charged.			
	Total MISCELLANEOUS REVENUE:	13,777	12,846	12,800
OTHER REVENUES				
10-36-689	Sale of Taxable Surplus Goods	8,066	5,697	.00
10-36-690	Sundry Revenues	12,661	64,762	10,000
10-36-691	Cash Over or Short	10-	107	.00
10-36-692	Proceeds - Sale of Fixed Asset	.00	20,097	.00
	Total OTHER REVENUES:	20,718	90,663	10,000
CONTRIBUTIONS				
10-37-850	Use of Fund Balance	.00	.00	150,000
	Budget notes:			
	~2013 Council approved - additional \$4,400 for the following items: \$1,000 for "neighborhood watch" signs + \$3,400 to increase Miss Riverton Pageant, Arts Commission, and Historical Society back to FY2012 allocations			
	Mid-yr adj CC 12-04-2012: \$120,000 for trnsfr to RDA for 1830 W; \$100,000 trnsfr to Fund 45 for cemetery; \$40,630 to balance gen fund			
10-37-870	Contributions From Private Sou	13,165	.00	.00
	Total CONTRIBUTIONS:	13,165	.00	150,000
TRANSFERS				
10-38-720	Transfer from RDA	10,000	.00	10,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Budget notes:				
10-38-730	Admin fees for RDA project area Transfer from REDIIF	275,000	.00	1,175,635
Budget notes:				
~2013 \$ 100,000 interfund loan payment which flows from REDIIF to RDA to Gen Fund				
\$1,191,475 balancing transfer from current year Franchise Fees collected in REDIIF				
Total TRANSFERS:		285,000	.00	1,185,635
LEGISLATIVE				
10-40-210	Books-Subscriptions-Membership	338	421	350
Budget notes:				
Dept:Daily Newspaper Powers & Duties				
10-40-330	Education & Conferences	.00	.00	.00
10-40-612	Council Retreat	.00	.00	1,000
Budget notes:				
Mayor/City Council retreats as well as Council / Planning Commission socials				
Total LEGISLATIVE:		338	421	1,350
EXECUTIVE				
10-41-330	Education & Conferences	.00	.00	.00
Budget notes:				
Dept:ULCT				
10-41-615	Council of Governments	.00	.00	1,550
10-41-620	Homeless Shelter prorata share	.00	.00	14,000
10-41-639	Riverton Choice Awards	650	1,200	1,400
Budget notes:				
Mayor:\$1400 for Riverton Choice Award (suggest @\$75 for each teacher; @\$25 each student)				
Total EXECUTIVE:		650	1,200	16,950
JUDICIAL				
10-42-125	Bailiff	21,700	14,040	25,000
Budget notes:				
Dept:contracted Bailiff services				
~2013 Mid-yr adjustment - decrease by 7500 move to public defender line				
10-42-210	Books-Subscriptions-Membership	.00	.00	500
Budget notes:				
Dept:Update Code books; court clerk association dues				
10-42-230	Travel	1,023	1,801	1,500
Budget notes:				
Conferences for Judge and Clerks are held in the spring				
10-42-240	Office Supplies	608	471	1,000
10-42-241	Printing	288	240	1,000
10-42-242	Postage	1,494	1,358	1,500
10-42-330	Education & Conferences	972	440	350
Budget notes:				
Conferences for Judge and Clerks are held in the Spring				
10-42-550	Jury Fees	999	.00	2,500
10-42-551	Public Defender	7,750	6,660	7,500
Budget notes:				
~2013 Mid-yr adj - Mayor approved increase by 7500 moved from 10-42-551				
10-42-554	Contract Labor - Judge	390	432	1,000
10-42-610	Misc. Supplies & Expenses	136	38	1,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-42-620	Interpreter Services	1,800	1,369	1,500
Total JUDICIAL:		37,160	26,849	44,350
ADMINISTRATIVE				
10-43-170	Employee Comp/Incentive Awards	3,848	3,948	3,200
10-43-172	Employee Wellness	1,450	228	1,500
10-43-200	Materials & Supplies	.00	.00	100
10-43-210	Books-Subscriptions-Membership	53	300	400
Budget notes:				
~2013 Utah City Managers Association membership ICMA membership				
10-43-230	Travel	1,072	594	5,000
10-43-240	Office Supplies	204	.00	100
10-43-243	Newsletter	14,029	14,973	15,000
Budget notes:				
Cost shared with Enterprise Funds				
Admin:allocate cost of newsletter 70% gen fund, 15% culinary, 15% secondary				
10-43-260	Office Equipment	.00	.00	100
10-43-300	Citizen Survey	.00	.00	5,250
Budget notes:				
cost allocated 70% General Fund 15% Culinary 15% Secondary ~2013 on 2012 Strategic Plan				
10-43-330	Education & Conferences	150	.00	2,000
Budget notes:				
~2013 Dept:Utah City Managers Conference Annual ICMA Conference				
10-43-335	Employee Education	1,443	5,316	7,500
10-43-610	Misc. Supplies & Expenses	.00	.00	100
10-43-612	Meetings & Luncheons	529	105	350
Total ADMINISTRATIVE:		22,779	25,464	40,600
RECORDER				
10-44-210	Books-Subscriptions-Membership	679	1,232	1,250
10-44-220	Public Notices	1,482	714	2,000
10-44-230	Travel	1,222	.00	1,000
10-44-240	Office Supplies	1,652	702	1,500
10-44-241	Printing	200	46	300
Budget notes:				
Cemetery Books for Memorial Day				
10-44-310	Prof & Tech - Codification	1,481	2,356	3,000
10-44-330	Education & Conferences	269	360	1,000
10-44-610	Misc. Supplies & Expenses	465	634	600
Budget notes:				
Shred-It Certified Shred, miscellaneous transcriptions, Tech Support				
10-44-612	Meetings & Luncheons	45	.00	250
Total RECORDER:		7,494	6,044	10,900
CONTRACT SERVICES				
10-45-125	FSA & EAP Administration	1,789	1,880	5,000
Budget notes:				
Admin:allocate cost 70% gen fund, 15% culinary, 15% secondary				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-45-310	Prof & Tech - Audit	438	18,711	21,000
	Budget notes:			
	~2013 Finance:Changed account # and titles for consistency through chart of accounts			
10-45-350	Prof & Tech - Single Audit	17,150	.00	.00
	Budget notes:			
	~2013 Finance:Changed account # and titles for consistency through chart of accounts			
10-45-355	Prof & Tech - Accounting Serv	462	1,089	2,500
10-45-519	Drug Testing & Backgrnd Checks	2,959	3,475	3,500
	Total CONTRACT SERVICES:	22,798	25,155	32,000
UTILITIES & TAXES				
10-46-205	Mobile Date Plans	.00	.00	.00
10-46-210	Mobile Phone - Legislative (5)	2,520	3,600	2,600
	Budget notes:			
	Dept: (5) cell phone allowance costs shared with water			
	~2013 Finance:reduction in budget is because the allocation split was not previous applied			
10-46-211	Mobile Phone - Executive (1)	1,011	1,228	950
	Budget notes:			
	Dept: (1) cell phone allowance and (1) Nextel phone / radio for emergencies 70/15/15 split			
10-46-213	Mobile Phone - Admin (5)	3,547	3,991	4,700
	Budget notes:			
	70/15/15 allocation split			
10-46-214	Mobile Radio - Planning (1)	1,157	865	1,200
10-46-215	Mobile Radio - Eng & Fleet (8)	2,288	2,438	5,100
	Budget notes:			
	70/15/15 split			
10-46-217	Mobile Radio - Building (2)	677	536	800
10-46-218	Mobile Radio - Enforcement (4)	1,354	643	1,500
10-46-219	Mobile Radio - Streets (12)	4,063	3,183	4,500
10-46-220	Mobile Radio - Recreation (3)	1,976	1,671	2,100
10-46-221	Mobile Radio - Facility (5)	1,185	788	1,300
10-46-223	Mobile Phone - Recorder (1)	960	960	1,000
10-46-224	Mobile Radio - Parks (3)	1,354	1,223	1,500
10-46-226	Mobile Phone - St Light (2)	.00	590	1,100
	Budget notes:			
	previously budgeted in St Light enterprise fund see history in acct 61-46-210			
10-46-230	Data Plans	.00	.00	3,000
10-46-410	Power - New Public Works	.00	6,364	12,500
	Budget notes:			
	~2013 Finance:Power for New PW Buidling budgeted for an estimated 9 months			
10-46-411	Power - Old City Hall	221	2,076	2,500
	Budget notes:			
	Montessori School is responsible for utilities			
10-46-412	Power - Old Public Works	4,018	542	500
10-46-413	Power - Traffic Lights	2,908	2,967	4,000
10-46-414	Power - New Senior Center	.00	19,721	24,000
	Budget notes:			
	~2013 new account has been established to separate costs for new Senior Center from the old bldg			
10-46-415	Power - Old Senior Center	23,741	2,393	.00
	Budget notes:			
	Lessee pays all utilities			
	~2013 new account has been established to separate costs for new Senior Center from the old bldg			
10-46-416	Power - Civic Center	25,812	26,142	32,000
10-46-417	Power - Parks	76,231	81,296	105,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-46-418	Power - Street Lights	.00	95,151	100,000
10-46-419	Power - Animal Shelter	1,985	1,315	.00
10-46-421	Sewer - Old City Hall	77	581	600
10-46-422	Sewer - Old Public Works	379	332	.00
10-46-423	Sewer - New Public Works	.00	.00	600
10-46-424	Sewer - New Senior Center	.00	432	600
10-46-425	Sewer - Old Senior Center	999	103	.00
Budget notes:				
Lesees pay all utilities				
10-46-426	Sewer - Civic Center	353	301	600
10-46-427	Sewer - Parks	4,536	3,866	5,500
10-46-430	Heat & Fuel - New Public Works	.00	10,987	15,000
10-46-431	Heat & Fuel - Old City Hall	.00	2,133	2,000
Budget notes:				
Montessori School is responsible for utilities				
10-46-432	Heat & Fuel - Old Public Works	11,209	10,723	.00
10-46-433	Heat & Fuel - Animal Shelter	1,539	1,033	.00
10-46-434	Heat & Fuel - New Senior Ctr	.00	17,512	12,000
10-46-435	Heat & Fuel - Old Senior Ctr	10,539	95-	.00
Budget notes:				
utilities paid by lessee				
10-46-436	Heat & Fuel - Civic Center	11,055	14,580	16,000
10-46-437	Heat & Fuel - CR Hamilton Pav	3,175	3,652	4,000
10-46-438	Heat & Fuel - Main Pk Pavilion	.00	.00	6,000
10-46-440	Phone - New Public Works	.00	8,519	8,500
10-46-442	Phone - Old Public Works	1,733	920	.00
10-46-443	Phone - UFA EOC Center	.00	.00	.00
10-46-446	Phone - Civic Center	15,987	21,988	22,000
10-46-452	Security System - Civic Center	1,028	1,194	1,000
Budget notes:				
Quarterly alarm monitoring				
Alarm & detection testing & inspections				
10-46-453	Elevator Monitoring	3,350	4,746	5,000
10-46-454	HVAC Monitoring - Civic Center	4,586	4,128	.00
10-46-455	Security System - Animal Contr	396	536	.00
10-46-456	Security System - New PW	.00	84	1,000
10-46-513	East Riv Drainage Assessments	3,772	4,838	4,200
Total UTILITIES & TAXES:		231,719	372,776	416,450
CENTRAL PURCHASING				
10-47-240	Office Supplies	10,122	6,523	11,000
10-47-241	Printing	2,190	377	2,000
10-47-242	Postage	5,882	5,865	8,000
10-47-260	Equipment Rental	232	343	1,000
Budget notes:				
Dept:Maint agreements & leases for Copy Machines, Faxes, and other office equipment				
10-47-610	Misc. Supplies & Expenses	420	221	1,000
Total CENTRAL PURCHASING:		18,845	13,329	23,000
FLEET MAINTENANCE				
10-48-140	Uniforms	213	229	500
Budget notes:				
Admin:New department established for tracking of all general fund fleet expenses -				
~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-48-210	Books-Subscriptions-Membership	.00	.00	400
	Budget notes:			
	Admin:New department established for tracking of all general fund fleet expenses -			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
10-48-230	Travel	.00	.00	350
	Budget notes:			
	Admin:New department established for tracking of all general fund fleet expenses -			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
10-48-269	Maintenance - Mach & Equip	18,128	12,360	19,400
	Budget notes:			
	Dept:Repairs for backhoe, sweeper,			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
	5% increase for maint on older equip, may require mid-yr adjustment			
10-48-480	Vehicle Maintenance	30,587	21,638	34,400
	Budget notes:			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
	5% increase for maint on older equip, may require mid-yr adjustment			
10-48-485	Gasoline	64,824	60,984	93,000
	Budget notes:			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
10-48-610	Misc. Supplies & Expenses	243	300	250
	Budget notes:			
	2011			
	Dept: miscellaneous tools			
10-48-800	Diagnostic Equipment & Tools	1,179	1,591	2,250
	Budget notes:			
	Admin:New department established for tracking of all general fund fleet expenses -			
	~2013 Dept:Increased for street lighting portion of fleet maintenance which is now included in General Fund			
	Total FLEET MAINTENANCE:	115,174	97,102	150,550
FINANCE				
10-49-210	Books-Subscriptions-Membership	1,951	2,960	2,500
	Budget notes:			
	~2013 Dept: H.R. Memberships: Tech Net, SHRM			
	Finance Memberships: UGFOA, National GFOA,			
	Treasurer Membership: UPTA, National PTA			
	Purchasing Memberships: NIGP, ISM			
	Business Licensing Memberships: UBLA			
	Mid-yr adj Mayor approved +1000			
10-49-220	Public Notices	1,032	90	1,000
	Budget notes:			
	Employment Notices			
	~2013 Mid-yr adj - Mayor approved decrease by 1000			
10-49-225	Benefits Fair	363	2	300
	Budget notes:			
	H.R. - Benefits Fair is held each year in May			
10-49-230	Travel	1,041	1,419	3,500
	Budget notes:			
	~2013 Dept:UGFOA St. George			
	UPTA U of U (fall) St. George (Spring)			
	Purchasing (local training)			
	Business Licensing St. George			
10-49-241	Printing	2,271	1,923	3,000
	Budget notes:			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
	Dept:W2s			
	1099s			
	PEP Evaluations			
	HR posters			
	Business Licenses			
	-2013 Dept:budget reduced due to IRS rule regarding 1099's did not pass			
10-49-310	Professional & Technical	120	240	1,500
	Budget notes:			
	Dept: for HR consulting / legal services as needed			
10-49-320	Prof & Tech - Report Appl	.00	.00	1,000
10-49-330	Education & Conferences	1,191	2,432	4,000
	Budget notes:			
	-2013 Dept: \$150 - Purchasing seminars			
	\$150 - Finance Director - UGFOA			
	\$650 - City Treasurer Uof U; UAPT			
	\$150 - Business Licensing required training by UBLA			
	\$1,000 - Staff to attend Caselle Conference in SLC			
10-49-610	Misc. Supplies & Expenses	.00	.00	1,000
10-49-653	Bank Fees & Charges	8,380	10,200	15,000
	Budget notes:			
	Dept: CC processing for Court, Business Licensing, and Parks & Rec			
	-2013 Finance:New banking structure with change of Banks. Banking fees offset by interest income 10-34-610; Cking account will be interest bearing but fees will also be identified and charged.			
	Total FINANCE:	16,349	19,266	32,800
ELECTIONS				
10-50-300	Contract Labor	31,965	.00	78,000
	Budget notes:			
	-2013 Dept:No City elections in 2013			
	Total ELECTIONS:	31,965	.00	78,000
PLANNING & ZONING				
10-51-120	Stipend - Planning Commission	4,220	2,064	5,600
	Budget notes:			
	Dept: Planning Commission			
	-2013 Budget for 20 PC meetings & 4 BOA meetings			
10-51-209	PZ Commission Expenses	488	62	1,800
	Budget notes:			
	Dept:Cost of transcribing PC and BOA minutes + misc. expenses			
10-51-210	Books-Subscriptions-Membership	777	500	750
	Budget notes:			
	-2013 Dept:APA memberships x 2			
	Certified Arborist / CLA Membership			
	Increase from prior year due to AICP recertification			
10-51-220	Public Notices	3,413	2,908	3,000
	Budget notes:			
	Dept:All NAC ads that relate to land use issues, including City initiated items			
	Offsetting revenue line 10-27-418 helps cover costs of public notices			
	-2013 All NAC ads that relate to land use issues, including City initiated items. Offsetting revenue line 10-27-418 covers costs of applicant initiated items			
10-51-230	Travel	.00	.00	250
10-51-240	Office Supplies	324	223	750
	Budget notes:			
	Dept: plotter supplies, design materials for landscape projects, misc office supplies			
	-2013 Plotter supplies for 1/2 year, desgin materials for landscape projects, misc office supplies			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-51-242	Postage	165	1,208	1,000
10-51-310	Professional & Technical	.00	8,289	1,000
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: Riverton / Bluffdale boundary adjustment			
10-51-330	Education & Conferences	335	1,033	1,500
	Budget notes:			
	~2013 Dept:local conferences including: APA Fall Conference (2 x \$250) continuing educatoin seminar/webinars & Certified Arborist trainings (1 x \$350)			
10-51-341	CDBG Expenditures	18,738	.00	278,827
	Budget notes:			
	~2013 Dept:\$49,980 + \$67,756 = old contracts \$97,860 = new contract year			
10-51-610	Misc. Supplies & Expenses	537	347	1,250
	Budget notes:			
	Plat recordings, public and internal meeting supplies ~2013 Dept:plat recording for City projects, public meeting supplies, equip for tree marking and monitoring (i.e. marking paint and ribbons), \$500 for UCD Benchmarking			
	Total PLANNING & ZONING:	28,997	16,634	295,727
ATTORNEY				
10-52-210	Books-Subscriptions-Membership	779	484	1,050
	Budget notes:			
	Admin:all general department costs split 70% General Fund / 15% Culinary / 15% Secondary			
10-52-230	Travel	637	.00	500
10-52-240	Office Supplies	.00	.00	1,050
10-52-310	Prof & Tech - Prosecutor	2,158	.00	.00
	Budget notes:			
	~2013 FTE replaced contract prosecutor			
10-52-315	Prof & Tech - Litigation & Exp	374	7,440	7,000
10-52-330	Education & Conferences	1,107	1,194	1,050
10-52-550	Witness Fees	93	67	1,000
	Budget notes:			
	~2013 budget reduced based on FY 2012 projection			
10-52-552	Contract Labor - Constable Fee	2,606	1,092	5,000
	Total ATTORNEY:	7,754	10,277	16,650
ENGINEERING				
10-53-140	Uniforms	401	313	1,825
	Budget notes:			
	Dept:Uniforms and safety gear for Inspectors			
10-53-210	Books-Subscriptions-Membership	1,717	1,167	3,400
	Budget notes:			
	~2013 Dept:\$150 - Data Services SL \$1250 - APWA membership \$300 - ACI membership \$300 - UCLS (Surveying) membership \$300 - APWA spec books \$150 - Surveying license			
10-53-230	Travel	1,868	1,566	1,500
	Budget notes:			
	~2013 Dept:\$ 600 - Road School (2) \$ 600 - UCEA (2) \$ 300 - Surveying Conference \$ 325 - UGIC (did not attend in FY2009-2010)			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-53-240	Office Supplies	530	299	1,500
	Budget notes:			
	Plotter and office supplies			
10-53-241	Printing	.00	.00	500
	Budget notes:			
	Inspector citation books			
10-53-260	Office Equipment	.00	.00	.00
10-53-262	Permit Management Inspection	.00	.00	960
	Budget notes:			
	Marking paint; stakes, etc.			
	~2013 New account requested for inspection supplies			
10-53-270	Traffic Calming Mitigation	7,453	733	1,500
	Budget notes:			
	Traffic calming; counter supplies; signs			
10-53-310	Professional & Technical	.00	.00	.00
10-53-330	Education & Conferences	2,350	2,070	5,150
	Budget notes:			
	~2013 Dept:\$ 700 - APWA fall conf			
	\$ 450 - UCEA			
	\$ 600 - Concrete certification			
	\$ 550 - LTap training			
	\$ 400 - Road School			
	\$ 350 - Surveying Conference			
	\$ 750 UGIC (GIS) April			
10-53-380	Technical Engineering Equip	.00	.00	8,500
10-53-610	Misc. Supplies & Expenses	1,155	990	1,500
	Budget notes:			
	Dept:Hardware; appreciation luncheons; open houses			
	~2013 Dept:\$1,500 Hardware, appreciation luncheons, open houses, local City coordination meetings			
	\$4,000 Modify survey equip (data collector, 2 cell phones, and VRS subscriptions)			
	Total ENGINEERING:	15,475	7,138	26,335
PUBLIC SAFETY				
10-54-311	Police Services	2,108,003	.00	.00
	Budget notes:			
	~2013 City annexed into SLVLESA 1-1-2012			
10-54-315	Crossing Guard Services	117,015	.00	.00
	Budget notes:			
	~2013 City annexed into SLVLESA 1-1-2012			
10-54-317	SLCo Animal Control Contract	.00	196,000	206,000
	Budget notes:			
	~2013 SL County Proposal #2			
	Mid-yr adj CC 12-04-2012: actual contract amt received after original budget was set - Contract is for \$195,551			
10-54-320	911 Dispatch - VECC	284,961	300,000	315,000
	Budget notes:			
	Finance: pass through \$\$ (VECC) see revenue line 10-22-911			
10-54-610	Misc. Supplies & Expenses	.00	.00	.00
	Budget notes:			
	~2013 City annexed into SLVLESA 1-1-2012			
	Council:Add \$1000 for neighborhood watch signs (\$200 / neighborhood)			
10-54-650	Emergency Preparedness	.00	.00	.00
	Budget notes:			
	Moved to new "Emergency Preparedness Budget" see line 10-87-650			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total PUBLIC SAFETY:		2,509,979	496,000	521,000
BUILDING INSPECTION				
10-56-140	Uniforms	.00	.00	250
Budget notes:				
Dept: Winter coats; overboots; shirts				
10-56-210	Books-Subscriptions-Membership	983	494	1,000
10-56-230	Travel	.00	.00	500
Budget notes:				
~2013 Dept: CEU Credits at St. George Conference x 2				
10-56-240	Office Supplies	145	83	150
10-56-241	Printing	340	315	500
Budget notes:				
Dept: Inspection Reports				
10-56-310	Prof & Tech - Contract Labor	180	.00	.00
Budget notes:				
~2013 Dept: Sewer District Plant or IHC Additions				
10-56-330	Education & Conferences	325	562	500
Budget notes:				
~2013 Dept: Utah Chapter ICC (2 employee) required for CEU				
10-56-610	Misc. Supplies & Expenses	85	88	250
10-56-620	Plan Checks	5,100	6,900	5,000
Budget notes:				
Dept: Independent contractor used for commercial plan check reviews and consulting				
Total BUILDING INSPECTION:		7,158	8,442	8,150
CODE ENFORCEMENT				
10-57-140	Uniforms	136	113	100
Budget notes:				
Dept: Purchase & maintain officers uniforms & related accessories				
~2013 reduced due to SL County Animal Control contract proposal				
10-57-210	Books-Subscriptions-Membership	.00	.00	100
Budget notes:				
Books: Reference books, professional journals, and service subscriptions				
Memberships: UOCA, UACOA, American Humane membership				
~2013 reduced due to SL County Animal Control contract proposal				
10-57-230	Travel	.00	.00	100
Budget notes:				
~2013 reduced due to SL County Animal Control contract proposal				
10-57-241	Printing	981	.00	.00
Budget notes:				
Dept: Cite and warning notice books, door hangers, dog license books				
~2013 reduced due to SL County Animal Control contract proposal				
10-57-310	Veternary - Medical Treatment	3,673	.00	.00
Budget notes:				
Services now provided by SL County				
~2013 reduced due to SL County Animal Control contract proposal				
10-57-330	Education & Conferences	125	.00	150
Budget notes:				
Dept: NACA				
UACOA				
UOCA				
American Humane				
miscellaneous trainings and conferences				
~2013 reduced due to SL County Animal Control contract proposal				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-57-610	Misc. Supplies & Expenses	1,763	76	500
	Budget notes:			
	Dept: Office supplies, animal care supplies, feed, CO2			
	~2013 reduced due to SL County Animal Control contract proposal			
10-57-614	Misc. Services & Equipment	850	.00	500
	Budget notes:			
	Dept: Kennel cleaning equipment / Caputre equipment / Landfill Charges			
	~2013 reduced due to SL County Animal Control contract proposal			
10-57-620	Veterinary Licensing Fees	2,400	.00	.00
	Budget notes:			
	Services now provided by SL County			
	~2013 reduced due to SL County Animal Control contract proposal			
10-57-630	Abatement Expenditures	3,856	2,126	20,000
	Budget notes:			
	Dept: Nuisance abatement - see offsetting revenue line 10-33-530			
	Total CODE ENFORCEMENT:	13,784	2,315	21,450
INSURANCE				
10-59-510	Surety Bonds	4,469	3,444	5,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
	Recorder's position bond			
	Treasurer's bond			
	Employee blanket bond			
	Notary bonds			
10-59-511	Liability	80,498	70,906	88,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
10-59-512	Vehicles	15,167	18,428	20,000
	Budget notes:			
	~2013 increased for street lighting vehicles reassigned to General Fund			
10-59-517	Risk Management	21,983	311	6,500
10-59-518	Property	32,258	39,740	40,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
10-59-621	Claim Settlements	2,422	4,060	15,000
	Total INSURANCE:	156,797	136,889	174,500
COMPUTER SUPPORT / I.T.				
10-63-210	Books-Subscriptions-Membership	.00	.00	100
	Budget notes:			
	Admin:General City-wide IT costs split 70% General Fund / 15% Culinary / 15% Secondary			
10-63-230	Travel	.00	.00	1,400
10-63-243	Printer Supplies & Maintenance	.00	15,761	14,000
	Budget notes:			
	~2013 Dept:new account needed with the expiration of the printer lease contract			
	Mid-yr adj Mayor approved 11-10-2012: + \$1500 reclass within dept for printer toner			
10-63-268	Equipment Repair & Replacement	.00	.00	14,000
10-63-310	Professional & Technical	6,745	4,290	16,100
	Budget notes:			
	Dept:3rd party vendors (DSX, Rocky Mountain, INEC) - subject to consultant review			
10-63-330	Education & Conferences	.00	.00	3,500
10-63-350	Computer Support Contracts	49,349	68,244	85,000
	Budget notes:			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Admin: Itemized list of software is subject to consultant review				
10-63-380	Software	18,474	6,564	48,000
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: eliminate budget for document storage				
10-63-410	Fiber Optic Lines	84	90	150
10-63-610	Misc. Supplies & Expenses	287	1,040	1,750
10-63-620	Equipment Repair & Replacement	9,873	512	.00
10-63-700	Computer Purchases	17,743	12,698	14,150
Budget notes:				
Computers are on a 5-year rotation plan				
~2013 Dept:computer rotation plan + printer purchases				
Mid-yr adj Mayor approved 11-10-2012: - \$1500 reclass within dept for printer toner				
10-63-705	Technical Equipment Purchases	49,831	4,200-	55,600
Budget notes:				
General City-wide technical equipment split 70/15/15				
~2013 IT Dept:general hardware upgrades				
10-63-710	Printer Lease	22,639	.00	.00
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
desktop printers; copy machines; UBS fax macine				
~2013 Printer lease contract has expired				
10-63-715	Telephone Hardware Purchases	628	1,106	350
Budget notes:				
Dept:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
Total COMPUTER SUPPORT / I.T.:		175,651	106,105	254,100
PARK MAINTENANCE				
10-64-140	Uniforms	248	557	3,500
Budget notes:				
Dept:pants and shirts for full-time parks workers				
T-shirts for seasonals				
~2013 Dept:Uniforms for 5 employees				
10-64-266	Maintenance - Grounds	300,542	54,580	175,000
10-64-267	Maintenance - Wetlands	.00	.00	.00
10-64-268	Equipment Repair & Replacement	80	1,383	3,000
Budget notes:				
~2013 Dept:flail mower needed for weed mowing - attaches to the tractor already in fleet				
10-64-270	Maintenance - Park Bldgs	31,839	8,404	25,000
Budget notes:				
Dept: Maintenance for pavilions, score booths, restrooms				
10-64-272	Maintenance - Skateboard Park	.00	.00	.00
Budget notes:				
Dept:Trash Cans; Drinking water fountain; Graffiti removal				
10-64-300	Contract Serv - Mowing	520,952	411,647	650,000
Budget notes:				
Dept:mowing contract				
~2013 Dept:increased for full year of mowing at Maragret Park, Rose Creek, Foothills, Old Farm, and new Sr. Center				
10-64-311	Contract Serv - Fertilizer	.00	.00	.00
10-64-330	Education & Conferences	150	1,776	3,000
Budget notes:				
~2013 Dept:Playground safety certification (\$400 x 2)				
association fees				
10-64-610	Misc. Supplies & Expenses	377	728	3,500
Budget notes:				
Dept:				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
	Brooms, shovels, small hand tools, misc tools			
10-64-650	Tree Replacement/ Maintenance	.00	4,092	15,000
	Budget notes:			
	~2013 Dept:\$5,000 - tree replacement			
	\$10,000 - tree maintenance			
10-64-700	Capital Outlay	.00	.00	.00
10-64-705	Tree Replacement	5,360	.00	.00
	Total PARK MAINTENANCE:	859,549	483,167	878,000
RECREATION				
10-65-140	Uniforms	950	.00	400
10-65-210	Books-Subscriptions-Membership	322	927	800
	Budget notes:			
	Dept:URPA & NRPA (x 4)			
10-65-220	Publicity & Advertising	3,690	9,944	12,000
	Budget notes:			
	~2013 Dept:calendar for each home in riverton			
10-65-225	Hospitality	2,002	2,847	2,000
	Budget notes:			
	Dept:Mayor's volunteer appreciation dinner + misc. events requested by Mayor or Council			
10-65-226	Staff Meetings & Luncheons	6,453	4,620	5,500
	Budget notes:			
	Dept:refreshments for staff meetings and quarterly staff luncheons			
	zee medical supplies; Mt. Olympus water; paper goods for lunch rooms			
10-65-230	Travel	.00	.00	.00
10-65-240	Office Supplies	1,043	936	1,000
10-65-330	Education & Conferences	.00	.00	.00
10-65-350	Substance Abuse Awareness	14,108	16,997	30,000
10-65-609	Recreation Events	56,894	62,425	50,000
	Budget notes:			
	Dept:Revenue line: 10-31-471			
	Flag Football; Start Smart; Cheer; Summer Parks Program; Fall Baseball; Pumpkin Run; Youth Tennis, 1/2 Marathon			
10-65-610	Community Events	9,117	8,825	9,200
10-65-611	Civic Center Program Expenses	11,076	9,730	10,000
	Budget notes:			
	Dept:Offsetting revenue is 10-31-472			
10-65-612	High School Sports Camps	13,909	.00	.00
10-65-613	Misc. Supplies & Expenses	949	959	1,000
10-65-615	Healthy Riverton	4,429	3,279	4,700
	Budget notes:			
	Dept:Offsetting revenue line is 10-31-470			
10-65-635	Sports Fields Maint & Prep	32,154	11,702	50,000
	Budget notes:			
	contracted sports field maintenance and prep - see offsetting revenue line #10-31-435			
10-65-641	Softball League Expenditures	21,481	5,011	.00
	Budget notes:			
	Dept: Expenses for league divided by budget years			
	two leagues: spring/summer & fall			
	offsetting revenue:10-31-473			
	Total RECREATION:	178,577	138,202	176,600
YOUTH CITY COUNCIL				
10-66-610	Misc. Supplies & Expenses	300	378	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total YOUTH CITY COUNCIL:		300	378	.00
CEMETERY				
10-67-264	Equipment Rental	.00	857	200
Budget notes:				
Dept:Sod cutter / Trencher				
10-67-266	Maintenance - Grounds	4,843	190	10,000
10-67-610	Misc. Supplies & Expenses	35	754	1,000
Budget notes:				
Dept:float rakes; boards for layout; artificial turf; corner stone detector				
Total CEMETERY:		4,878	1,801	11,200
STREET LIGHT OPERATION				
10-69-140	Uniforms	.00	834	1,000
10-69-210	Books-Subscriptions-Membership	.00	731	1,000
10-69-230	Travel	.00	.00	1,000
Budget notes:				
~2013 Dept:Road School x 2				
10-69-241	Printing	.00	.00	.00
10-69-266	Maintenance - SL Poles	.00	45,104	108,200
10-69-268	Equipment Repair & Replacement	.00	5,224	4,800
Budget notes:				
~2013 Dept:hardware for new street light banners				
10-69-270	Power - Connection Fees	.00	2,842	15,000
10-69-282	Blue Stakes	.00	1,667	1,500
10-69-310	Professional & Technical	.00	.00	1,500
10-69-330	Education & Conferences	.00	588	1,500
Budget notes:				
~2013 Dept:\$200 - LTAP traffic control, flagging safety				
\$100 - IAEL Utah Chapter (NEC)				
\$150 - PSI Service				
\$400 - Road School				
\$300 - NFPA 70 E Electric Safety in the workplace				
\$300 - Arc Flash training				
10-69-610	Misc. Supplies & Expenses	.00	1,663	4,500
Total STREET LIGHT OPERATION:		.00	58,653	140,000
CELEBRATIONS & COMM EVENTS				
10-80-200	Christmas - Santa's Arrival	3,993	4,301	4,000
10-80-225	Christmas Celebration	5,713	5,254	5,000
Budget notes:				
Finance:This acct split w/ water fund use standard allocation 70/15/15				
10-80-230	Holiday Decorations	8,079	8,335	9,000
10-80-300	Easter Celebration	2,998	2,855	5,000
10-80-400	Street Light Banners	.00	1,176	5,000
10-80-410	Float	10,064	10,575	10,000
10-80-420	County Fair Booth	36	236	200
10-80-500	Miss Riverton Pageant Supplies	3,325	5,000	5,000
Budget notes:				
~2013 Mayor: Reduce budget to Miss Riverton Pageant by 20% each year.				
Council: 5-09-2012 approved bringing allocation for Miss Riverton back to FY2012 amount				
6-05-2012 approved budget of \$5000 for Miss Riverton: \$4000 plus up to \$1000 to match with contributions received				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-80-510	Miss Riverton Portrait	155	.00	250
10-80-515	Youth Council	.00	.00	300
10-80-631	Rodeo	17,656	338	15,000
Budget notes:				
Dept:Corresponding Revenue line 10-30-462				
10-80-632	Fireworks	13,300	13,300	13,500
10-80-635	Main Event - Town Days	57,519	64,796	66,000
Budget notes:				
Dept:Corresponding revenue line 10-30-461				
Total CELEBRATIONS & COMM EVENTS:		122,839	116,166	138,250
BUILDING MAINT & REPAIR				
10-86-210	Repair & Maint - Civic Center	21,300	43,348	25,000
Budget notes:				
Dept: routine maintenance, cleaning supplies, generator maintenance				
~2013 Dept:\$12,000 - monthly cleaning of facility				
\$25,000 - general maintenance				
\$ 3,600 - semi annual window washing (\$1800 x 2)				
\$30,000 - bldg repairs to Engineering area				
10-86-215	Bldg Imp - Civic Center	5,229	2,722	.00
Budget notes:				
~2013 Dept:paint exterior handrails				
10-86-220	Repair & Maint - Old PW	4,204	4,875	1,000
Budget notes:				
~2013 Dept:\$ 6,000 - janitorial serices (\$500 x 12 months)				
\$10,000 - general maintenance				
10-86-225	Repair & Maint - New PW	.00	2,115	16,000
Budget notes:				
~2013 Dept:\$ 6,000 - janitorial serices (\$1000 x 6months)				
\$10,000 - general maintenance				
10-86-230	Repair & Maint - Animal Sheltr	4,423	55	.00
Budget notes:				
~2013 Dept:\$ 3,600 - janitorial serices (\$300 x 12 months)				
\$ 2,000 - general maintenance				
10-86-250	Repair & Maint - Senior Center	13,158	13,727	3,000
10-86-260	Repair & Maint - Old City Hall	4,467	10,990	5,000
Budget notes:				
Offsetting revenue line is 10-31-481				
Dept:HVAC, plumbing, & annual Delta Fire Systems inspection				
Plus routine maintenance				
~2013 Dept:roof repairs needed / cosmetic repairs depending on tenant				
10-86-610	Misc. Supplies & Expenses	16,866	2,416	10,000
Budget notes:				
Dept:cleaning and paper supplies; misc fixtures				
Total BUILDING MAINT & REPAIR:		69,646	80,248	60,000
EMERGENCY PREPAREDNESS				
10-87-650	Emergency Preparedness	2,568	1,296	3,000
Total EMERGENCY PREPAREDNESS:		2,568	1,296	3,000
WAGE & BENEFIT DEPARTMENT				
10-90-400	Legislative - Permanent Wages	39,686	39,618	43,000
10-90-405	Legislative - Benefits	6,955	7,644	9,500

Account Number	Account Title	2011-12	2012-13	2013-14
		Pri Year Actual	Cur Year Projected Budget	Council Budget
10-90-410	Executive - Permanent Wages	10,866	10,532	11,500
10-90-415	Executive - Benefits	2,112	2,197	2,500
10-90-420	Judicial - Permanent Wages	112,472	112,909	118,000
10-90-422	Judicial - Temporary Wages	.00	.00	.00
10-90-425	Judicial - Benefits	40,077	38,213	59,000
10-90-428	Judicial - Overtime	.00	413	.00
10-90-430	Admin - Permanent Wages	122,418	196,220	204,000
10-90-435	Admin - Benefits	45,149	85,454	79,000
10-90-440	Recorder - Permanent Wages	84,221	87,970	94,000
10-90-442	Recorder - Temporary Wages	.00	.00	.00
10-90-445	Recorder - Benefits	43,863	50,514	49,000
10-90-448	Recorder - Overtime	.00	390	.00
10-90-480	Fleet - Permanent Wages	14,885	18,583	20,000
10-90-482	Fleet - Temporary Wages	.00	.00	.00
10-90-485	Fleet - Benefits	7,832	10,542	10,000
10-90-488	Fleet - Overtime	.00	8	.00
10-90-490	Finance - Permanent Wages	285,427	266,405	274,000
10-90-492	Finance - Temporary Wages	.00	.00	.00
10-90-495	Finance - Benefits	147,257	154,348	146,000
10-90-498	Finance - Overtime	149	825	.00
10-90-510	Planning - Permanent Wages	148,958	147,028	154,000
10-90-512	Planning - Temporary Wages	.00	.00	.00
10-90-515	Planning - Benefits	70,596	82,074	76,000
10-90-518	Planning - Overtime	976	692	.00
10-90-520	Attorney - Permanent Wages	160,000	157,279	165,000
10-90-525	Attorney - Benefits	69,964	82,743	77,000
10-90-528	Attorney - Overtime	.00	55	.00
10-90-530	Engineering - Permanent Wages	358,370	395,269	387,000
10-90-532	Engineering - Temporary Wages	1,008	.00	19,000
10-90-535	Engineering - Benefits	163,701	213,672	185,000
10-90-538	Engineering - Overtime	43	59-	.00
10-90-560	Building Insp -Permanent Wages	182,489	195,776	201,000
10-90-562	Building Insp -Temporary Wages	.00	.00	.00
10-90-565	Building Insp - Benefits	85,882	104,841	95,000
10-90-568	Building Insp - Overtime	.00	312	.00
10-90-570	Ordinance - Permanent Wages	128,671	55,537	60,000
10-90-572	Ordinance - Temporary Wages	2,483	5,153	15,600
10-90-575	Ordinance - Benefits	80,112	39,028	35,000
10-90-578	Ordinance - Overtime	2,907	.00	.00
10-90-600	Street Maint - Permanent Wages	.00	.00	.00
10-90-602	Weed Maint - Temporary Wages	.00	5,070	100,000
10-90-605	Weed Maint - Benefits	.00	533	15,000
10-90-630	I.T. Support - Permanent Wages	28,287	28,444	30,000
10-90-632	I.T. Support - Temporary Wages	.00	.00	.00
10-90-635	I.T. Support - Benefits	15,369	16,753	16,500
10-90-638	I.T. Support - Overtime	583	437	.00
10-90-640	Parks Maint - Permanent Wages	196,094	192,133	204,000

Budget notes:

~2013 Mid-yr adj Mayor approved 11-10-2012: + \$12,500 reclass with department

10-90-642	Parks Maint - Temporary Wages	29,628	18,935	54,600
10-90-645	Parks Maint - Benefits	113,910	124,392	130,000

Budget notes:

~2013 Mid-yr adj Mayor approved 11-10-2012: + \$11,000 reclass with department

10-90-648	Parks Maint - Overtime	3,663	4,694	1,000
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Budget notes:

~2013 Mid-yr adj Mayor approved 11-10-2012: + \$950 reclass with department

Account Number	Account Title	2011-12	2012-13	2013-14
		Pri Year Actual	Cur Year Projected Budget	Council Budget
10-90-650	Recreation - Permanent Wages	176,725	170,808	170,000
10-90-652	Recreation - Temporary Wages	10,381	11,017	10,000
10-90-655	Recreation - Benefits	68,504	77,688	97,000
10-90-658	Recreation - Overtime	2,847	8,950	1,000
10-90-670	Cemetery - Permanent Wages	14,836	6,314	6,000
Budget notes:				
~2013 Mid-yr adj Mayor approved 11-10-2012: - \$12,500 reclass with department				
10-90-672	Cemetery - Temporary Wages	.00	.00	.00
10-90-675	Cemetery - Benefits	11,369	3,769	5,300
Budget notes:				
~2013 Mid-yr adj Mayor approved 11-10-2012: - \$11,000 reclass with department				
10-90-678	Cemetery - Overtime	2,437	50	1,000
Budget notes:				
~2013 Mid-yr adj Mayor approved 11-10-2012: - \$950 reclass with department				
10-90-680	Senior Cntr - Permanent Wages	31,937	31,333	34,000
10-90-682	Senior Cntr - Temporary Wages	770	1,116	1,500
10-90-685	Senior Cntr - Benefits	23,599	25,728	26,000
10-90-688	Senior Cntr - Overtime	196	.00	.00
10-90-690	Street Light - Permanent Wages	.00	105,786	109,000
10-90-695	Street Light - Benefits	15-	41,463	55,000
10-90-698	Street Light - Overtime	.00	318	1,000
10-90-805	Comm Events - Benefits	4,494	6,161	3,000
10-90-808	Comm Events - Overtime	14,453	19,837	10,000
10-90-860	Facilities - Permanent Wages	33,378	28,462	74,500
10-90-862	Facilities - Part-time Wages	2,045	7,062	15,500
10-90-865	Facilities - Benefits	18,668	15,635	40,000
10-90-868	Facilities - Overtime	533	2,465	.00
10-90-999	Accrued Comp Absences Adj	.00	128,065-	.00
Total WAGE & BENEFIT DEPARTMENT:		3,224,216	3,389,473	3,800,000
CITY COMMITTEES & BOARDS				
10-95-105	Riverton Art Commission	12,800	14,400	12,800
Budget notes:				
~2013 Mayor: Reduce budget to Arts Commission by 20% each year.				
Council: 5-09-2012 approved bringing allocation for Arts back to FY2012 amount				
10-95-110	Historical Society	573	1,043	1,000
Budget notes:				
~2013 Mayor: Reduce budget to Boards and Commission by 20% each year.				
Council: 5-09-2012 approved bringing allocation back to FY2012 amount				
10-95-115	Senior Center	.00	.00	2,400
Total CITY COMMITTEES & BOARDS:		13,373	15,443	16,200
TRANSFERS				
10-99-450	Transfer to Capital Impr Fund	328,334	456,800	450,000
Budget notes:				
~2013 \$200,000 for equipment				
\$ 80,000 for street light project				
Mid-yr adj CC 12-04-2012: trnsfr for cemetery expansion				
10-99-550	Transfer to Sanitation Fund	390,000	1,100,000	895,100
Budget notes:				
~2013 Feb billing = 9416 customers x \$11.50 (reduction in fee) x 12 months less \$200,000 (capital contributions to TransJordan end 7-01-2012)				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
10-99-610	Transfer to Street Lighting	133,862	.00	.00
	Budget notes:			
	~2013 Street Lighting is now a General Fund department rather than an enterprise fund			
10-99-720	Transfer to RDA	.00	120,000	.00
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: trnsfr for 1830 W rebuild			
10-99-999	Addition to Fund Balance	.00	.00	.00
	Total TRANSFERS:	852,196	1,676,800	1,345,100
	GENERAL FUND Revenue Total:	8,542,706	6,954,316	8,733,212
	GENERAL FUND Expenditure Total:	8,749,007	7,333,033	8,733,212
	Net Total GENERAL FUND:	206,301-	378,717-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
CLASS "C" ROAD FUND				
INTERGOVERNMENTAL REVENUE				
21-25-343	Class "C" Road Funds	1,240,423	1,200,000	1,200,000
Total INTERGOVERNMENTAL REVENUE:		1,240,423	1,200,000	1,200,000
MISCELLANEOUS REVENUE				
21-34-610	Interest Earnings	14,296	8,725	2,500
Total MISCELLANEOUS REVENUE:		14,296	8,725	2,500
OTHER REVENUES				
21-36-690	Sundry Revenues	941	3,179	.00
Total OTHER REVENUES:		941	3,179	.00
CONTRIBUTIONS				
21-37-850	Use of Fund Balance	.00	.00	617,310
Total CONTRIBUTIONS:		.00	.00	617,310
COMPUTER SUPPORT / I.T.				
21-63-350	Support Contracts	.00	.00	1,160
21-63-705	Technical Equipment	.00	.00	5,100
Total COMPUTER SUPPORT / I.T.:		.00	.00	6,260
ROAD MAINTENANCE OPERATIONS				
21-69-140	Uniforms	4,847	3,546	6,000
Budget notes:				
Contracted with Unifirst; also includes foul-weather gear: raincoats, overshoes, boots, etc.				
21-69-210	Books-Subscriptions-Membership	303	331	750
Budget notes:				
Dept:APWA membership				
21-69-230	Travel	2,761	2,018	3,000
Budget notes:				
Dept: Road School lodging, perdiem and mileage				
21-69-264	Equipment Rental	.00	.00	10,000
Budget notes:				
Dept: equipment rental for emergency needs				
~2013 \$500 emergency needs				
\$13,000 backhoe lease				
21-69-265	Street Striping & Painting	27,020	25,263	50,000
Budget notes:				
Dept: Contracted striping, crosswalks and legends				
21-69-267	Maintenance - Roads - Class C	51,522	40,996	60,000
Budget notes:				
Dept: Contracted out Crack Seal and in-house department maintenance - Repairs of signs, asphalt, tack oil, road base, gravel, weed spraying and misc maintenance items				
21-69-268	Equipment Repair & Replacement	.00	950	7,000
Budget notes:				
~2013 Dept:Electric Hammer for sign installation				
21-69-330	Education & Conferences	3,155	3,240	5,000
21-69-610	Misc. Supplies & Expenses	752	3,245	4,500
Budget notes:				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
21-69-656	Snow Removal Expense	17,189	43,860	53,500
21-69-657	Salter / Plow Repairs	6,809	17,167	12,000
	Budget notes: equipment repairs for salters and plows			
21-69-661	Maintenance - Traffic Signal	.00	14,847	26,800
21-69-663	Maintenance - Curb/Gutter/Swlk	.00	4,148	25,000
	Budget notes: ~2013 Dept:\$25,000 City projects \$40,000 contracted ADA ramps			
21-69-664	Maintenance - Asphalt Overlays	.00	55,380	300,000
	Budget notes: ~2013 Dept:13400 S (5600 W to Monarch Parkway - half road with Herriman) specific maintenance projects determined by our asphalt and street inventory study			
21-69-665	Maint-Slurry/ Chip/Crack seals	.00	178,181-	450,000
	Budget notes: ~2013 Dept:\$250,000 - 13400 S (Bangenter to 1400 W) Chip & Fog Seal \$385,000 - specific projects determined by our asphalt and overlay inventory study			
21-69-700	Cap Outlay - Equipment	20,122	219,164	30,000
	Budget notes: ~2013 Dept:Mack truck with snow plow, salt spreader, and wing			
21-69-710	Cap Outlay - Bldg Construction	500,000	.00	.00
	Budget notes: ~2013 Dept:rebudget \$500,000 - project spans fiscal years			
21-69-711	Cap Outlay - Road Construction	.00	.00	.00
21-69-712	Cap Outlay - Bridge Construct	.00	.00	.00
21-69-713	Cap Outlay - C/G/S Construct	28,107	.00	.00
	Budget notes: C/G/S maintenance moved to 21-69-663			
21-69-741	Traffic Signal Maintenance	27,187	.00	.00
	Budget notes: Traffic Signal Maintenance moved to 21-69-661			
21-69-744	Asphalt Overlays	278,382	.00	.00
	Budget notes: Asphalt Overlay maintenance moved to 21-69-664			
21-69-745	Slurry / Chip Seals	404,608	.00	.00
	Budget notes: Slurry/Chip/Crack seal maintenance moved to 21-69-665			
	Total ROAD MAINTENANCE OPERATIONS:	1,372,765	255,974	1,043,550
WAGE & BENEFIT DEPARTMENT				
21-90-480	Fleet - Permanent Wages	20,838	21,680	24,000
21-90-485	Fleet - Benefits	11,112	12,299	13,000
21-90-488	Fleet - Overtime	.00	9	.00
21-90-530	Engineering - Permanent Wages	33,047	31,307	37,000
21-90-532	Engineering - Temporary Wages	84	.00	1,500
21-90-535	Engineering - Benefits	14,067	15,971	19,000
21-90-538	Engineering - Overtime	4	2-	.00
21-90-600	Street Maint - Permanent Wage	384,677	390,273	410,000
21-90-602	Street Maint - Temporary Wages	7,600	5,535	16,500
21-90-605	Street Maint - Benefits	197,010	231,196	240,000
21-90-608	Street Maint - Overtime	3,868	16,219	9,000
21-90-999	Accrued Comp Absences Adj	.00	28,914-	.00
	Total WAGE & BENEFIT DEPARTMENT:	672,307	695,573	770,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
TRANSFERS				
21-99-999	Addition to Fund Balance	.00	.00	.00
	Total TRANSFERS:	.00	.00	.00
	CLASS "C" ROAD FUND Revenue Total:	1,255,660	1,211,904	1,819,810
	CLASS "C" ROAD FUND Expenditure Total:	2,045,071	951,547	1,819,810
	Net Total CLASS "C" ROAD FUND:	789,411-	260,357	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
COMMUNITY IMPACT - PARKS				
MISCELLANEOUS REVENUE				
41-34-610	Interest Earnings	6,474	6,197	.00
41-34-871	Impact Fee - Parks	256,831	176,571	450,000
Budget notes:				
~2013 \$2675.32 x 60 residential units (40 SFD + 20 MFD)				
41-34-875	Impact Fee - Non Cash - Sub	37,454	.00	32,200
Budget notes:				
Western Springs Lots				
Total MISCELLANEOUS REVENUE:		300,759	182,768	482,200
CONTRIBUTIONS				
41-37-850	Use of Fund Balance	.00	.00	.00
Total CONTRIBUTIONS:		.00	.00	.00
ENGINEERING				
41-53-250	Impact Fee Analysis	.00	.00	10,000
Total ENGINEERING:		.00	.00	10,000
PROJECTS - PARKS				
41-60-260	Pk Imprvmts - NonCash - Sbdvsn	37,454	.00	32,200
Budget notes:				
Western Springs - park improvements - no impact fees collected matching revenue line 41-34-872				
41-60-735	C.R. Hamilton Sports Park	.00	.00	.00
41-60-750	Old Farm Park	.00	.00	.00
41-60-755	Mountain View Park	.00	236,501	250,000
Total PROJECTS - PARKS:		37,454	236,501	282,200
REIMBURSEMENTS TO DEVELOPERS				
41-68-300	Miscellaneous Reimbursements	.00	.00	50,000
41-68-312	Canyonview - Reimburse	109,424	.00	.00
Total REIMBURSEMENTS TO DEVELOPERS:		109,424	.00	50,000
TRANSFERS				
41-99-999	Addition to Fund Balance	.00	.00	140,000
Total TRANSFERS:		.00	.00	140,000
COMMUNITY IMPACT - PARKS Revenue Total:		300,759	182,768	482,200
COMMUNITY IMPACT - PARKS Expenditure Total:		146,878	236,501	482,200
Net Total COMMUNITY IMPACT - PARKS:		153,881	53,733-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
COMMUNITY IMPACT - ROADS				
MISCELLANEOUS REVENUE				
44-34-610	Interest Earnings	25,983	18,249	10,000
44-34-871	Impact Fee - Roads	28,055	79,814	114,600
Budget notes:				
~2013 Dept: 40 SFD x \$764 = \$30,560				
20 MFD x \$430 avg = \$8,600				
44-34-872	Impact Fee - Roads Commercial	152,806	122,492	50,000
Budget notes:				
~2013 Dept: Misc Commercial Permits - anticipate the same as original 2012 budget				
Total MISCELLANEOUS REVENUE:		206,844	220,555	174,600
CONTRIBUTIONS				
44-37-850	Use of Fund Balance	.00	.00	1,030,400
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: 13400 S CFI Betterment				
Total CONTRIBUTIONS:		.00	.00	1,030,400
ENGINEERING				
44-53-250	Impact Fee Analysis	430	.00	10,000
44-53-300	Professional & Technical	.00	.00	.00
Total ENGINEERING:		430	.00	10,000
PROJECTS - ROADS				
44-60-300	Misc. Road Projects	.00	.00	.00
Budget notes:				
~2013 dept: Unscheduled capital projects East of Bangarter				
Legal fees; surveying; engineering; consulting; title reports; appraisals; negotiations; ROW; C/G/S; irrigation lines; storm drains; construction; relocate utilities				
44-60-450	13400 S West of Bangarter	.00	.00	.00
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: 13400 S CFI Betterment				
44-60-470	Riverton Boulevard	.00	.00	.00
44-60-702	2700 W 11800 S Intersection	.00	.00	30,000
44-60-703	2700 W	.00	.00	75,000
44-60-704	3600 W Widening Project	100,479	1,372,476	.00
Budget notes:				
~2013 Dept: ROW, appraisals, title reports, negotiations, surveying, engineering, legal fees, consulting, utility relocation, irrigation lines, storm drains, construction				
\$291,420 Phase 2				
\$955,000 - Phase 3				
44-60-705	1300 W Widening Project	.00	647	150,000
Budget notes:				
~2013 Dept: ROW, appraisals, title reports, negotiations, surveying, engineering, legal fees, consulting, utility relocation, irrigation lines, storm drains, construction				
\$ 25,000 ROW				
\$125,000 Construction				
44-60-731	4150 W	147,010	.00	500,000
Budget notes:				
~2013				
44-60-735	4570 W	.00	.00	.00
44-60-740	12600 Rdwy/Sewer Reconst Proj	30,000	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total PROJECTS - ROADS:		277,489	1,373,123	755,000
SIGNAL LIGHTS				
44-66-319	2700 W 13400 S Signal	4,928	.00	.00
Budget notes:				
~2013 Dept: ROW, appraisals, title reports, negotiations, surveying, engineering, legal fees, consulting, utility relocation, irrigation lines, storm drains, construction				
\$ 75,000 ROW				
\$176,356 Construction				
Total SIGNAL LIGHTS:		4,928	.00	.00
REIMBURSEMENTS TO DEVELOPERS				
44-68-300	Miscellaneous Reimbursements	.00	.00	.00
Total REIMBURSEMENTS TO DEVELOPERS:		.00	.00	.00
WAGE & BENEFIT DEPARTMENT				
44-90-600	In-house Const Mgt - Perm Wage	.00	64,778	.00
44-90-602	In-house Const Mgt - Temp Wage	.00	.00	.00
44-90-605	In-house Const Mgt - Benefits	.00	32,394	.00
44-90-608	In-house Const Mgt - Overtime	.00	.00	.00
44-90-999	Accrued Comp Absences Adj	.00	3,395-	.00
Total WAGE & BENEFIT DEPARTMENT:		.00	93,777	.00
TRANSFERS				
44-99-730	Transfer to REDIF	440,000	440,000	440,000
Budget notes:				
\$440,000 annual transfer as part of 2007 Bond debt service plan				
44-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		440,000	440,000	440,000
COMMUNITY IMPACT - ROADS Revenue Total:		206,844	220,555	1,205,000
COMMUNITY IMPACT - ROADS Expenditure Total:		722,847	1,906,900	1,205,000
Net Total COMMUNITY IMPACT - ROADS:		516,003-	1,686,345-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
CAPITAL IMPROVEMENT FUND				
MISCELLANEOUS REVENUE				
45-34-610	Interest Earnings	9,697	4,435	1,000
Total MISCELLANEOUS REVENUE:		9,697	4,435	1,000
OTHER REVENUES				
45-36-692	Proceeds - Sale of Fixed Asset	9	.00	.00
Total OTHER REVENUES:		9	.00	.00
CONTRIBUTIONS				
45-37-850	Use of Fund Balance	.00	.00	55,000
Total CONTRIBUTIONS:		.00	.00	55,000
TRANSFERS				
45-38-100	Transfer from General Fund	328,334	456,800	450,000
Budget notes:				
~2013 Admin:\$200,000 - vehicle and equipment (current yr purchases + balance to go to a replacement fund in CIF)				
\$ 80,000 - Street Lighting project				
Mid-yr adj CC 12-04-2012: for cemetery expansion				
45-38-650	Trnsfr from StromWater Utility	24,614	.00	.00
45-38-730	Transfer from REDIIF	200,000	405,000	.00
Budget notes:				
~2013 Transfer from REDIIF for completion of Cemetery expansion				
Mid-yr adj CC 12-04-2012: Main Park design				
Total TRANSFERS:		552,948	861,800	450,000
CAPITAL PROJECTS				
45-69-100	Property Acquisition	925,259	.00	.00
45-69-125	Machinery & Vehicles	57,088	135,380	366,000
Budget notes:				
~2013 Dept:\$35,000 replace RP-7 Parks 2001 Ford F250 Crew Cab				
\$30,000 replace ENG-3 Enginnering 2001 Ford Escape				
\$35,000 replace FP-10 Parks 2000 Ford Passenger Van				
\$35,000 replace ADMIN-5 2007 Ford Crown Vic (unsafe to drive) w/ Ford Explorer				
\$30,000 snowplow sidewalk machine				
45-69-150	Park Equipment & Upgrades	.00	.00	.00
Budget notes:				
~2013 Dept:playground structure for PDM Park				
45-69-160	Main Park Design/Construction	20,178	62,587	50,000
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: \$315,000 transfer from REDIIF for Main Park design				
45-69-170	Cemetery Expansion	622,208	219,865	.00
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: \$100,000 transferred from Gen Fund				
45-69-220	Governmental Bldgs & Grounds	1,100,429	101,611	50,000
Budget notes:				
~2013 Dept:Construction of new PW Facility will span fiscal years - 2013 budget is for wrap up of project				
\$35,700 SAN for EOC				
\$24,500 Switches & hardware for PW/Fire STation				
\$50,000 Fiber to Fire Station				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
	\$ 1,215 JRCA Phase 2 (contract spans FY)			
	\$19,242 JRCA Construction Management (contract spans FY)			
45-69-250	Public Infrastructure	.00	.00	.00
45-69-275	Street Lighting	.00	4,839	40,000
	Budget notes:			
	~2013 Dept:2700 W 11800 S to Bangerter FY13 project of the street light 5 year plan			
	Total CAPITAL PROJECTS:	2,725,161	524,282	506,000
WAGE & BENEFIT DEPARTMENT				
45-90-640	Parks - Permanent Wage	.00	.00	.00
45-90-645	Park - Benefits	.00	.00	.00
45-90-648	Parks - Overtime	.00	.00	.00
	Total WAGE & BENEFIT DEPARTMENT:	.00	.00	.00
	CAPITAL IMPROVEMENT FUND Revenue Total:	562,654	866,235	506,000
	CAPITAL IMPROVEMENT FUND Expenditure Total:	2,725,161	524,282	506,000
	Net Total CAPITAL IMPROVEMENT FUND:	2,162,507-	341,953	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
CULINARY WATER FUND				
INTERGOVERNMENTAL REVENUE				
51-25-350	Grant - EPA	.00	.00	.00
Total INTERGOVERNMENTAL REVENUE:		.00	.00	.00
RENTS				
51-28-695	Tower Rent - 12600 S 4200 W	31,069	31,963	30,000
Total RENTS:		31,069	31,963	30,000
MISCELLANEOUS REVENUE				
51-34-210	Capture Defaulted Escrows	.00	.00	14,000
51-34-610	Interest Earnings	30,010	31,052	20,000
Total MISCELLANEOUS REVENUE:		30,010	31,052	34,000
ENTERPRISE FUND REVENUES				
51-35-713	New Customer Connect Fee	13,747	12,993	8,500
51-35-714	Shut-Off Re-Connect Fee	14,480	10,296	12,000
51-35-716	Meter Set Fee	25,286	40,561	50,000
51-35-718	Water Sales	3,707,317	3,228,171	3,800,000
Budget notes:				
~2013 Finance:No proposed rate increase - budget remains flat				
Total ENTERPRISE FUND REVENUES:		3,760,830	3,292,021	3,870,500
OTHER REVENUES				
51-36-689	Sale of Taxable Surplus Goods	.00	.00	.00
51-36-690	Sundry Revenues	6,156	4,493	10,000
51-36-692	Proceeds - Sale of Fixed Asset	.00	.00	.00
51-36-720	Collection of uncollectibles	3,215	6,906	3,000
Total OTHER REVENUES:		9,371	11,399	13,000
CONTRIBUTIONS				
51-37-700	Contribution from Subdividers	121,643	.00	.00
51-37-850	Use of Fund Balance	.00	.00	149,280
Total CONTRIBUTIONS:		121,643	.00	149,280
ADMINISTRATIVE				
51-43-243	Newsletter	3,050	3,238	5,000
Budget notes:				
Admin:allocate cost of newsletter 70% gen fund, 15% culinary, 15% secondary				
51-43-300	Citizen Survey	.00	.00	1,125
Budget notes:				
70/15/15 split				
Total ADMINISTRATIVE:		3,050	3,238	6,125
RECORDER				
51-44-220	Public Notices	357	410	6,500
Budget notes:				
Admin:Employment Ads				
Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
51-44-310	Contract Serv - Codification	317	505	2,000
Total RECORDER:		674	915	8,500

CONTRACT SERVICES

51-45-125	Cafeteria Plan Custodian	381	408	500
Budget notes: Admin:allocate cost 70% gen fund, 15% culinary, 15% secondary				
51-45-310	Prof & Tech - Audit	3,769	4,010	5,000
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
51-45-313	Prof & Tech - Engineering	.00	.00	30,000
51-45-350	Prof & Tech - Single Audit	.00	.00	1,500
51-45-355	Prof & Tech - Accounting Serv	99	119	1,000
51-45-519	Drug Testing & Backgrnd Checks	699	771	1,500
Budget notes: Admin:drug testing split 50/25/25 to General Fund /Culinary/Secondary for CDL testing				
Total CONTRACT SERVICES:		4,948	5,308	39,500

UTILITIES & TAXES

51-46-200	Elected & Admin - Mobile Phone	2,188	574	2,800
Budget notes: Admin:allocated split 70/15/15				
51-46-205	Mobile Data Plans	.00	.00	500
51-46-210	Mobile Phone - Water (18)	.00	.00	6,500
51-46-412	Power - Water Shop	3,647	5,405	8,500
51-46-416	Power - Well House	243,601	236,289	295,000
51-46-422	Sewer - Water Shop	252	326	600
51-46-426	Utilities - Civic Center	12,763	15,376	22,500
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary for power, sewer, gas, phone, security system and elevator maintenance for Civic Center				
51-46-432	Heat & Fuel - Water Shop	9,836	11,144	11,000
51-46-442	Phone - Water Shop	4,863	10,531	2,900
Budget notes: ~2013 IT Dept:\$1,000 - First Digital \$ 200 - AT&T on call \$ 450 - Comcast \$2,000 - Nextel phones/radios \$3,000 - Verizon data plans (split 50/50)				
51-46-452	Security System - Water Shop	765	119	250
Budget notes: Peak Alarm quarterly monitoring of Water Facility				
Total UTILITIES & TAXES:		277,914	279,764	350,550

CENTRAL PURCHASING

51-47-240	Office Supplies	1,090	387	2,500
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
51-47-241	Printing	509	543	1,000
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
51-47-260	Office Equip & Maint Agreement	16	.00	.00
Budget notes:				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Dept:Maint agreements & leases for Copy Machines, Faxes, Postage Meter, and other office equipment				
51-47-264	Equipment Rental	.00	.00	.00
Budget notes:				
Pitney Bowes postage meter rental				
Total CENTRAL PURCHASING:		1,615	930	3,500
FLEET MAINTENANCE				
51-48-140	Uniforms	109	78	150
Budget notes:				
Admin:New department established for tracking of all general fund fleet expenses -				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
51-48-210	Books-Subscriptions-Membership	.00	.00	100
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
Dept:Rocky Mountain Fleet Association \$250 plus other publications				
51-48-230	Travel	.00	.00	75
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
51-48-269	Maintenance - Mach & Equip	2,269	4,195	4,725
Budget notes:				
~2013 Fleet:5% increase in budget for maintenance on older equipment				
51-48-480	Vehicle Maintenance	8,389	7,311	10,500
Budget notes:				
~2013 Fleet:5% increase in budget for maintenance on older equipment				
51-48-485	Gasoline	23,865	20,149	25,000
51-48-610	Misc. Supplies & Expenses	.00	.00	.00
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
51-48-720	Cap Outlay - Vehicles	.00	.00	58,800
51-48-800	Diagnostic Equipment & Tools	507	311	450
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
Total FLEET MAINTENANCE:		35,139	32,044	99,800
ATTORNEY				
51-52-210	Books-Subscriptions-Membership	167	104	225
Budget notes:				
Dept:Utah State Bar membership				
51-52-230	Travel	137	.00	225
51-52-240	Office Supplies	.00	.00	.00
51-52-315	Prof & Tech - Litigation & Exp	27	1,594	1,500
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
51-52-330	Education & Conferences	237	256	225
Budget notes:				
Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
Total ATTORNEY:		567	1,954	2,175

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
INSURANCE				
51-59-510	Surety Bonds	954	738	1,500
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
51-59-511	Liability	17,250	15,194	20,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
51-59-512	Vehicles	3,600	4,045	7,500
51-59-517	Risk Management	66	44	5,000
51-59-518	Property	6,948	8,516	15,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
51-59-621	Claim Settlements	6,252	844	3,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
	Total INSURANCE:	35,069	29,381	52,000
COMPUTER SUPPORT / I.T.				
51-63-210	Books-Subscriptions-Membership	.00	.00	50
	Budget notes:			
	Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary			
51-63-230	Travel	.00	.00	300
	Budget notes:			
	Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary			
51-63-243	Printer Supplies & Maintenance	4	3,652	3,000
	Budget notes:			
	~2013 IT Dept:New account since printer lease expired			
	Mid-yr adj Mayor approved 11-10-2012: + \$250 reclass with department for printer toner			
51-63-268	Equipment Repair & Replacement	2,119	110	3,000
51-63-310	Professional & Technical	1,394	919	3,500
	Budget notes:			
	IT Dept: 3rd Party vendors (DSX, Rocky Mtn, INEO, OSCR)			
51-63-330	Education & Conferences	.00	.00	750
51-63-350	Computer Support Contracts	10,575	14,503	18,500
	Budget notes:			
	General City-wide software 70/15/15 split			
51-63-380	Software	1,918	72,955	10,500
	Budget notes:			
	General City-wide software 70/15/15 split			
	~2013 Mid-yr adj CC 12-04-2012: \$65,900 for SCADA software upgrade budgeted in FY2012 - not received until 2013			
	-\$16,500 eliminate budget for document storage software			
51-63-410	Fiber Optic Lines	18	19	50
51-63-610	Misc. Supplies & Expenses	58	218	.00
51-63-700	Capital - Computer Purchases	1,430	46,657	4,800
	Budget notes:			
	5-yr rotation plan			
	~2013 IT Dept:printer purchases since printer lease expired			
	Mid-yr adj Mayor approved 11-10-2012: - \$250 reclass with department for printer toner			
	Mid-yr adj CC 12-04-2012: \$54,500 for SCADA software upgrade budgeted in FY2012 - not received until 2013			
51-63-705	Capital - Tech Equip Purchases	1,912	6,643	48,500
	Budget notes:			
	~2013 IT Dept:all City-wide technical equip uses 70/15/15 allocation split			
	City-wide radio replacement (Nextel program will be obsolete 70/15/15)			
	plus iphones for Clear Scada software monitoring			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
51-63-710	Capital - Printers	2,827	.00	.00
	Budget notes:			
	~2013 IT Dept:printer lease has ended - account is obsolete			
51-63-715	Capital - Telephone Hardware	135	237	100
	Total COMPUTER SUPPORT / I.T.:	22,389	145,913	93,050
SOURCE & SUPPLY				
51-71-264	Equipment Rental	44	.00	200
51-71-266	Maintenance - Bldg & Grounds	28,626	1,524	31,400
	Budget notes:			
	~2013 Dept:\$10,000 - misc. maintenance			
	\$11,000 - grounds maint contract			
51-71-269	Maintenance - Mach & Equip	39,808	104,087	54,500
	Budget notes:			
	Dept:Maintenance of well equipment; pumps & pump houses			
	~2013 Dept:\$30,000 - general maintenance			
	\$20,000 - emergency repairs			
	Mid-yr adj CC 12-04-2012: \$84,000 for Rosecrest tank drain			
51-71-272	Fluoridation	17,297	19,828	31,000
	Budget notes:			
	~2013 Dept:\$20,000 - general			
	\$ 5,000 - upgrade maint			
51-71-273	Chlorination	11,995	9,081	18,000
	Budget notes:			
	~2013 Dept:\$9,000 - general maint			
	\$2,000 - hydrogen sensors			
	\$4,000 - spare cell			
51-71-275	Water Purchases (Conservancy)	298,706	169,539	300,000
	Budget notes:			
	Dept:minimum purchase requirement			
51-71-312	Water Samples	9,977	10,470	18,480
	Budget notes:			
	~2013 Dept:Budget includes testing for new Green well			
	Total SOURCE & SUPPLY:	406,454	314,529	453,580
TRANSMISSION & DISTRIBUTION				
51-72-266	Maintenance - Distribution Sys	66,941	50,261	50,000
	Budget notes:			
	~2013 Dept:\$30,000 - general maintenance			
	\$20,000 - dual checks and vault upgrades			
	Mid-yr adj CC 12-04-2012: \$25,000 dual check changeout & general Maintenance			
51-72-268	Equipment Repair & Replacement	4,593	3,861	12,550
	Budget notes:			
	~2013 Dept:\$4500 - mis. equip			
	\$2500 - road signs (split 50/50 with secondary)			
51-72-282	Blue Stakes	3,440	1,353	3,500
51-72-312	Water Samples	12,514	8,856	12,000
51-72-610	Misc. Supplies - General	.00	10	.00
51-72-622	Consumer Confidence Report	2,708	1,753	5,000
51-72-700	New Construction Meters	.00	22,101	41,100
	Budget notes:			
	~2013 Dept:70 residential meters			
	6 commercial meters			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
51-72-710	Capital Outlay	.00	24,768	17,800
	Budget notes: ~2013 Dept:emergency portable water tank			
	Total TRANSMISSION & DISTRIBUTION:	90,195	112,963	141,950
UTILITY BILLING				
51-73-210	Books-Subscriptions-Membership	.00	300	250
	Budget notes: Dept:Red Cross Utility Assist membership			
51-73-230	Travel	.00	.00	.00
51-73-240	Office Supplies	379	200	500
	Budget notes: Shut off notices; dlinquent notices, etc.			
	Dept:Split: 35% culinary, 30% secondary, 30% garbage, 5% street lights			
51-73-241	Printing	18,252	10,315	9,800
	Budget notes: Dept:Payment agreements, door hangers, bills & envelopes			
51-73-242	Postage	2,180	10,773	13,300
51-73-260	Office Equipment	132	.00	150
	Budget notes: ~2013 Dept:replace or repair letter folding machine			
51-73-360	Meter Reading Equip & Maint.	52	.00	.00
51-73-610	Misc. Supplies & Expenses	27	35	150
51-73-653	Bank Fees & Charges	9,029	13,619	13,500
	Budget notes: banking and payment processing fees			
51-73-700	Capital Outlay	.00	187	5,100
	Budget notes: ~2013 Dept:\$7,500 data collector \$10,000 field check meter verification unit			
	Total UTILITY BILLING:	30,050	35,429	42,750
SHOP & GARAGE				
51-74-140	Uniforms	5,335	3,229	9,400
	Budget notes: ~2013 Dept:uniforms for 17 employees split 50/50 with secondary			
51-74-150	Safety Equipment	4,118	5,567	375
	Budget notes: ~2013 Dept:\$4,000 - small enclosed trailer to house emergency supplies \$5,000 - trench box sides (split 50/50 with secondary)			
51-74-210	Books-Subscriptions-Membership	2,686	1,152	3,500
	Budget notes: Dept:APWA, AWWA, Rural Water, Water Users			
51-74-230	Travel	4,178	4,955	5,000
	Budget notes: Dept:APWA, AWWA, Rural Water, Water Users			
51-74-264	Equipment Rental	.00	.00	500
51-74-269	Maintenance - Mach & Equip	3,501	2,770	5,000
	Budget notes: ~2013 Dept:\$5,000 - misc. maint for pumps and engine, etc. not included in fleet \$5,000 - repair on generator doors			
51-74-270	Building Upkeep	5,965	2,192	26,250
	Budget notes: ~2013			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Dept:\$6,500 - janitorial & cleaning supplies, rug service, air handlers				
\$6,000 - contracted janitorial service for Water facility				
51-74-330	Education & Conferences	6,627	5,748	11,800
51-74-610	Misc. Supplies & Expenses	4,990	5,217	7,000
51-74-700	Capital Outlay	.00	1,164	67,200
Budget notes:				
~2013 Dept:Enclose truck building to prevent theft & vandalism (split 50/50)				
Total SHOP & GARAGE:		37,401	31,994	136,025
CAPITAL OUTLAY & DEPRECIATION				
51-75-313	Prof & Tech - Engineering	30,374	29,875	.00
Budget notes:				
~2013 Dept: \$10,000 - water rights				
\$30,000 - general engineering				
Mid-yr adj CC 12-04-2012: \$65,000 water study				
51-75-700	Capital Outlay	.00	.00	95,000
51-75-702	Cap Outlay - Meter Change Outs	713,910	678,761	729,000
Budget notes:				
~2013 Dept:\$292,500 - Meter change out (replacements)				
\$385,600 - hydrant change out schedule B & D				
\$ 50,000 - Vault upgrade at Oquirrh Middle School				
Mid-yr adj CC 12-04-2012: -\$25,000 moved to 51-72-266				
51-75-710	Cap Outlay - F.F. & E.	160,672-	.00	.00
51-75-715	Cap Outlay - Chlorination	.00	.00	.00
51-75-790	Depreciation	612,291	.00	.00
Total CAPITAL OUTLAY & DEPRECIATION:		1,195,903	708,636	824,000
WAGE & BENEFIT DEPARTMENT				
51-90-400	Legislative - Permanent Wages	8,505	8,490	9,250
51-90-405	Legislative - Benefits	1,636	1,638	2,250
51-90-410	Executive - Permanent Wages	2,329	2,257	2,500
51-90-415	Executive - Benefits	493	471	600
51-90-430	Admin - Permanent Wages	26,232	42,047	43,750
51-90-435	Admin - Benefits	9,962	18,311	16,750
51-90-440	Recorder - Permanent Wages	18,047	18,851	20,150
51-90-442	Recorder - Temporary Wages	.00	.00	.00
51-90-445	Recorder - Benefits	9,660	10,824	10,500
51-90-448	Recorder - Overtime	.00	84	.00
51-90-480	Fleet - Permanent Wages	8,931	9,292	9,500
51-90-482	Fleet - Temporary Wages	.00	.00	.00
51-90-485	Fleet - Benefits	4,798	5,271	5,000
51-90-488	Fleet - Overtime	.00	4	.00
51-90-490	Finance - Permanent Wages	103,335	99,409	102,250
51-90-492	Finance - Temporary Wages	.00	.00	.00
51-90-495	Finance - Benefits	55,809	57,228	54,000
51-90-498	Finance - Overtime	47	276	.00
51-90-520	Attorney - Permanent Wages	36,407	36,295	38,000
51-90-525	Attorney - Benefits	16,634	18,314	17,750
51-90-528	Attorney - Overtime	.00	13	.00
51-90-530	Engineering - Permanent Wages	41,449	37,372	66,500
51-90-532	Engineering - Temporary Wages	126	.00	4,500
51-90-535	Engineering - Benefits	19,609	18,586	32,500

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
51-90-538	Engineering - Overtime	5	8-	.00
51-90-600	Water Maint - Permanent Wages	477,000	484,685	550,500
51-90-602	Water Maint - Temporary Wages	11,547	.00	.00
51-90-605	Water Maint - Benefits	279,386	308,527	345,000
51-90-608	Water Maint - Overtime	16,397	29,664	30,000
51-90-630	I.T. Support - Permanent Wages	14,143	14,222	15,000
51-90-632	I.T. Support - Temporary Wages	.00	.00	.00
51-90-635	I.T. Support - Benefits	7,885	8,377	8,250
51-90-638	I.T. Support - Overtime	292	218	.00
51-90-730	UB - Permanent Wages	71,346	74,352	76,000
Budget notes:				
Includes meter reader's wage				
51-90-735	UB - Benefits	29,637	37,158	52,000
51-90-738	UB - Overtime	59	672	.00
51-90-860	Facilities - Permanent Wages	7,153	6,099	15,500
51-90-862	Facilities - Part-time Wages	438	1,513	3,500
51-90-865	Facilities - Benefits	4,139	3,345	8,500
51-90-868	Facilities - Overtime	114	528	.00
51-90-999	Accrued Comp Absences Adj	.00	49,093-	.00
Total WAGE & BENEFIT DEPARTMENT:		1,283,551	1,305,292	1,540,000
TRANSFERS				
51-99-530	Transfer to Secondary Water	.00	.00	303,275
51-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		.00	.00	303,275
CULINARY WATER FUND Revenue Total:		3,952,923	3,366,435	4,096,780
CULINARY WATER FUND Expenditure Total:		3,424,920	3,008,290	4,096,780
Net Total CULINARY WATER FUND:		528,003	358,145	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
COMMUNITY IMPACT - CULINARY				
MISCELLANEOUS REVENUE				
52-34-610	Interest Earnings	14,243	9,130	5,000
52-34-871	Impact Fee - Culinary	228,311	240,671	366,200
Budget notes:				
~2013 Dept: Residential 40 SFD x \$2278 = 91,150				
Commercial 6 bldgs 2" meter x \$16,200 = \$97,200				
Total MISCELLANEOUS REVENUE:		242,554	249,801	371,200
CONTRIBUTIONS				
52-37-850	Use of Fund Balance	.00	.00	88,800
Total CONTRIBUTIONS:		.00	.00	88,800
ENGINEERING				
52-53-250	Impact Fee Analysis	1,156	.00	10,000
Total ENGINEERING:		1,156	.00	10,000
PROJECTS - CULINARY WATER				
52-60-300	System Improvements	759,172	359,905	450,000
Budget notes:				
~2013 Dept:\$900,000 - Green Well pump station				
\$405,000 - Green Well transmission line				
Total PROJECTS - CULINARY WATER:		759,172	359,905	450,000
REIMBURSEMENTS TO DEVELOPERS				
52-68-300	Miscellaneous Reimbursements	.00	.00	.00
Total REIMBURSEMENTS TO DEVELOPERS:		.00	.00	.00
Department: 90				
52-90-528	Attorney - Overtime	.00	.00	.00
Total Department: 90:		.00	.00	.00
TRANSFERS				
52-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		.00	.00	.00
COMMUNITY IMPACT - CULINARY Revenue Total:		242,554	249,801	460,000
COMMUNITY IMPACT - CULINARY Expenditure Total:		760,327	359,905	460,000
Net Total COMMUNITY IMPACT - CULINARY:		517,773-	110,104-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
SECONDARY WATER FUND				
INTERGOVERNMENTAL REVENUE				
53-25-350	Grant - EPA	.00	.00	.00
Total INTERGOVERNMENTAL REVENUE:		.00	.00	.00
MISCELLANEOUS REVENUE				
53-34-210	Capture Defaulted Escrows	.00	.00	.00
53-34-610	Interest Earnings	200	.00	.00
53-34-620	Zions Interest - 2000A Series	796	786	.00
53-34-625	Zions Interest - 2003 Series	1,315	856	.00
53-34-630	Zions Interest-2004ref Series	519	1,278	.00
53-34-635	Zions Interest-2005ref Series	2,584	2,124	.00
53-34-640	Zions Interest-2011ref Series	36	370	.00
Total MISCELLANEOUS REVENUE:		5,449	5,414	.00
ENTERPRISE FUND REVENUES				
53-35-713	Connection Fee - Secondary	.00	.00	.00
53-35-717	Secondary Water Sales	3,273,796	3,028,728	3,366,000
Budget notes:				
~2013 Finance:based on February billing = \$275,365 x 12 months				
Total ENTERPRISE FUND REVENUES:		3,273,796	3,028,728	3,366,000
OTHER REVENUES				
53-36-690	Sundry Revenues	6,829	3,000	1,000
53-36-692	Proceeds - Sale of Fixed Asset	.00	.00	.00
Budget notes:				
2011 Proceeds from sale of Crane Truck				
Total OTHER REVENUES:		6,829	3,000	1,000
CONTRIBUTIONS				
53-37-700	Contribution from Subdividers	115,271	.00	.00
53-37-710	Contributions from Government	516,542	.00	.00
53-37-850	Use of Fund Balance	.00	.00	.00
Total CONTRIBUTIONS:		631,813	.00	.00
TRANSFERS				
53-38-510	Transfer from Culinary Water	.00	.00	303,275
53-38-540	Transfer from Secondary Impact	.00	.00	.00
Budget notes:				
Dept:transfer comes from Secondary Water Impact restricted for debt service pymts				
53-38-730	Transfer from REDIIF	.00	.00	190,000
Total TRANSFERS:		.00	.00	493,275
PROCEEDS FROM FINANCING				
53-39-695	Proceeds from 2011ref Bonds	.00	.00	.00
53-39-696	2011ref Bond Issuance Premium	.00	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total PROCEEDS FROM FINANCING:		.00	.00	.00
ADMINISTRATIVE				
53-43-243	Newsletter	3,050	3,208	5,000
Budget notes: Admin:allocate cost of newsletter 70% gen fund, 15% culinary, 15% secondary				
53-43-300	Citizen Survey	.00	.00	1,125
Budget notes: annual survey cost allocated 70% General Fund 15% Culinary 15% Secondary				
Total ADMINISTRATIVE:		3,050	3,208	6,125
RECORDER				
53-44-220	Public Notices	357	1,198	6,500
Budget notes: Admin:Employment Ads				
53-44-310	Contract Serv - Codification	317	505	2,000
Total RECORDER:		674	1,703	8,500
CONTRACT SERVICES				
53-45-125	Cafeteria Plan Custodian	381	408	500
Budget notes: Admin:allocate cost 70% gen fund, 15% culinary, 15% secondary				
53-45-310	Prof & Tech - Audit	3,769	4,010	5,000
53-45-313	Prof & Tech - Engineering	.00	.00	30,000
53-45-350	Prof & Tech - Single Audit	.00	.00	1,500
53-45-355	Prof & Tech - Accounting Serv	213	119	1,000
53-45-519	Drug Testing & Backgrnd Checks	674	771	1,500
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
Total CONTRACT SERVICES:		5,037	5,308	39,500
UTILITIES & TAXES				
53-46-200	Elected & Admin - Mobile Phone	2,187	574	2,800
Budget notes: Admin:allocated split 70/15/15				
53-46-205	Mobile Data Plans	.00	.00	500
53-46-210	Mobile Phone - Water (18)	.00	.00	6,500
53-46-412	Power - Water Shop	3,647	4,276	8,500
53-46-416	Power - Well House	258,245	283,128	353,000
53-46-422	Sewer - Water Shop	252	103	600
53-46-426	Utilities - Civic Center	14,129	15,381	22,500
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
53-46-432	Heat & Fuel - Water Shop	3,096	7,425	10,000
53-46-442	Phone - Water Shop	4,685	10,531	2,900
Budget notes: ~2013 IT Dept:\$1,000 - First Digital \$ 200 - AT&T on call \$ 450 - Comcast \$2,000 - Nextel phones/radios \$3,000 - Verizon data plans (split 50/50)				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
53-46-452	Security System - Water Shop	765	119	250
Total UTILITIES & TAXES:		287,005	321,537	407,550
CENTRAL PURCHASING				
53-47-240	Office Supplies	313	325	.00
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
53-47-241	Printing	509	592	1,000
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
53-47-260	Office Equip & Maint Agreement	16	.00	.00
Budget notes: Admin:Shared expenditure - allocation = 70% General Fund / 15% Culinary / 15% Secondary				
53-47-264	Equipment Rental	.00	.00	500
Total CENTRAL PURCHASING:		837	917	1,500
FLEET MAINTENANCE				
53-48-140	Uniforms	109	78	150
53-48-210	Books-Subscriptions-Membership	.00	.00	100
53-48-230	Travel	.00	.00	75
53-48-264	Equipment Rental	.00	.00	.00
53-48-268	Equipment Repair & Replacement	.00	.00	.00
53-48-269	Maintenance - Mach & Equip	403	1,838	2,625
Budget notes: ~2013 Fleet:5% increase in budget for maintenance on older equipment				
53-48-330	Education & Conferences	.00	.00	.00
53-48-480	Vehicle Maintenance	10,378	6,917	8,400
Budget notes: ~2013 Fleet:5% increase in budget for maintenance on older equipment				
53-48-485	Gasoline	22,719	19,051	25,000
53-48-610	Misc. Supplies & Expenses	.00	.00	.00
53-48-720	Cap Outlay - Vehicles	.00	.00	25,200
53-48-800	Diagnostic Equipment & Tools	507	311	450
Total FLEET MAINTENANCE:		34,116	28,195	62,000
ATTORNEY				
53-52-210	Books-Subscriptions-Membership	167	104	225
Budget notes: Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary Dept:Utah State Bar membership				
53-52-230	Travel	137	.00	225
Budget notes: Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
53-52-240	Office Supplies	.00	.00	.00
53-52-315	Prof & Tech - Litigation & Exp	27	1,594	1,500
Budget notes: Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
53-52-330	Education & Conferences	237	256	225
Budget notes: Admin:Costs split 70% General Fund / 15% Culinary / 15% Secondary				
Total ATTORNEY:		567	1,954	2,175

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
INSURANCE				
53-59-510	Surety Bonds	957	738	1,500
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
53-59-511	Liability	17,250	15,194	20,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
53-59-512	Vehicles	3,600	3,887	7,500
53-59-517	Risk Management	66	44	5,000
53-59-518	Property	6,948	8,516	15,000
	Budget notes:			
	Dept:anticipates the new facility			
	Finance:Insurance costs for Civic Center split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
53-59-621	Claim Settlements	519	844	3,000
	Budget notes:			
	Insurance costs split with water funds: 70% Gen fund 15% Culinary 15% Secondary			
	Total INSURANCE:	29,339	29,223	52,000
COMPUTER SUPPORT / I.T.				
53-63-210	Books-Subscriptions-Membership	.00	.00	50
53-63-230	Travel	.00	.00	300
53-63-243	Printer Supplies & Maintenance	4	3,652	3,000
	Budget notes:			
	~2013 IT Dept:New account since printer lease expired			
	Mid-yr adj Mayor approved 11-10-2012: + \$250 reclass with department for printer toner			
53-63-268	Equipment Repair & Replacement	2,116	110	3,000
53-63-310	Professional & Technical	1,394	919	3,500
	Budget notes:			
	IT Dept: 3rd Party vendors (DSX, Rocky Mtn, INEO, OSCR)			
53-63-330	Education & Conferences	.00	.00	750
53-63-350	Computer Support Contracts	9,764	14,503	18,500
	Budget notes:			
	General City-wide software 70/15/15 split			
53-63-380	Software	1,864	1,398	10,500
	Budget notes:			
	General City-wide software 70/15/15 split			
	~2013 Mid-yr adj CC 12-04-2012:-\$16,500 eliminate budget for document storage software			
53-63-410	Fiber Optic Lines	18	19	50
53-63-610	Misc. Supplies & Expenses	58	218	400
53-63-700	Computer Purchases	1,375	2,721	4,800
	Budget notes:			
	Computers are on a 5-year rotation plan			
	~2013 IT Dept:printer purchases since printer lease expired			
	Mid-yr adj Mayor approved 11-10-2012: - \$250 reclass with department for printer toner			
53-63-705	Technical Equipment Purchases	1,912	6,643	34,000
	Budget notes:			
	~2013 IT Dept:all City-wide technical equip uses 70/15/15 allocation split			
	City-wide radio replacement (Nextel program will be obsolete 70/15/15)			
	plus iphones for Clear Scada software monitoring			
53-63-710	Printer Lease	2,827	.00	.00
	Budget notes:			
	~2013 IT Dept:printer lease has expired - account is obsolete			
53-63-715	Telephone Hardware Purchases	134	237	100

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
	Total COMPUTER SUPPORT / I.T.:	21,465	30,420	78,950
SOURCE & SUPPLY				
53-71-266	Maintenance - Bldg & Grounds	6,041	1,540	20,300
	Budget notes:			
	~2013 Dept:\$10,000 - misc. maintenance			
	\$10,100 - grounds maintenance contract			
	\$ 5,000 - SJ pump station roof			
53-71-269	Maintenance - Mach & Equip	102,262	118,472	35,000
	Budget notes:			
	~2013 Dept:\$30,000 - General maint			
	\$ 5,000 - Three (3) filter cans @ 4200 W			
	\$10,000 - Blackridge aerators			
	\$10,000 - Drum screens - SJ & 4200 W			
	\$ 7,000 - pump control 4200 W pump #5			
	Mid-yr adj CC 12-04-2012: \$78,000 1MG steel reservoir interior paint			
53-71-310	Secondary Water Assessments	145,145	46,852	50,000
	Budget notes:			
	~2013 Dept:\$10,500 - 412 shares Utah and SL Canal			
	\$ 9,500 - 442 shares Utah Distributing Canal			
	\$ 9,700 - 207.5 shares South Jordan Canal			
	\$13,900 - 3057 shares Welby Jacob Canal			
	\$ 3,000 - 136 shares Waterpro			
53-71-312	Water Samples	1,445	1,140	2,000
53-71-610	Secondary Water Share Purchase	.00	5,994	100,000
53-71-611	Secondary Water Share Lease	.00	.00	500
53-71-650	Effluent Water Feasibility	28	.00	.00
	Total SOURCE & SUPPLY:	254,921	173,998	207,800
TRANSMISSION & DISTRIBUTION				
53-72-266	Maintenance of Distibution Sys	15,733	16,836	25,000
	Budget notes:			
	~2013 Dept:\$20,000 - general maintenance			
	\$ 5,000 - flushing program			
53-72-268	Equipment Repair & Replacement	3,231	2,311	7,850
	Budget notes:			
	~2013 Dept:\$3,500 - miscellaneous			
	\$1,500 - replacement tools			
	\$2,250 - street signage replacement			
53-72-282	Blue Stakes	1,720	1,845	3,500
53-72-700	Capital Outlay	.00	.00	5,400
	Total TRANSMISSION & DISTRIBUTION:	20,684	20,992	41,750
UTILITY BILLING				
53-73-240	Office Supplies	229	70	400
53-73-241	Printing	18,036	10,282	8,400
53-73-242	Postage	1,803	7,858	11,400
53-73-260	Office Equipment	52	.00	100
53-73-610	Misc. Supplies & Expenses	24	30	150
53-73-653	Bank Fees & Charges	9,029	12,013	13,500

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total UTILITY BILLING:		29,173	30,253	33,950
SHOP & GARAGE				
53-74-140	Uniforms	3,766	3,336	4,000
53-74-150	Safety Equipment	4,034	.00	375
Budget notes:				
~2013 Dept:\$5,000 - trench box sides (split 50/50 with secondary)				
53-74-269	Maintenance - Mach & Equip	1,550	188	5,000
53-74-270	Building Upkeep	4,064	1,486	5,300
Budget notes:				
~2013 Dept:\$6,500 - janitorial & cleaning supplies, rug service, air handlers \$6,000 - contracted janitorial service for Water facility				
53-74-330	Education & Conferences	.00	.00	.00
Budget notes:				
Dept:travel and education are included in 51-74-230 & 51-74-330 since all certification requirements are for culinary-grade water				
53-74-610	Misc. Supplies & Expenses	2,020	2,727	2,500
Total SHOP & GARAGE:		15,433	7,737	17,175
CAPITAL OUTLAY & DEPRECIATION				
53-75-313	Prof & Tech - Engineering	5,206	27,257	.00
Budget notes:				
~2013 Dept:General Engineering				
53-75-700	Capital Outlay	76,708-	75,082	278,800
Budget notes:				
~2013 Dept:Enclose truck building tp prevent theft & vandalism (split 50/50)				
Mid-yr adj CC 12-04-2012: \$38,000 Jordan River diversion structure and piping (20% existing - 80% impact) \$10,000 Jordan River pump station additional pump (20% existing - 80% impact) \$70,000 Jordan River pump station additional (3) filters (20% existing - 80% impact) \$16,500 specialty parts for future lines				
53-75-725	Cap Outlay - Grant Exp	7,848	.00	.00
53-75-790	Depreciation	707,872	.00	.00
53-75-803	2000A Bond - Debt Service	.00	78,000	.00
Budget notes:				
New department opened (53-76-xxx) for debt service accounts to separate from capital outlay				
53-75-805	2000A Bond - Trustee Fees	3,070	2,570	.00
53-75-825	2003 Bond - Debt Service	.00	355,000	.00
Budget notes:				
New department opened (53-76-xxx) for debt service accounts to separate from capital outlay ~2013 finance: budget is for final principal pymt on 2003 original issue (see 2011ref)				
53-75-827	2003 Bond - Trustee Fees	3,000	3,600	.00
53-75-829	2003 Bond - Interest Payment	48,671	7,600	.00
Budget notes:				
~2013 Finance:budget is for remaining portion of interest pymt due on original issue - balance of interest due is included in 2011ref series				
53-75-848	2004ref Bond - Debt Service	.00	65,000	.00
Budget notes:				
New department opened (53-76-xxx) for debt service accounts to separate from capital outlay				
53-75-849	2004ref Bond - Trustee Fees	2,500	2,500	.00
53-75-850	2004ref Bond - Interest Pmt	194,732	194,000	.00
53-75-855	2005ref Bond - Debt Service	.00	730,000	.00
Budget notes:				
New department opened (53-76-xxx) for debt service accounts to separate from capital outlay				
53-75-856	2005ref Bond - Trustee Fees	2,500	3,000	.00
53-75-857	2005ref Bond - Interest Pmt	145,617	127,000	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
53-75-861	2011ref Bond - Trustee Fees	.00	3,000	.00
	Budget notes:			
	New department opened (53-76-xxx) for debt service accounts to separate from capital outlay			
53-75-862	2011ref Bond - Interest Exp	63,835	112,200	.00
	Total CAPITAL OUTLAY & DEPRECIATION:	1,108,143	1,785,809	278,800
DEBT SERVICE				
53-76-803	2000A Bond - Debt Service	.00	.00	78,000
	Budget notes:			
	Accounts set up to separate from capital outlay			
53-76-805	2000A Bond - Trustee Fees	.00	.00	3,000
53-76-824	Arbitrage Calculations	.00	.00	.00
53-76-825	2003 Bond - Debt Service	.00	.00	1,500
	Budget notes:			
	Accounts set up to separate from capital outlay			
53-76-827	2003 Bond - Trustee Fees	.00	.00	.00
53-76-829	2003 Bond - Interest Payment	.00	.00	.00
53-76-848	2004ref Bond - Debt Service	.00	.00	.00
	Budget notes:			
	Accounts set up to separate from capital outlay			
53-76-849	2004ref Bond - Trustee Fees	.00	.00	.00
53-76-850	2004ref Bond - Interest Pmt	.00	.00	.00
53-76-855	2005ref Bond - Debt Service	.00	.00	100,000
	Budget notes:			
	Accounts set up to separate from capital outlay			
53-76-856	2005ref Bond - Trustee Fees	.00	.00	3,000
53-76-857	2005ref Bond - Interest Pmt	.00	.00	110,000
53-76-860	2011ref Bond - Debt Service	.00	.00	451,000
	Budget notes:			
	Accounts set up to separate from capital outlay			
	~2013 Finance: first principal pymt for 2011ref due Sept 2013			
53-76-861	2011ref Bond - Trustee Fees	.00	.00	3,000
53-76-862	2011ref Bond - Interest Pmt	.00	.00	108,000
53-76-865	2013ref Bond - Debt Service	.00	.00	780,000
53-76-866	2013ref Bond - Trustee Fees	.00	.00	3,000
53-76-867	2013ref Bond - Interest Exp	.00	.00	50,000
	Total DEBT SERVICE:	.00	.00	1,690,500
WAGE & BENEFIT DEPARTMENT				
53-90-400	Legislative - Permanent Wages	8,505	8,490	9,250
53-90-405	Legislative - Benefits	1,635	1,638	2,000
53-90-410	Executive - Permanent Wages	2,329	2,257	2,500
53-90-415	Executive - Benefits	493	471	600
53-90-430	Admin - Permanent Wages	26,232	42,047	43,750
53-90-435	Admin - Benefits	9,961	18,312	16,750
53-90-440	Recorder - Permanent Wages	18,166	18,851	20,150
53-90-442	Recorder - Temporary Wages	.00	.00	.00
53-90-445	Recorder - Benefits	9,660	10,823	10,500
53-90-448	Recorder - Overtime	.00	84	.00
53-90-480	Fleet - Permanent Wages	8,931	9,292	9,500
53-90-482	Fleet - Temporary Wages	.00	.00	.00
53-90-485	Fleet - Benefits	4,798	5,271	5,000
53-90-488	Fleet - Overtime	.00	4	.00
53-90-490	Finance - Permanent Wages	103,335	96,028	98,000

Account Number	Account Title	2011-12	2012-13	2013-14
		Pri Year Actual	Cur Year Projected Budget	Council Budget
53-90-492	Finance - Temporary Wages	.00	.00	.00
53-90-495	Finance - Benefits	55,259	55,221	51,500
53-90-498	Finance - Overtime	47	273	.00
53-90-520	Attorney - Permanent Wages	36,105	36,295	38,000
53-90-525	Attorney - Benefits	16,634	18,314	17,750
53-90-528	Attorney - Overtime	.00	13	.00
53-90-530	Engineering - Permanent Wages	41,449	37,372	66,500
53-90-532	Engineering - Temporary Wages	126	.00	4,500
53-90-535	Engineering - Benefits	19,619	18,585	32,500
53-90-538	Engineering - Overtime	5	8-	.00
53-90-600	Water Maint - Permanent Wages	203,500	207,723	236,250
53-90-602	Water Maint - Temporary Wages	4,961	.00	.00
53-90-605	Water Maint - Benefits	119,794	131,876	148,000
53-90-608	Water Maint - Overtime	7,027	12,697	12,500
53-90-630	I.T. Support - Permanent Wages	14,143	14,222	14,750
53-90-632	I.T. Support - Temporary Wages	.00	.00	.00
53-90-635	I.T. Support - Benefits	7,885	8,376	8,250
53-90-638	I.T. Support - Overtime	292	218	.00
53-90-730	UB - Permanent Wages	32,533	32,674	34,000
53-90-735	UB - Benefits	18,719	21,308	22,000
53-90-738	UB - Overtime	59	267	.00
53-90-860	Facilities - Permanent Wages	10,000	6,099	15,500
53-90-862	Facilities - Part-time Wages	438	1,513	3,500
53-90-865	Facilities - Benefits	4,139	3,345	8,500
53-90-868	Facilities - Overtime	114	528	.00
53-90-999	Accrued Comp Absences Adj	.00	30,608-	.00
Total WAGE & BENEFIT DEPARTMENT:		786,894	789,871	932,000
TRANSFERS				
53-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		.00	.00	.00
SECONDARY WATER FUND Revenue Total:		3,917,887	3,037,142	3,860,275
SECONDARY WATER FUND Expenditure Total:		2,597,341	3,231,125	3,860,275
Net Total SECONDARY WATER FUND:		1,320,547	193,983-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
COMMUNITY IMPACT - SECONDARY				
MISCELLANEOUS REVENUE				
54-34-610	Interest Earnings	4,124	5,265	3,500
54-34-871	Impact Fee - Secondary	276,489	323,947	362,120
Budget notes:				
~2013 Dept:\$116,110 - 40 SFD residential units x \$2902.75				
\$ 25,000 - MFD and commercial charged on irrigible acres				
Total MISCELLANEOUS REVENUE:		280,612	329,212	365,620
OTHER REVENUES				
54-36-690	Sundry Revenues	.00	.00	.00
Total OTHER REVENUES:		.00	.00	.00
CONTRIBUTIONS				
54-37-850	Use of Fund Balance	.00	.00	.00
Total CONTRIBUTIONS:		.00	.00	.00
ENGINEERING				
54-53-250	Impact Fee Analysis	.00	3,600	10,000
Total ENGINEERING:		.00	3,600	10,000
PROJECTS - SECONDARY WATER				
54-60-300	System Improvements	.00	236,276	240,000
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: \$152,000 Jordan River diversion structure and piping (20% existing - 80% impact)				
\$40,000 Jordan River pump station additional pump (20% existing - 80% impact)				
\$280,000 Jordan River pump station additional (3) filters (20% existing - 80% impact)				
Total PROJECTS - SECONDARY WATER:		.00	236,276	240,000
REIMBURSEMENTS TO DEVELOPERS				
54-68-300	Miscellaneous Reimbursements	.00	.00	50,000
Total REIMBURSEMENTS TO DEVELOPERS:		.00	.00	50,000
TRANSFERS				
54-99-999	Addition to Fund Balance	.00	.00	65,620
Total TRANSFERS:		.00	.00	65,620
COMMUNITY IMPACT - SECONDARY Revenue Total:		280,612	329,212	365,620
COMMUNITY IMPACT - SECONDARY Expenditure Total:		.00	239,876	365,620
Net Total COMMUNITY IMPACT - SECONDARY:		280,612	89,336	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
SANITATION FUND				
Source: 21				
55-21-101	Income from Trans Jordan	25,304	.00	.00
	Budget notes:			
	Finance:Year end entry. This is equity income or loss (non-cash) based on our % of ownership at the landfill			
	Total Source: 21:	25,304	.00	.00
MISCELLANEOUS REVENUE				
55-34-610	Interest Earnings	2,405	760	.00
	Total MISCELLANEOUS REVENUE:	2,405	760	.00
ENTERPRISE FUND REVENUES				
55-35-360	Dumpster Rev - Nghbrhd Cleanup	9,861	4,896	10,000
	Budget notes:			
	Dept: Dumpster rental program - matching expense line 55-62-630			
55-35-443	Garbage Rev - 1st Toter	736,482	101,480	115,000
	Budget notes:			
	~2013 Dept: Feb 2012 billing 9416 1st cans x \$1.00 / month			
55-35-449	Garbage Rev - Extra Toters	229,226	283,687	291,600
	Budget notes:			
	~2013 Dept: Feb 2012 billing = 3696 2nd totes x \$5.00 / month			
	Total ENTERPRISE FUND REVENUES:	975,570	390,063	416,600
OTHER REVENUES				
55-36-690	Sundry Revenues	.00	.00	.00
55-36-720	Collection of uncollectibles	18,587	12,339	5,000
	Budget notes:			
	money collected through certified liens with SL County - collected with property tax			
	Total OTHER REVENUES:	18,587	12,339	5,000
CONTRIBUTIONS				
55-37-850	Use of Fund Balance	.00	.00	.00
	Total CONTRIBUTIONS:	.00	.00	.00
TRANSFERS				
55-38-100	Transfer from General Fund	390,000	1,100,000	895,100
	Budget notes:			
	~2013 Feb billing 9416 1st cans x -\$11.50 / month (reduction in fees due to annexation to SLVLESA) less \$200,000 capital contribution to Trans Jordan (contribution period ends 7-01-2012)			
	Total TRANSFERS:	390,000	1,100,000	895,100
SANITATION & TRASH COLLECTION				
55-62-311	Sanitation Charges	615,315	531,367	485,000
	Budget notes:			
	~2013 WM 3% increase			
	plus \$36,000 fuel surcharge \$.30 / customer x 10,000 x 12 months (budgeted based on fuel at \$4.50 / gal)			
	WM + City will conduct a can audit in May. City is anticipating a reduction in # of cans billed for			
55-62-320	Recycling Costs	305,871	223,426	270,000
	Budget notes:			
	~2013 3% increase to WM			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
55-62-627	Sanitation - Addnl Toters	104,951	95,042	135,000
	Budget notes:			
	~2013 3% increase to WM			
55-62-628	Sanitation - Landfill	386,747	190,421	260,000
	Budget notes:			
	Finance:Expense is adjusted at year end based on our % of ownership in the landfill			
	~2013 Capital Contributions to Trans Jordan ended at 7-01-2012			
55-62-630	Parks Dumpsters	21,431	17,146	20,000
	Budget notes:			
	~2013 3% increase to WM			
55-62-635	Neighborhood Clean Up	9,644	4,082	15,000
	Budget notes:			
	Dumpster Program and Landfill Coupon Passes			
	Matching revenue line 55-35-360 for dumpster program			
Total SANITATION & TRASH COLLECTION:		1,443,959	1,061,484	1,185,000
UTILITY BILLING				
55-73-230	Travel	.00	.00	.00
55-73-240	Office Supplies	271	70	450
55-73-241	Printing	18,036	9,149	9,000
55-73-242	Postage	1,803	8,948	12,000
55-73-260	Office Equipment	52	.00	300
55-73-330	Education & Conferences	.00	.00	.00
55-73-610	Misc. Supplies & Expenses	24	30	250
55-73-653	Bank Fees & Charges	8,880	10,567	12,500
	Budget notes:			
	credit card processing and other bank fees			
Total UTILITY BILLING:		29,067	28,764	34,500
WAGE & BENEFIT DEPARTMENT				
55-90-490	Finance - Permanent Wages	19,000	20,290	26,100
55-90-495	Finance - Benefits	9,979	12,034	15,500
55-90-498	Finance - Overtime	19	19	.00
55-90-730	UB - Permanent Wages	32,532	32,674	34,000
	Budget notes:			
	Admin:Costs split 30% Culinary / 30% Secondary / 30% Sanitation / 5% Street Lighting / 5% Storm Water Utility			
55-90-735	UB - Benefits	18,268	20,256	21,600
55-90-738	UB - Overtime	59	267	.00
55-90-999	Accrued Comp Absences Adj	.00	3,805-	.00
Total WAGE & BENEFIT DEPARTMENT:		79,856	81,735	97,200
TRANSFERS				
55-99-100	Transfer to General Fund	.00	.00	.00
	Budget notes:			
	~2013 interfund loan paid in full FY2012			
55-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		.00	.00	.00
SANITATION FUND Revenue Total:		1,411,866	1,503,162	1,316,700
SANITATION FUND Expenditure Total:		1,552,881	1,171,983	1,316,700

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Net Total SANITATION FUND:		141,016-	331,179	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
STREET LIGHTING DISTRICT FUND				
INTERGOVERNMENTAL REVENUE				
61-25-350	Grant - Federal	.00	.00	.00
Total INTERGOVERNMENTAL REVENUE:		.00	.00	.00
MISCELLANEOUS REVENUE				
61-34-610	Interest Earnings	2,500	.00	.00
Total MISCELLANEOUS REVENUE:		2,500	.00	.00
ENTERPRISE FUND REVENUES				
61-35-690	Street Light Revenue	325,564	.00	.00
Total ENTERPRISE FUND REVENUES:		325,564	.00	.00
OTHER REVENUES				
61-36-690	Sundry Revenues	14,305	648	.00
Total OTHER REVENUES:		14,305	648	.00
CONTRIBUTIONS				
61-37-700	Contribution from Subdividers	34,027	.00	.00
61-37-850	Use of Fund Balance	.00	.00	.00
Total CONTRIBUTIONS:		34,027	.00	.00
TRANSFERS				
61-38-100	Transfer from General Fund	133,862	.00	.00
Total TRANSFERS:		133,862	.00	.00
UTILITIES & TAXES				
61-46-210	Mobile Phone - Sreet Light (3)	1,016	.00	.00
61-46-418	Light and Power	109,926	.00	.00
61-46-420	Power - Connection Fees	10,557	.00	.00
Budget notes:				
Development and Project connection fees				
Total UTILITIES & TAXES:		121,498	.00	.00
FLEET MAINTENANCE				
61-48-140	Uniforms	70	.00	.00
61-48-210	Books-Subscriptions-Membership	.00	.00	.00
61-48-230	Travel	.00	.00	.00
61-48-269	Maintenance - Mach & Equip	18	.00	.00
61-48-480	Vehicle Maintenance	3,804	.00	.00
61-48-485	Gasoline	6,050	.00	.00
61-48-720	Cap Outlay - Vehicles	.00	.00	.00
61-48-800	Diagnostic Equipment & Tools	138	.00	.00
Total FLEET MAINTENANCE:		10,081	.00	.00
INSURANCE				
61-59-512	Vehicles	866	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total INSURANCE:		866	.00	.00
STREET LIGHT OPERATION				
61-69-140	Uniforms	1,159	.00	.00
Budget notes:				
Dept: Uniforms and Winter Wear				
61-69-210	Books-Subscriptions-Membership	444	.00	.00
Budget notes:				
Blue Staking manuals, professional licensing and memberships				
61-69-230	Travel	.00	.00	.00
61-69-241	Printing	33	.00	.00
Budget notes:				
Dept: Asset tags, Maps & Drawings				
61-69-242	Postage	52	.00	.00
Budget notes:				
Dept: Postage and parts shipping				
61-69-266	Maintenance - SL Poles	70,753	.00	.00
Budget notes:				
Dept: Street light parts and materials				
61-69-268	Equipment Repair & Replacement	1,092	.00	.00
61-69-282	Blue Stakes	1,305	.00	.00
61-69-310	Professional & Technical	.00	.00	.00
61-69-330	Education & Conferences	320	.00	.00
Budget notes:				
Conferences and Professional Training (electrical training and supervisory training)				
61-69-610	Misc. Supplies & Expenses	1,956	.00	.00
Budget notes:				
Dept: small tools, gloves, boots, cones, "men working" signs				
61-69-700	Capital Outlay	.00	.00	.00
Total STREET LIGHT OPERATION:		77,115	.00	.00
UTILITY BILLING				
61-73-230	Travel	.00	.00	.00
61-73-240	Office Supplies	42	.00	.00
61-73-241	Printing	2,993	.00	.00
61-73-242	Postage	301	.00	.00
61-73-260	Office Equipment	.00	.00	.00
61-73-330	Education & Conferences	.00	.00	.00
61-73-610	Misc. Supplies & Expenses	4	.00	.00
61-73-653	Bank Fees & Charges	1,480	.00	.00
Total UTILITY BILLING:		4,819	.00	.00
CAPITAL OUTLAY & DEPRECIATION				
61-75-700	Capital Outlay	.00	.00	.00
61-75-705	Cap Proj - DOE Grant	13,000	.00	.00
61-75-710	Cap Proj - Street Lighting	52,277	.00	.00
61-75-790	Depreciation	332,794	.00	.00
Total CAPITAL OUTLAY & DEPRECIATION:		398,071	.00	.00
WAGE & BENEFIT DEPARTMENT				
61-90-480	Fleet - Permanent Wages	3,000	.00	.00
61-90-485	Fleet - Benefits	1,597	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
61-90-490	Finance - Permanent Wages	3,200	.00	.00
61-90-495	Finance - Benefits	1,641	.00	.00
61-90-498	Finance - Overtime	3	.00	.00
61-90-530	Engineering - Permanent Wages	37,600	.00	.00
61-90-532	Engineering - Temporary Wages	84	.00	.00
61-90-535	Engineering - Benefits	18,675	.00	.00
61-90-538	Engineering - Overtime	4	.00	.00
61-90-600	Street Light - Permanent Wages	102,750	.00	.00
61-90-602	Street Light - Temporary Wages	.00	.00	.00
61-90-605	Street Light - Benefits	37,717	.00	.00
61-90-608	Street Light - Overtime	11	.00	.00
61-90-655	Storm Water - Benefits	.00	.00	.00
61-90-730	UB - Permanent Wages	5,500	.00	.00
Budget notes:				
Admin:Costs split 30% Culinary / 30% Secondary / 30% Sanitation / 5% Street Lighting / 5% Storm Water Utility				
61-90-735	UB - Benefits	3,119	.00	.00
61-90-738	UB - Overtime	10	.00	.00
Total WAGE & BENEFIT DEPARTMENT:		214,911	.00	.00
TRANSFERS				
61-99-910	Transfer to Gen Gov't Assets	.00	7,148,494	.00
61-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		.00	7,148,494	.00
STREET LIGHTING DISTRICT FUND Revenue Total:		510,258	648	.00
STREET LIGHTING DISTRICT FUND Expenditure Total:		827,361	7,148,494	.00
Net Total STREET LIGHTING DISTRICT FUND:		317,103-	7,147,846-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
STORM WATER UTILITY FUND				
MISCELLANEOUS REVENUE				
65-34-610	Interest Earnings	88	821	.00
Total MISCELLANEOUS REVENUE:		88	821	.00
ENTERPRISE FUND REVENUES				
65-35-718	Storm Water Utility Fees	746,543	693,604	779,500
Budget notes:				
-2013 Dept: budget based on February billing - residential: 9655.75 x \$4.00 / month + Commercial: 6045.9 ERUs x \$4.00 / month				
Total ENTERPRISE FUND REVENUES:		746,543	693,604	779,500
OTHER REVENUES				
65-36-690	Sundry Revenues	28	450	.00
Total OTHER REVENUES:		28	450	.00
CONTRIBUTIONS				
65-37-700	Contribution from Subdividers	153,343	.00	.00
65-37-850	Use of Fund Balance	.00	.00	83,650
Total CONTRIBUTIONS:		153,343	.00	83,650
TRANSFERS				
65-38-730	Transfer from Other Funds	.00	.00	.00
Total TRANSFERS:		.00	.00	.00
UTILITIES & TAXES				
65-46-210	Mobile Phone - Storm Water (2)	677	536	1,400
Budget notes:				
-2013 Dept: phone and communication devices for two employees				
65-46-410	Power - New Public Works	.00	1,591	3,000
65-46-423	Sewer - New Public Works	.00	.00	500
65-46-430	Heat & Fuel - New Public Works	.00	2,978	6,000
65-46-440	Phone - New Public Works	.00	1,842	2,000
65-46-456	Security System - New PW	.00	21	500
Total UTILITIES & TAXES:		677	6,968	13,400
FLEET MAINTENANCE				
65-48-269	Maintenance - Mach & Equip	.00	149	.00
65-48-480	Vehicle Maintenance	4,113	6,959	8,100
Budget notes:				
maintenance on vactor and street sweeper				
65-48-485	Gasoline	7,882	5,841	12,200
65-48-720	Cap Outlay - Vehicles	.00	.00	35,000
65-48-800	Diagnostic Equipment & Tools	25	6	.00
Total FLEET MAINTENANCE:		12,019	12,955	55,300
ENGINEERING				
65-53-210	Books-Subscriptions-Membership	.00	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total ENGINEERING:		.00	.00	.00
INSURANCE				
65-59-512	Vehicles	1,639	4,787	5,000
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: adjusted to cover actual amt of vehicle insurance				
65-59-518	Property	.00	.00	.00
Total INSURANCE:		1,639	4,787	5,000
STORM WATER OPERATION				
65-60-140	Uniforms	878	385	850
65-60-210	Books-Subscriptions-Membership	258	539	325
Budget notes:				
~2013 Dept:\$250 - APWA Membership x 2 employees \$ 75 - books and manuals				
65-60-225	Community Outreach	5,043	3,742	11,000
Budget notes:				
Public Educational Programs and Projects				
65-60-230	Travel	.00	1,214	2,000
Budget notes:				
~2013 Dept: (4) Fall Stormwater Expo (2) Stormwater Construction (2) Re-certification and Continuing Education Credits Interlocal Seminars				
65-60-240	Office Supplies	22	.00	2,000
65-60-266	Maintenance - System	1,248	85	1,500
65-60-268	Equipment Repair & Replacement	2,215	2,710	5,000
Budget notes:				
Dept: Inspection equipment				
65-60-282	Blue Stakes	1,305	902	1,500
65-60-310	Professional & Technical	9,205	.00	.00
65-60-330	Education & Conferences	2,890	1,032	3,000
65-60-340	Storm Water Permit	1,200	1,440	3,100
65-60-610	Misc. Supplies & Expenses	1,034	1,916	3,000
65-60-700	Capital Outlay	.00	24,000	218,000
Budget notes:				
~2013 Dept:\$88,600 - Riverton Village Park (Davis residence) approx 12800 S 2300 W \$69,817 - Foothills Park approx 4800 W 13400 S				
Total STORM WATER OPERATION:		25,298	37,965	251,275
COMPUTER SUPPORT / I.T.				
65-63-650	Computer Purchases	.00	.00	.00
65-63-700	Computer Purchases	54	.00	2,000
Budget notes:				
~2013 IT Dept:laptop for storm water department				
Total COMPUTER SUPPORT / I.T.:		54	.00	2,000
UTILITY BILLING				
65-73-230	Travel	.00	.00	.00
65-73-240	Office Supplies	42	12	75
65-73-241	Printing	2,783	1,785	1,500
65-73-242	Postage	122	1,300	2,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
65-73-260	Office Equipment	9	.00	50
65-73-330	Education & Conferences	.00	.00	.00
65-73-610	Misc. Supplies & Expenses	4	5	50
65-73-653	Bank Fees & Charges	1,480	1,693	2,500
Total UTILITY BILLING:		4,440	4,795	6,175
CAPITAL OUTLAY & DEPRECIATION				
65-75-790	Depreciation	796,532	.00	.00
Total CAPITAL OUTLAY & DEPRECIATION:		796,532	.00	.00
WAGE & BENEFIT DEPARTMENT				
65-90-480	Fleet - Permanent Wages	2,977	3,097	3,500
Budget notes:				
Admin:Costs split 60% General Fund / 15% Culinary / 15% Secondary / 5% Street Lighting / 5% Storm Water Utility				
65-90-485	Fleet - Benefits	1,553	1,757	2,000
65-90-488	Fleet - Overtime	.00	1	.00
65-90-490	Finance - Permanent Wages	2,927	3,382	5,000
Budget notes:				
Admin:Costs split 65% General Fund / 15% Culinary / 15% Secondary / 5% Storm Water Utility				
65-90-495	Finance - Benefits	1,591	2,005	3,000
65-90-498	Finance - Overtime	3	3	.00
65-90-520	Attorney - Permanent Wages	11,824	12,098	13,500
Budget notes:				
Admin:Costs split 65% General Fund / 15% Culinary / 15% Secondary / 5% Storm Water Utility				
65-90-525	Attorney - Benefits	5,361	6,105	6,500
65-90-528	Attorney - Overtime	.00	4	.00
65-90-530	Engineering - Permanent Wages	63,727	66,792	93,000
65-90-532	Engineering - Temporary Wages	.00	.00	.00
65-90-535	Engineering - Benefits	29,207	33,925	43,000
65-90-538	Engineering - Overtime	.00	12-	.00
65-90-600	Storm Water - Permanent Wages	198,274	199,785	224,500
65-90-602	Storm Water - Temporary Wages	.00	.00	.00
65-90-605	Storm Water - Benefits	99,447	121,729	126,000
65-90-608	Storm Water - Overtime	308	289	.00
65-90-730	UB - Permanent Wages	5,422	5,505	6,000
65-90-735	UB - Benefits	3,035	3,374	4,000
65-90-738	UB - Overtime	10	44	.00
65-90-999	Accrued Comp Absences Adj	.00	14,506-	.00
Total WAGE & BENEFIT DEPARTMENT:		425,666	445,377	530,000
TRANSFERS				
65-99-450	Transfer to Fund 45	24,614	.00	.00
65-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		24,614	.00	.00
STORM WATER UTILITY FUND Revenue Total:		900,002	694,875	863,150
STORM WATER UTILITY FUND Expenditure Total:		1,290,940	512,847	863,150
Net Total STORM WATER UTILITY FUND:		390,938-	182,028	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
COMMUNITY IMPACT - STORM WATER				
MISCELLANEOUS REVENUE				
66-34-610	Interest Earnings	8,228	4,565	2,000
66-34-871	Impact Fee - Storm Water	66,576	78,499	345,000
Budget notes:				
~2013 Planning Dept:32 residential acres x \$5699				
66-34-872	Impact Fee - Storm Water Com	47,615	43,905	70,000
Budget notes:				
~2013 Planning Dept:24 commercial acres x \$5699				
Total MISCELLANEOUS REVENUE:		122,419	126,969	417,000
CONTRIBUTIONS				
66-37-850	Use of Fund Balance	.00	.00	16,650
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: phase 3 of 3600 W Storm Drain Proj				
Total CONTRIBUTIONS:		.00	.00	16,650
ENGINEERING				
66-53-250	Impact Fee Analysis	.00	.00	10,000
Total ENGINEERING:		.00	.00	10,000
PROJECTS - STORM WATER				
66-60-300	Misc. Storm Water Projects	.00	.00	.00
66-60-314	Taylor Acres 1100 W to 900 W	.00	.00	.00
66-60-350	3600 W Storm Water System	755,109	198,122	310,000
Budget notes:				
~2013 Mid-yr adj CC 12-04-2012: phase 3 of project				
66-60-360	12130 S Storm Water Line	.00	.00	.00
66-60-465	11800 S Redwood Rd to 2700 W	.00	.00	.00
66-60-617	13400 S Storm Water Proj	.00	.00	.00
Budget notes:				
~2013 Dept:\$ 50,000 - storm drain system on 13400 S west of Bangerter \$100,000 - 13400 S CFI Betterment				
66-60-731	4150 W Storm Water Line	59,160	.00	.00
Budget notes:				
Road by PW Facility				
Total PROJECTS - STORM WATER:		814,269	198,122	310,000
REIMBURSEMENTS TO DEVELOPERS				
66-68-300	Miscellaneous Reimbursements	.00	.00	.00
Budget notes:				
Dept:for any possible development reimbursement agreements that may include storm drain projects				
Total REIMBURSEMENTS TO DEVELOPERS:		.00	.00	.00
WAGE & BENEFIT DEPARTMENT				
66-90-600	In-house Const Mgt - Perm Wage	.00	.00	23,000
66-90-605	In-house Const Mgt - Benefits	.00	.00	12,000
Total WAGE & BENEFIT DEPARTMENT:		.00	.00	35,000

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
TRANSFERS				
66-99-999	Addition to Fund Balance	.00	.00	78,650
	Total TRANSFERS:	.00	.00	78,650
COMMUNITY IMPACT - STORM WATER Revenue Total:		122,419	126,969	433,650
COMMUNITY IMPACT - STORM WATER Expenditure Total:		814,269	198,122	433,650
Net Total COMMUNITY IMPACT - STORM WATER:		691,851-	71,153-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
REDEVELOPMENT AGENCY FUND				
PROPERTY TAXES				
72-21-110	Tax Increment-42A (Redwood Rd)	169,067	161,699	210,000
	Budget notes:			
	Budget set according to November 1st Report			
	Total PROPERTY TAXES:	169,067	161,699	210,000
RENTS				
72-28-484	Rental Income	.00	.00	.00
	Budget notes:			
	rental house in RDA on 1630 West			
	Total RENTS:	.00	.00	.00
MISCELLANEOUS REVENUE				
72-34-610	Interest Earnings	8,496	864	.00
	Total MISCELLANEOUS REVENUE:	8,496	864	.00
OTHER REVENUES				
72-36-690	Sundry Revenues	.00	.00	.00
72-36-692	Proceeds from Sale of Land	.00	1,243,114	.00
	Budget notes:			
	-2013 Mid-yr adj CC 12-04-2012: sale of all RDA land held for resale (west of Redwood Rd) - leaves 3 remaining parcels held for resale all east of Redwood Rd			
	Total OTHER REVENUES:	.00	1,243,114	.00
CONTRIBUTIONS				
72-37-850	Use of Fund Balance	.00	.00	.00
	Budget notes:			
	-2013 Mid-yr adj CC 12-04-2012: sale of land held for resale			
	Total CONTRIBUTIONS:	.00	.00	.00
TRANSFERS				
72-38-100	Transfer from General Fund	.00	120,000	.00
	Budget notes:			
	-2013 Mid-yr adj CC 12-04-2012: transfer for 1830 W rebuild			
72-38-730	Transfer from REDIIF	.00	.00	.00
	Total TRANSFERS:	.00	120,000	.00
CONTRACT SERVICES				
72-45-310	Legal	.00	.00	10,000
	Budget notes:			
	Legal counsel required for property acquisitions			
	Total CONTRACT SERVICES:	.00	.00	10,000
RDA SOUTH PROJECT AREA				
72-69-220	Public Notices	67	101	300
72-69-270	Building Upkeep - Rental Prop	252	26	.00
72-69-310	Professional & Technical	4,378	5,572	.00
72-69-610	Misc. Supplies & Expenses	.00	.00	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
72-69-701	Cap Outlay - 1830 W rebuild	.00	21,716	.00
	Budget notes:			
	Prior title for this account was Cap Outlay - 12800 S Project - term date 6-30-2006			
	~2013 Account named changed to Cap Outlay - 1830 West rebuild			
	Mid-yr adj CC 12-04-2012: \$120,000 transfer from Gen Fund for 1830 W			
	\$25,000 - Rocky Mtn Power lines			
72-69-702	Cap Outlay - Prop Acquisitions	.00	1,563,189	.00
	Budget notes:			
	~2013 Dept:Downtown Housing Project			
	Mid-yr adj CC 12-04-2012: \$10,000 - closing costs			
	\$50,000 - deomolitions and other related charges			
72-69-713	Payment to Developer	.00	13,447	20,000
	Budget notes:			
	~2013 Dept:pymt of current yr tax increment to business owner			
72-69-720	RDA S Proj - Land Write-down	.00	.00	.00
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: \$1,648,714 write-down of original RDA parcels held for resale			
	\$1,939,154 write-down of FY2012 property acquisitions			
	Total RDA SOUTH PROJECT AREA:	4,697	1,604,051	20,300
TRANSFERS				
72-99-100	Transfer to General Fund	10,000	.00	10,000
	Budget notes:			
	Dept: Admin fees due to the General Fund from downtown RDA			
72-99-460	Transfer to REDIIF	.00	750,000	100,000
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: \$650,000 repayment to REDIIF for property acquisitions			
72-99-465	Transfer to REDIIF - EDA proj	691,100	100,000	.00
	Budget notes:			
	~2013 Dept:Transfer for EDA eligible projects - 3600 W			
72-99-999	Addition to Fund Balance	.00	.00	69,700
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: \$514,000 cash deficit covered by land sale			
	Total TRANSFERS:	701,100	850,000	179,700
	REDEVELOPMENT AGENCY FUND Revenue Total:	177,563	1,525,677	210,000
	REDEVELOPMENT AGENCY FUND Expenditure Total:	705,797	2,454,051	210,000
	Net Total REDEVELOPMENT AGENCY FUND:	528,233-	928,374-	.00

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
REDIIF				
NON-PROPERTY TAXES				
73-22-140	Franchise - Cable	131,095	84,694	135,000
	Budget notes:			
	Comcast is sole provider for cable franchise fees			
73-22-143	Franchise - Com & Mobile Phone	615,421	407,376	500,000
	Budget notes:			
	~2013 Dept:actual revenue has declined since FY2010			
73-22-146	Franchise - Gas	510,535	468,559	575,000
	Budget notes:			
	~2013 Dept: budget decrease due to recent Questar rate reductions filters through to franchise fee revenue			
73-22-149	Franchise - Power	1,114,919	1,175,085	1,261,750
	Budget notes:			
	~2013 Dept:RMP has announced a 5% rate increase			
	Total NON-PROPERTY TAXES:	2,371,969	2,135,714	2,471,750
INTERGOVERNMENTAL REVENUE				
73-25-343	UDOT Appropriation	.00	459,600	2,500,000
	Budget notes:			
	~2013 Dept:LEG3 - new department 73-61 set up for related expenditures			
73-25-350	Grant - EPA Stag	227,795	63,205	.00
	Total INTERGOVERNMENTAL REVENUE:	227,795	522,805	2,500,000
MISCELLANEOUS REVENUE				
73-34-610	Interest Earnings	27,317	8,478	10,000
73-34-615	Interest - 2001 Bond	144	.00	.00
73-34-620	Interest - 2004A Bond	93	.00	.00
73-34-625	Interest - 2007 Bond	1,617	.00	.00
73-34-630	Interest - 2010ref Bond	22	.00	.00
73-34-635	Interest - 2012ref Bond	.00	343	.00
	Total MISCELLANEOUS REVENUE:	29,192	8,821	10,000
OTHER REVENUES				
73-36-690	Sundry Revenues	2,515	600	1,000
73-36-692	Proceeds - Sale of Fixed Asset	.00	.00	.00
	Total OTHER REVENUES:	2,515	600	1,000
CONTRIBUTIONS				
73-37-850	Use of Fund Balance	.00	.00	638,785
	Budget notes:			
	~2013 Mid-yr adj CC 12-04-2012: + \$43,230 - 13400 S Bangerter to MVC			
	- \$665,000 - timing of PW facility - expended in FY2012			
	- \$335,500 - balancing #			
	Total CONTRIBUTIONS:	.00	.00	638,785
TRANSFERS				
73-38-440	Trnsfr from Road Impact - Bond	440,000	440,000	440,000
	Budget notes:			
	Finance Plan: Transfer budgeted according to 2007 bond financing plan			
73-38-720	Transfer from RDA	.00	750,000	100,000
	Budget notes:			

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
~2013 Mid-yr adj CC 12-04-2012: \$650,000 repayment from RDA for prop acquisitions				
73-38-725	Trnsfr from RDA-EDA project	691,100	100,000	.00
Budget notes:				
~2013 Dept:transfer of EDA tax increment from prior years to be used to wards housing or eligible projects \$100,000 to be used for 3600 W widening				
Total TRANSFERS:		1,131,100	1,290,000	540,000
PROCEEDS FROM FINANCING				
73-39-710	Proceeds - 2010ref Bonds	.00	.00	.00
73-39-715	Premium - 2010ref Bond	.00	.00	.00
73-39-725	Proceeds - 2012ref	.00	2,268,000	.00
Total PROCEEDS FROM FINANCING:		.00	2,268,000	.00
ADMINISTRATIVE				
73-43-245	Website Maintenance	2,390	2,045	10,000
73-43-310	Prof & Tech - Lobbyist	24,000	28,800	30,000
Total ADMINISTRATIVE:		26,390	30,845	40,000
CONTRACT SERVICES				
73-45-350	Accounting Services	.00	.00	.00
Total CONTRACT SERVICES:		.00	.00	.00
UTILITIES & TAXES				
73-46-211	Mobile Phone - Admin (1)	1,299	1,135	1,400
Total UTILITIES & TAXES:		1,299	1,135	1,400
PROJECTS - BOND RELATED				
73-60-215	Mobile Phone - Project Mgt (1)	400	.00	.00
Budget notes:				
~2013 Dept:now included with Engineering Dept mobile phones				
73-60-310	Professional & Technical	1,079	314-	50,000
Budget notes:				
~2013 Dept:4 of 5 year contract with Horrocks Traffic Engineers				
73-60-440	Water Park Road	171,230	.00	.00
73-60-455	13400 S Redwood Rd to 2700 W	.00	.00	.00
73-60-465	11800 South	.00	.00	.00
73-60-470	WCD - Riverton Boulevard	.00	.00	.00
73-60-480	Relocate 4000 W at 13400 S	.00	.00	.00
73-60-600	Heritage Farms Irrigation Pipe	.00	7,080	.00
Budget notes:				
~2013 Mid-yr adj Mayor approved 11-10-2012: + \$8000 reclass with department - repair crushed irrigation line				
73-60-701	Transit Projects	.00	.00	.00
73-60-704	13200 South Widening	142,812	.00	.00
73-60-712	WCD - 13400 S Bangerter 4000 W	.00	.00	.00
73-60-713	WCD - 13400 S 4000 to 4750 W	.00	1,914	.00
73-60-715	WCD - 4570 W 13400 S Int	.00	.00	.00
73-60-716	WCD - 13400 S Bangerter - MVC	1,455,969	114,660	.00
Budget notes:				
~2013 Dept:Betterments - Mountain View and 13400 S				
Mid-yr adj CC 12-04-2012: \$43,230 13400 S Bangerter to MVC				

Account Number	Account Title	2011-12	2012-13	2013-14
		Pri Year Actual	Cur Year Projected Budget	Council Budget
73-60-720	WCD - 4570 W 13400 to 13800 S	.00	.00	.00
73-60-725	REDIIF - 2 Water Pump Station	497,787	154,187	.00
73-60-735	WCD - 4800 W Closure	518	.00	.00

Budget notes:

~2013 Dept:Juniper Crest to Cedar Point

Mid-yr adj Mayor approved 11-10-2012: - \$8000 reclass within department - repair crushed irrigation line at Heritage Farms
- \$25,000 reclass within department - Bobcat Drive

73-60-743	Western Springs Access Road	4,556	10,617	.00
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Budget notes:

~2013 Mid-yr adj Mayor approved 11-10-2012: + 25,000 additional worked on Bobcat Drive

73-60-744	Public Works Facility	665,501	1,884,500	.00
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Budget notes:

~2013 Dept:\$2,532,000 - construction of PW Facility to span fiscal years
\$ 18,000 - Oil / Air reels and equip (not included in FFE for PW Facility)

Mid-yr adj CC 12-04-2012: - \$665,500 majority of project completed in prior year

73-60-745	Other Road Projects	2,934	.00	.00
73-60-750	3600 W Widening - phase 3	.00	366,225	.00

Budget notes:

~2013 Dept:Legal fees; surveying; engineering; consulting; title reports; appraisals; negotiations; ROW; c/g/s; irrigation lines; storm drains;
construction; relocate utilities
\$100,000 - transfer from RDA (EDA tax increment)
\$150,000 - REDIIF

Total PROJECTS - BOND RELATED:		2,942,785	2,538,869	50,000
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PROJECTS - LEGISLATIVE APPROP.

73-61-700	LEG3 - 4570 W ROW	.00	.00	1,220,000
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Budget notes:

~2013 Dept:study, environmental reports, design

73-61-702	Corridor Preservation COG 2013	.00	.00	.00
73-61-750	LEG4 - 4570 W ROW	.00	.00	1,500,000

Total PROJECTS - LEGISLATIVE APPROP.:		.00	.00	2,720,000
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COMPUTER SUPPORT / I.T.

73-63-705	Technical Equipment Purchases	.00	8,142	84,000
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Budget notes:

~2013 IT Dept:One-time purchase of City-wide radios to replace obsolete Nextel radios

Total COMPUTER SUPPORT / I.T.:		.00	8,142	84,000
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ECONOMIC DEVELOPMENT

73-69-210	Books-Subscriptions-Membership	350	4,800	5,500
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Budget notes:

~2013 Dept:\$1000 - general
\$4000 - SV Chamber of Commerce

73-69-211	Memberships - EDCU & ULCT	17,976	22,073	26,000
73-69-230	Travel	.00	5,452	22,000
73-69-330	Education & Conferences	.00	528	6,000
73-69-335	Business Development	14,256	13,032	25,000
73-69-612	Meetings & Luncheons	1,912	1,328	2,000
73-69-700	REDIIF Projects	57,622	.00	250,000

Budget notes:

~2013 Dept:Transit Project - \$500,000 in total (\$250k in FY2012 + \$250k in FY2013)

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
Total ECONOMIC DEVELOPMENT:		92,116	47,213	336,500
DEBT SERVICE				
73-76-810	2001 Bond - Trustee Fees	.00	.00	.00
Budget notes:				
~2013 Finance:2001 bond series refunded by 2010ref series				
73-76-820	2001 Bond - Interest Payment	5,873	.00	.00
Budget notes:				
Finance:2001 series fully refunded with 2010 refunding issue				
73-76-830	2001 Bond - Debt Service	270,000	.00	.00
Budget notes:				
Finance:2001 series fully refunded with 2010 refunding issue				
~2013 Finance:Final pymt for original 2001 issue was due 12-1-2011				
73-76-840	2001 Bond - Arbitrage Calc	300	.00	500
73-76-850	2004A Bond - Trustee Fees	2,000	2,000	2,500
73-76-855	2004A Bond - Interest Payment	122,231	116,500	26,000
73-76-860	2004A Bond - Debt Service	175,000	180,000	185,000
73-76-865	2004A Bond - Arbitrage Calc	.00	1,000	1,000
73-76-870	2007 Bond - Trustee Fees	2,500	2,500	3,000
73-76-880	2007 Bond - Interest Payment	606,130	574,000	570,000
73-76-890	2007 Bond - Debt Service	830,000	165,000	175,000
Budget notes:				
~2013 Dept:principal pymt for 2007 bond series were front loaded first 5 years due to EDA tax increment (including proceeds from Intel closing)				
73-76-898	2007 Bond - Arbitrage Rebate	600	.00	1,500
73-76-910	2010ref Bond - Trustee Fees	2,500	2,500	3,000
73-76-912	2010ref Bond - Interest Pmt	129,738	127,000	120,000
73-76-914	2010ref Bond - Debt Service	25,000	300,000	315,000
73-76-918	2010ref Bond - Arbitrage Calc	.00	.00	.00
73-76-919	2010ref Bond - Refunding Pmt	.00	.00	.00
73-76-920	2010ref Bond - Loss on Def	.00	.00	.00
73-76-925	2012ref Bond - Trustee Fees	.00	3,500	3,500
73-76-928	2012ref Bond - COI	.00	29,500	.00
73-76-930	2012ref Bond - Pmt to Ref Agnt	.00	2,185,000	.00
73-76-932	2012ref Bond - Interest Pmt	.00	.00	85,000
73-76-934	2012ref Bond - Debt Service	.00	.00	.00
Total DEBT SERVICE:		2,171,871	3,688,500	1,491,000
WAGE & BENEFIT DEPARTMENT				
73-90-600	In-house Const Mgt - Perm Wage	103,571	.00	50,000
Budget notes:				
Finance:no principal payment due on 2012ref series until 12/01/2017				
73-90-602	In-house Const Mgt - Temp Wage	252	.00	.00
73-90-605	In-house Const Mgt - Benefits	48,967	.00	23,000
73-90-608	In-house Const Mgt - Overtime	11	.00	.00
73-90-690	Economic Dev - Permanent Wages	103,621	.00	.00
73-90-695	Economic Dev - Benefits	39,594	.00	.00
Total WAGE & BENEFIT DEPARTMENT:		296,016	.00	73,000
TRANSFERS				
73-99-100	Transfer to General Fund	275,000	.00	1,175,635
Budget notes:				
~2013 Dept:\$ 100,000 interfund load payment which flows from REDIIF to RDA to Gen Fund				
\$1,191,475 balancing transfer to Gen Fund from current year Franchise Fees collected in REDIIF				

Account Number	Account Title	2011-12 Pri Year Actual	2012-13 Cur Year Projected Budget	2013-14 Council Budget
73-99-450	Transfer to Fund 45 - CIF	200,000	405,000	.00
Budget notes:				
~2013 Admin:\$90,000 transfer to CIF for cemetery expansion				
Mid-yr adj CC 12-04-2012: \$315,000 for Main Park design				
73-99-530	Transfer to Secondary Water	.00	.00	190,000
73-99-720	Transfer to RDA	.00	.00	.00
73-99-999	Addition to Fund Balance	.00	.00	.00
Total TRANSFERS:		475,000	405,000	1,365,635
REDIIF Revenue Total:		3,762,572	6,225,940	6,161,535
REDIIF Expenditure Total:		6,005,477	6,719,704	6,161,535
Net Total REDIIF:		2,242,906-	493,764-	.00
Net Grand Totals:		6,220,998-	9,501,021-	.00



Issue Paper

Item No. 4.1

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>ROYAL FARMS PRELIMINARY AND FINAL PLAT SUBDIVISION, 78 LOT SUBDIVISION LOCATED AT APPROXIMATELY 12064 SOUTH 3600 WEST, R-4 SD ZONE, BOWLER PROPERTIES L.C., APPLICANT</u>	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Riverton City has recently constructed a new well located at approximately 1050 West 12300 South. With that well in place, Riverton City is proposing the establishment of a Wellhead Protection Zone associated with the new well site. The Wellhead Protection Ordinance regulates above and below-ground land use and construction that may impact the well and its source areas. This will primarily affect certain types of commercial uses within the wellhead protection area, as well as uses requiring below ground tanks or drilling. The Wellhead Protection Zone will not affect most residential property owners, and the restrictions are most stringent in the areas closest to the well site.</p> <p>A map of the proposed wellhead protection zone is attached below, showing the affected areas.</p>		
Recommendation: <p>On May 23, 2013, the Planning Commission voted to recommend APPROVAL of this subdivision application. The Planning Commission specifically added Conditions 6-9 to those recommended by staff; Staff concurs with that recommendation.</p>		
Recommended Motion: <p>"I move to APPROVE PL-13-1006, Royal Farms Preliminary Plat Subdivision and PL-13-1010, Royal Farms Final Plat Subdivision of Phases 1, 2 and 3 located at approximately 3600 West 12064 South, with the conditions outlined in the Staff Report."</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Development Review Committee

DATE: June 4, 2013

**SUBJECT: ROYAL FARMS PRELIMINARY AND FINAL PLAT SUBDIVISION, 78 LOT
SUBDIVISION LOCATED AT APPROXIMATELY 12064 SOUTH 3600 WEST, R-4
SD ZONE, BOWLER PROPERTIES L.C., APPLICANT**

**PL NO.: 13-1006 – ROYAL FARMS PRELIMINARY PLAT SUBDIVISION
13-1010 – ROYAL FARMS FINAL PLAT SUBDIVISION PHASES 1,2 & 3**

On May 23, 2013, the Planning Commission voted to recommend APPROVAL of this subdivision application. A record of motion is provided, and minutes will be distributed once transcribed. The Planning Commission specifically added Conditions 6-9 to those recommended by staff. The Planning Commission recommended the following motion:

I move the City Council APPROVE PL-13-1006, Royal Farms preliminary plat subdivision and PL-13-1010, Royal Farms final plat subdivision of phases 1, 2 and 3 located at approximately 3600 West 12064 South, with the following conditions:

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches on or adjacent to the property be piped and/or moved, with size and design of any proposed ditch or pipe such matching the existing system.
3. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Phase 2 plat shall not be recorded until lot 211 and 212 shall either be combined into one lot or a conditional use permit be obtained authorizing the private drive to lot 212 across 211.
5. Install a 6' solid vinyl fence into a 6" wide concrete footing or mow strip the entire length of the east and west sides of the 15' access path to parcel A.
6. All required revisions based on the Engineering Department review shall be completed prior to submittal of a plat for recording.
7. An Irrigation Master Plan shall be completed and approved per specifications of the Engineering Department.
8. Traffic calming shall be installed as approved by the City Engineer.
9. An eight (8) foot solid masonry fence shall be installed along the Bangerter Highway.

BACKGROUND:

Bowler Properties has submitted two applications to subdivide approximately 34 acres located at 12064 South 3600 West into 78 single-family residential lots. The property is currently vacant agriculture land and is currently zoned R-4 SD (Residential 10,000 square foot lots Specific Development). To the north property is zoned both R-3 (Residential 14,000 square foot lots) and C-PO (Commercial Professional Office). The portion of property zoned C-PO is a UDOT storm water management pond. The R-3 portion is utilized as residential. To the south property is zoned R-3, to the east property is zoned RR-22 (Rural Residential ½ acre lots) and to the west is the Bangerter

Highway with property zoned C-PO beyond.

The applicant is proposing to subdivide the 34 acres into 78 residential lots ranging in sizes from 10,000 square feet up to 16,000 square feet. On March 5th the City Council approved the request to rezone this property to R-4 SD. The SD designation relates to specific conditions attached to the zoning which were approved as follows:

1. Development of this property shall be limited to a maximum of 78 residential lots.
2. All lots adjacent to the south property line shall be a minimum of 14,000 square feet in size.
3. A maximum of 40 lots shall be below 12,000 square feet in size.
4. A minimum of 30 lots shall be 14,000 square feet or greater in size.
5. All lots shall conform to the minimum building standards of the R-3 zone.

Presented before the Planning Commission at this hearing are two separate applications. The first application is for preliminary plat approval in which the entire subdivision is considered and approved. The second application is for final plat approval of the phasing plan including phases 1, 2 and 3.

The subdivision is configured as required by the conditions of the R-4 SD zoning. Along the southern boundary of the subdivision properties are all larger than 14,000 square feet. A few lots located adjacent to the UDOT pond and the Midas creek drainage are also larger than 14,000 square feet. All lots smaller than 12,000 square feet are located at the center of the proposed development. There are 36 lots in the subdivision that are larger than 14,000 square feet, 32 lots smaller than 12,000 square feet and the balance of the lots are larger than 12,000 square feet but smaller than 14,000. The proposed layout does comply with the specific requirements of the SD conditions listed above.

Access into the site will be gained from three points. One access will come from 3600 West and is off set from the Jameson Ave intersection on the adjacent side of 3600 West. The other two accesses will be at existing stub streets at 3690 West and 12125 South. The other two existing stub streets at Oxford Creek Lane and Buffer Way will not be connected and will remain permanently closed.

Lot #212 is proposed to be accessed via a private drive. However, in order to accomplish this the applicant must obtain a conditional use permit. This has not been completed as of the date this report was written, therefore, condition #4 requires that the applicant either obtain a conditional use permit or combine lots 212 and 211 into a single lot.

Parcel A is primarily the Midas Creek drainage. This parcel will be dedicated to Riverton City and will then be maintained by Riverton City. This parcel includes the storm water management pond that will accommodate storm water generated by this development. A 15' asphalt path will be constructed between lots 120 and 201 that will provide maintenance access to the storm water pond and Midas Creek. Condition #5 requires that this access path be fenced on the west and east side with a solid vinyl fence installed in a 6" concrete footing or mow strip. The developer is also proposing to construct an asphalt trail that will connect into the existing trail from the Oxford Farms Subdivision and connect at the Merced Subdivision stub.

The Planning Commission included a condition that the development will be required to install 8' solid masonry fencing along all lots adjacent to the Bangerter Highway and along all lots adjacent to 3600 West. The developer is proposing to install 6' solid vinyl fencing along the UDOT storm water pond and along parcel A.

Riverton City Water Department, Unified Fire Authority and Riverton City Engineering Division, and

Planning Department have all reviewed the proposed subdivision and are recommending approval with the conditions listed above.

ATTACHMENTS:

The following items are attached:

1. An 8- $\frac{1}{2}$ " x 11" copy of the Zoning Map
2. An 8- $\frac{1}{2}$ " x 11" copy of the Aerial View
3. An 8- $\frac{1}{2}$ " x 11" copy of the Subdivision Plat.

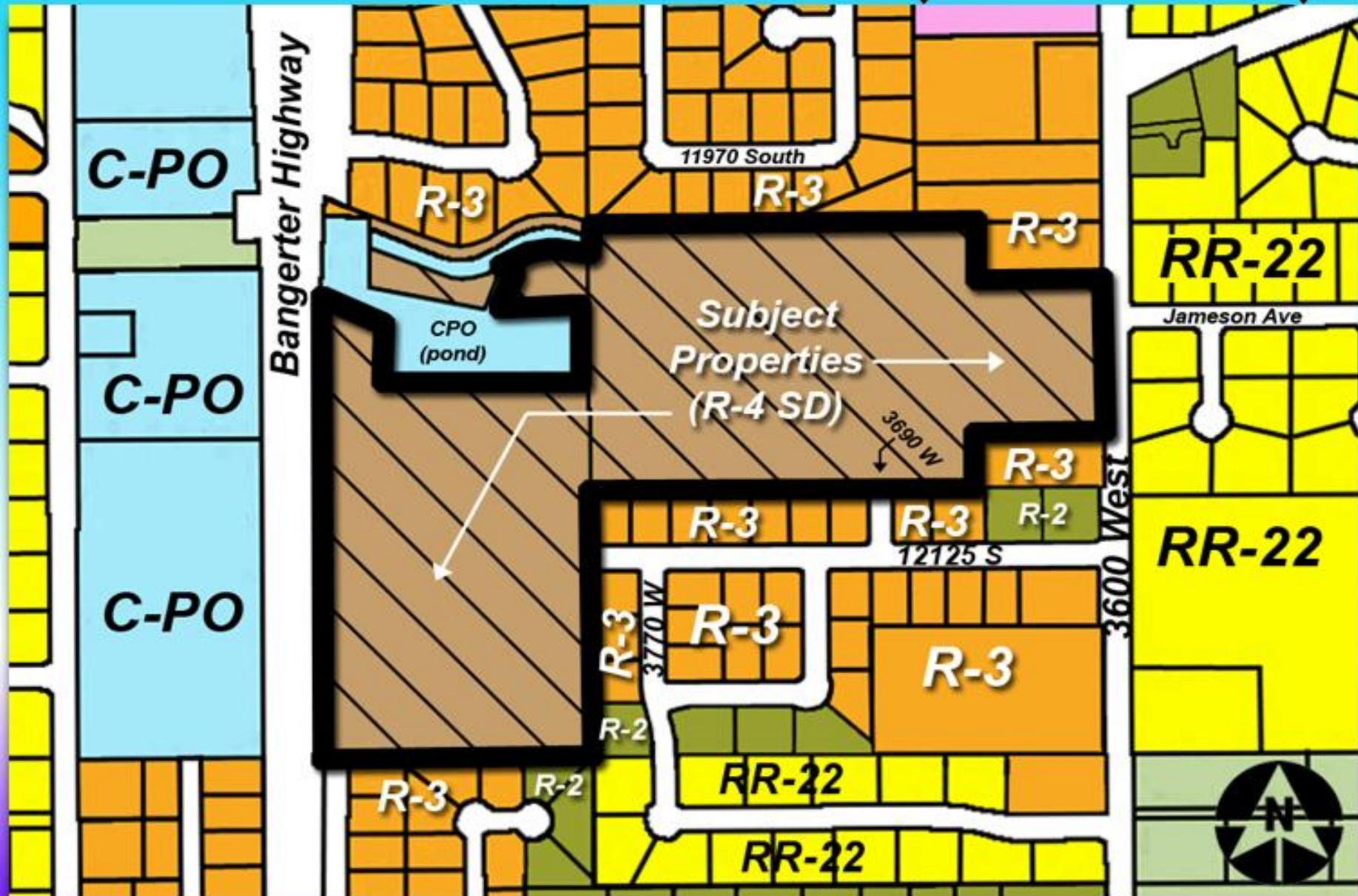
ROYAL FARMS SUBDIVISION

Aerial View



ROYAL FARMS SUBDIVISION

Zoning Map

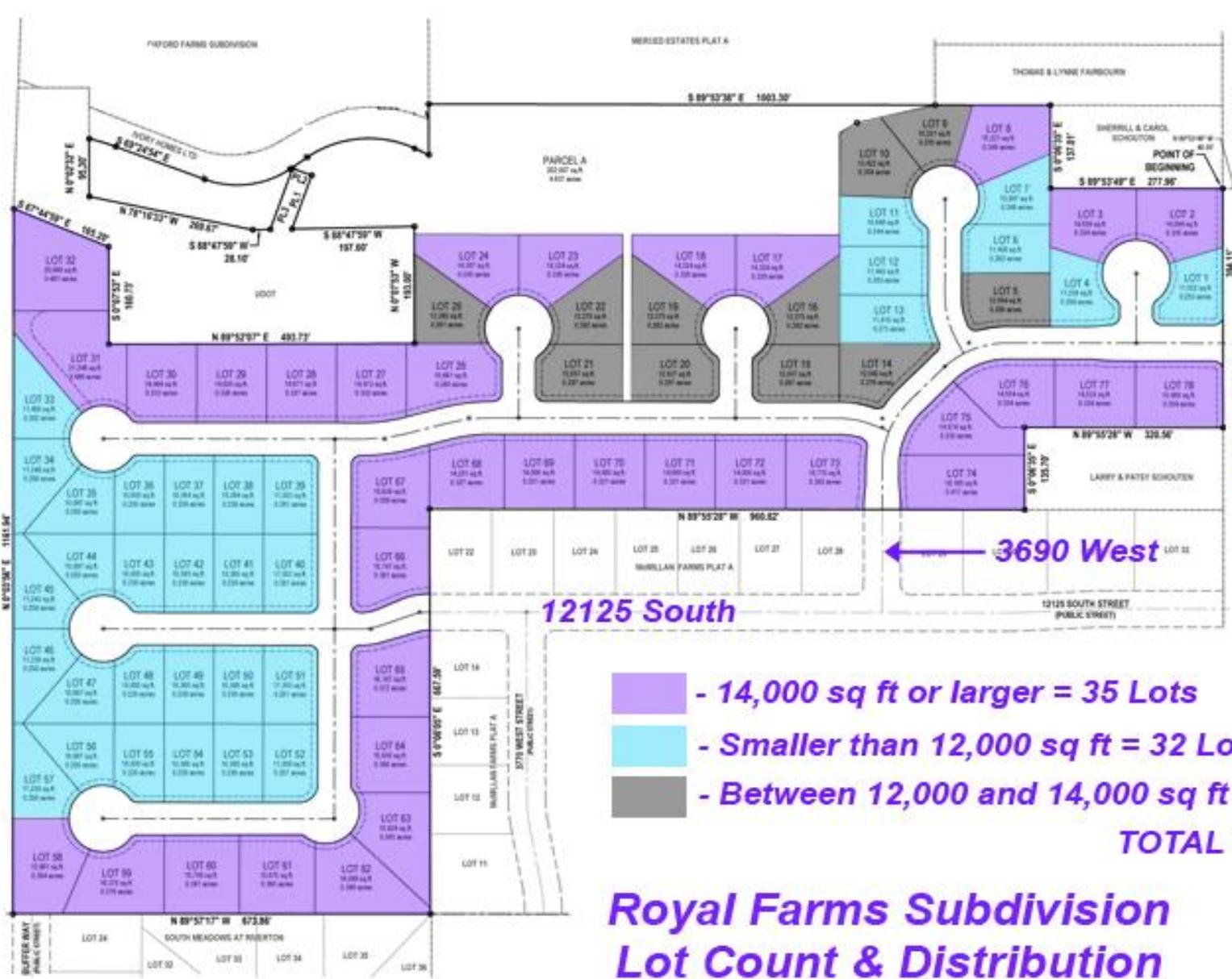


Conditions of the R-4 SD Zone:

- 1. Maximum of 78 residential lots.***
- 2. All lots adjacent to south property line shall be 14,000 sq ft or larger.***
- 3. A maximum of 40 lots shall be below 12,000 sq ft.***
- 4. A minimum of 30 lots shall be 14,000 sq ft or larger.***
- 5. All lots shall conform to the minimum building standards of the R-3 zone.***



Bangerter Highway



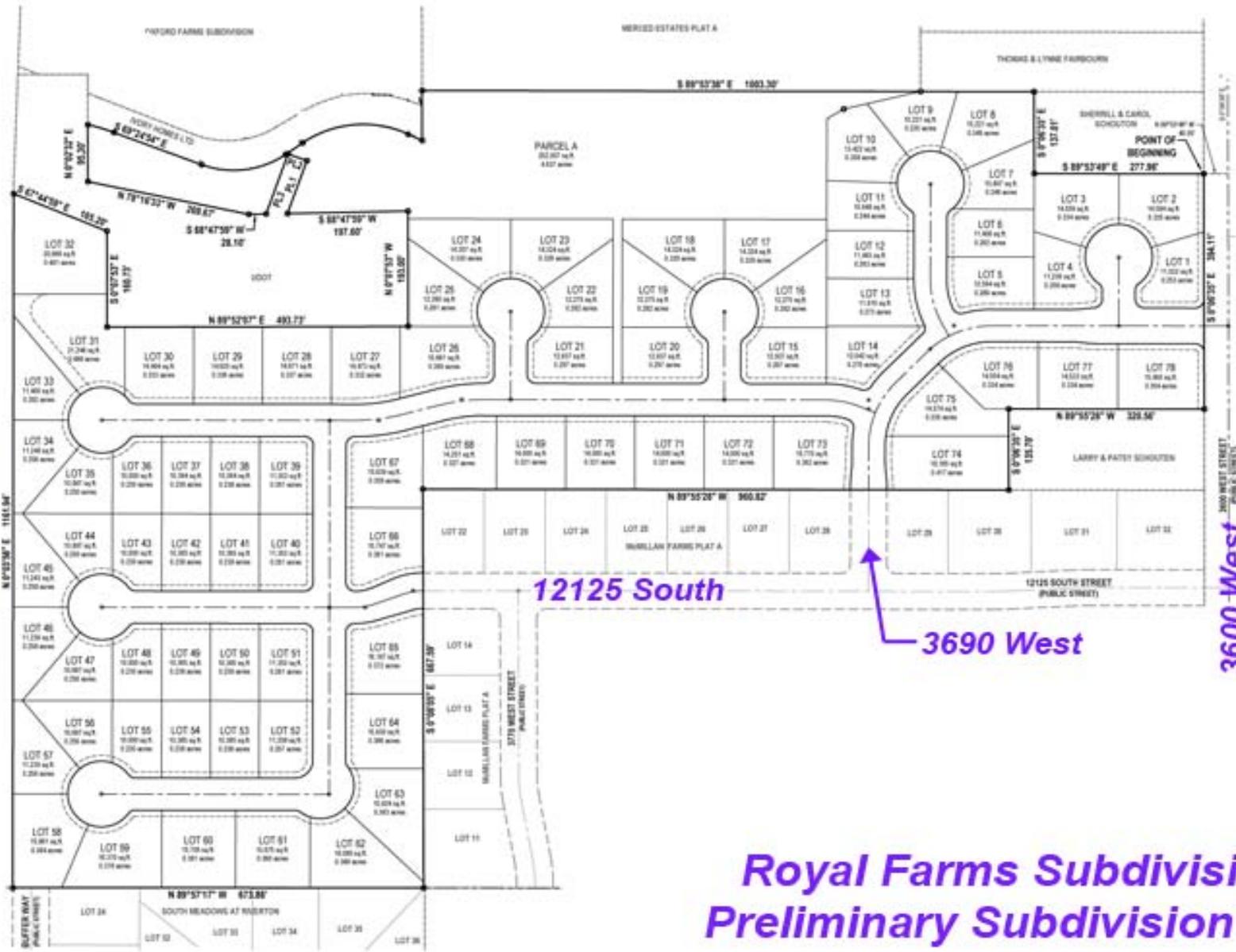
Jameson

- 14,000 sq ft or larger = 35 Lots
 - Smaller than 12,000 sq ft = 32 Lots
 - Between 12,000 and 14,000 sq ft = 11 Lots
- TOTAL = 78 Lots**

Royal Farms Subdivision Lot Count & Distribution



Bangerter Highway



Jameson

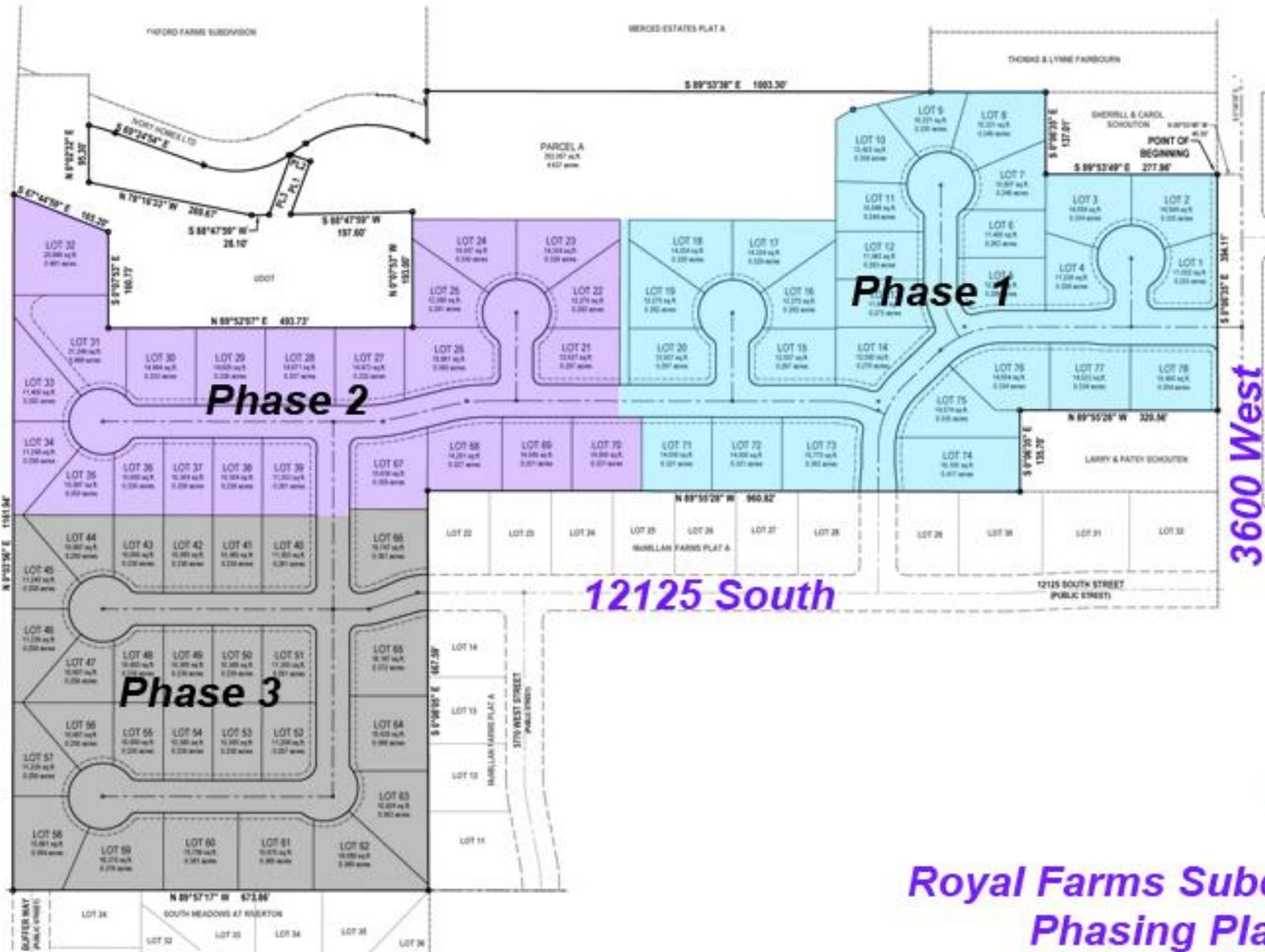
12125 South

3690 West

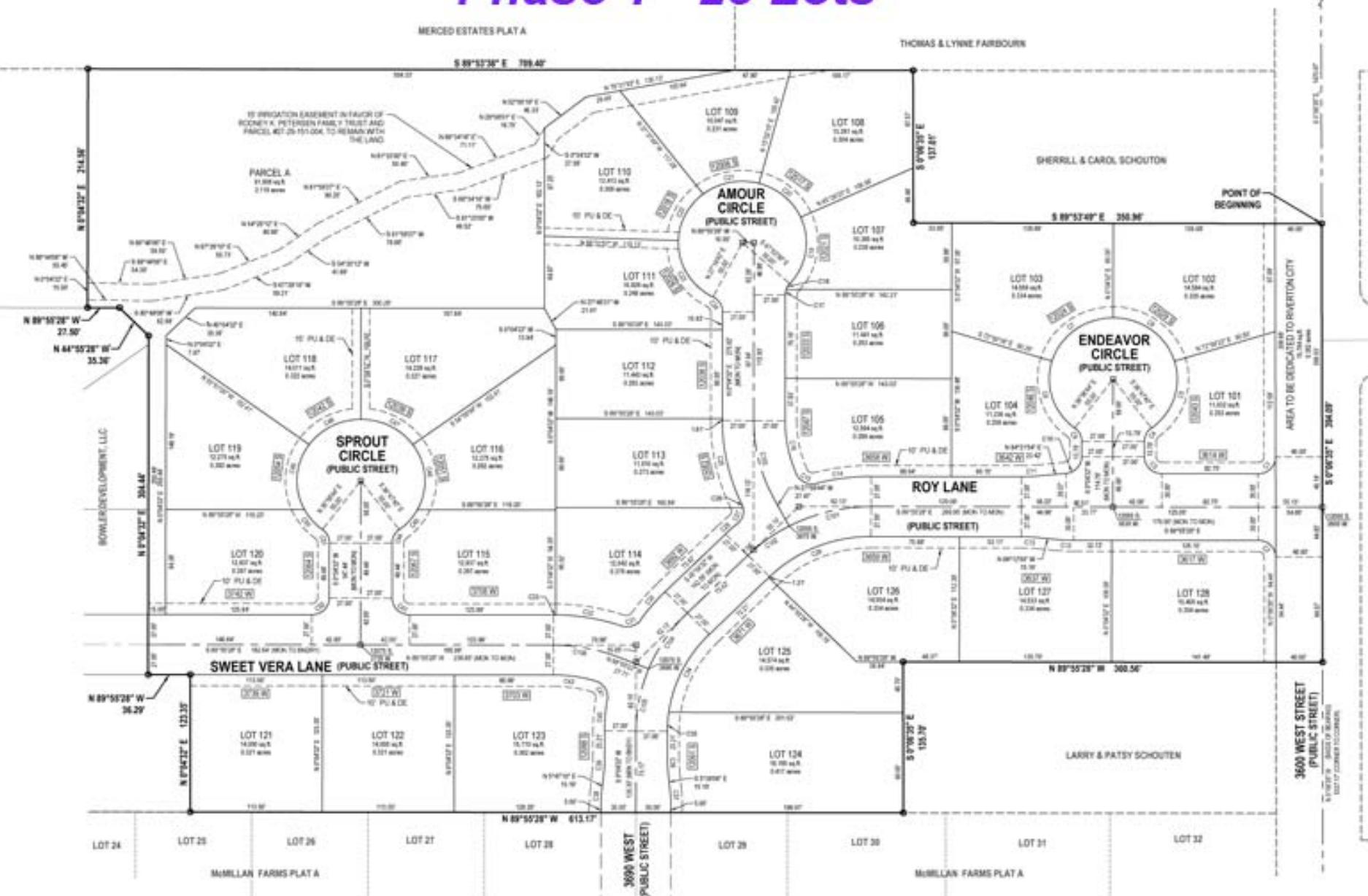
3600 West

Royal Farms Subdivision Preliminary Subdivision Plat

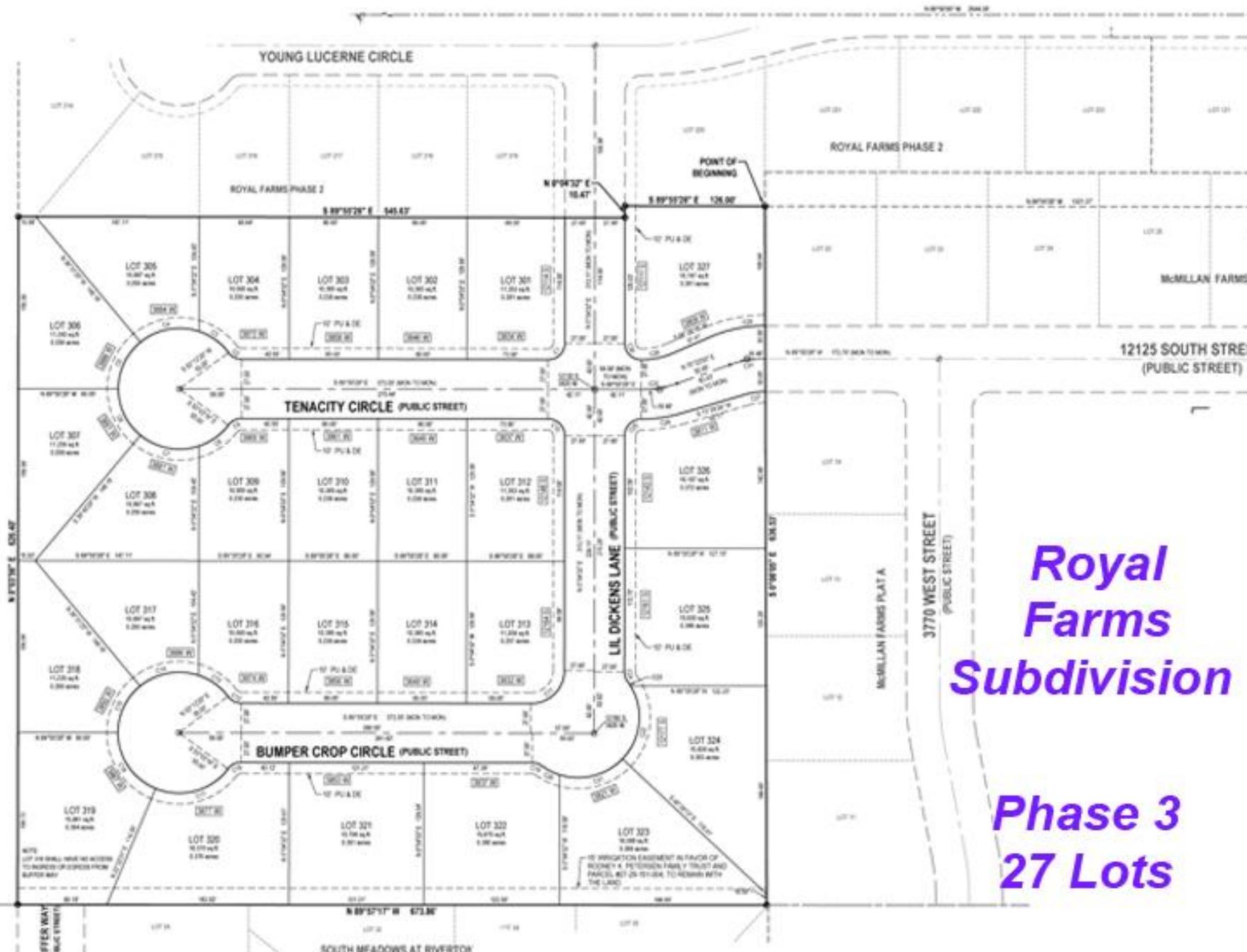
Bangerter Highway



Royal Farms Subdivision Phase 1 - 28 Lots



BANGERTE HIGHWAY



Royal Farms Subdivision

**Phase 3
27 Lots**

Planning Commission Record of Motion

Meeting Date: May 23, 2013

Item: Royal Farms Preliminary and Final Plat Subdivision

Agenda Item# 1A

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion	✓						✓
Second	✓						

Motion(s): Motion # 1 (if multiple motions)

I move the Planning Commission recommend APPROVAL of PL-13-1006, Royal Farms preliminary plat subdivision and PL-13-1010, Royal Farms final plat subdivision of phases 1, 2 and 3 located at approximately 3600 West 12064 South, with the following conditions:

1. Storm drainage systems, installation and easements shall comply with Engineering Department requirements and standards.
2. Any and all irrigation ditches on or adjacent to the property be piped and/or moved, with size and design of any proposed ditch or pipe such matching the existing system.
3. The subdivision comply with any and all applicable Riverton City standards and ordinances, including the International Building and Fire Codes.
4. Phase 2 plat shall not be recorded until lot 211 and 212 shall either be combined into one lot or a conditional use permit be obtained authorizing the private drive to lot 212 across 211.
5. Install a 6' solid vinyl fence into a 6" wide concrete footing or mow strip the entire length of the east and west sides of the 15' access path to parcel A.

6. *Engine red line requirements*
7. *irrigation in plan before and after*
8. *Staff recommended traffic calming*

9. 8' fencing along Bangerter

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓		✓	✓	✓		✓
NAY							
ABSTAIN							

PASS

FAIL



Issue Paper

Item No. 4.2

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>AMENDED SITE PLAN, BUILDING MATERIALS AND ARCHITECTURE, BURT BROTHERS TIRES, 13728 SOUTH REDWOOD ROAD, FINAL COMMERCIAL SITE PLAN, C-G ZONE, HOWARD KENT, APPLICANT</u>	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Burt Brother's Tires was approved on December 4, 2012 for construction of a retail tire store located at 13728 South Redwood Road in the Commercial Gateway Zone. Construction of that facility is underway. The applicant, following the commencement of construction, approached the City desiring to reduce the amount of stone on the building facades by removing vertical elements on the front and rear of the building. However, because the exterior elements and materials of the building are part of the review by the Planning Commission and City Council, a change of the magnitude requested by the applicant requires submittal to Commission and Council as a request for amendment to the original approval.</p>		
Recommendation: <p>On May 23, 2013, the Riverton City Planning Commission voted to recommend DENIAL of this amended site plan application. Staff concurs with that recommendation.</p>		
Recommended Motion: <p>"I move to DENY the Burt Brothers Tires Amended Site Plan, located at 13728 South Redwood Road, with proposed modifications to the building architecture and materials."</p>		

**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Development Review Committee

DATE: June 4, 2013

SUBJECT: AMENDED SITE PLAN, BUILDING MATERIALS AND ARCHITECTURE,
BURT BROTHERS TIRES, 13728 SOUTH REDWOOD ROAD, FINAL
COMMERCIAL SITE PLAN, C-G ZONE, HOWARD KENT, APPLICANT

PL NO.: 12-8006 – BURT BROTHERS TIRES FINAL SITE PLAN

On May 23, 2013, the Planning Commission voted to recommend DENIAL of this amended site plan application. A record of motion is included below, and minutes of that meeting will be distributed once transcribed. The Planning Commission recommended the following motion:

I move City Council DENY the Burt Brothers Tires Amended Site Plan, located at 13728 South Redwood Road, with proposed modifications to the building architecture and materials.

BACKGROUND:

Burt Brother's Tires was approved on December 4, 2012 for construction of a retail tire store located at 13728 South Redwood Road in the Commercial Gateway Zone. Construction of that facility is underway. The applicant, following the commencement of construction, approached the City desiring to reduce the amount of stone on the building facades by removing vertical elements on the front and rear of the building. However, because the exterior elements and materials of the building are part of the review by the Planning Commission and City Council, a change of the magnitude requested by the applicant requires submittal to Commission and Council as a request for amendment to the original approval.

The amendments to the building as proposed by the applicant are illustrated in the materials included below. The elements the applicant is proposing to remove from the front and rear facades of the building were specifically added during the review and approval process by the City to bring the building into compliance with Riverton City's standards and expectations for commercial structures. Those elements bring additional stone into the upper portion of the building and add variation both to the wall section and to the roofline. This building is the first building in commercial site with multiple pads, and which will ultimately include several more commercial buildings as well as office space. As such, this building is establishing an architectural look with which future buildings on the site will be required to be consistent. This building and site are located at the intersection of the Bangerter Highway and Redwood Road, and are highly visible at an entryway into the City.

Staff is recommending DENIAL of this amended site plan application. The architectural elements in question are important to the building in maintaining the standards and expectations of Riverton City, and in establishing architectural standards for this specific site. The applicant

was fully involved in the pre-approval review process, and was aware throughout that process of the requirements of the City and their proposed design. The applicant was also involved in the approval process with the Planning Commission and City Council, and had opportunity during that process to make comment on the proposed architecture. The proposed amendment eliminating architectural elements and materials is not in the best interest of the City or of the overall commercial project.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the Aerial Views
2. A copy of the Master Site Plan.
3. A copy of the Approved Site Plan.
4. A copy of the Approved Building Elevations.
5. A copy of the proposed amended building elevations.

BURT BROTHERS AMENDED SITE PLAN

Aerial View



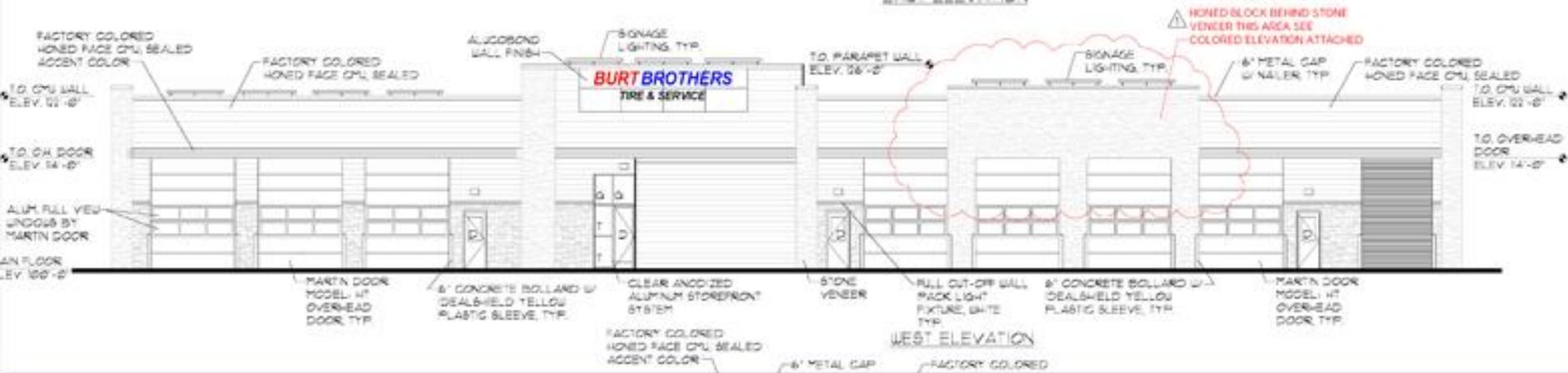
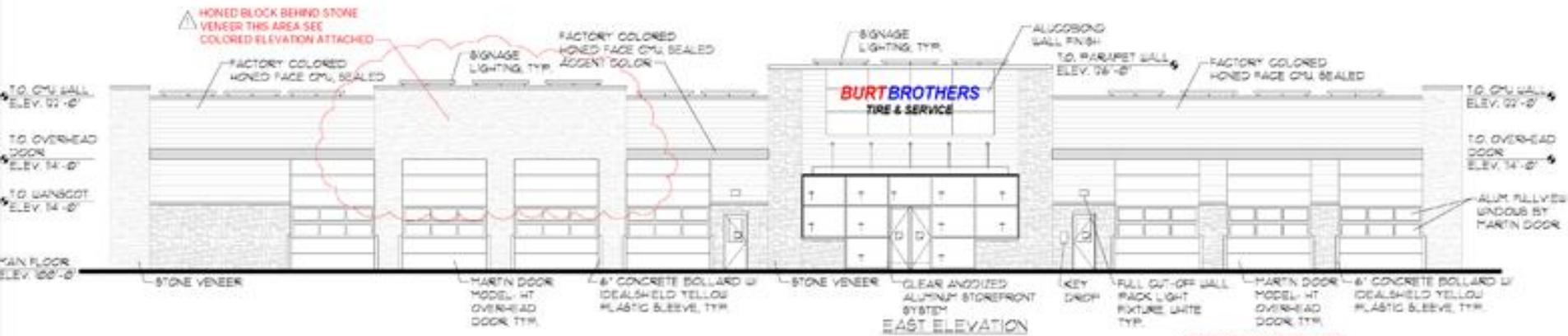


Approved Building Elevation



Proposed Elevation





Planning Commission Record of Motion

Meeting Date: May 23, 2013

Item: Burt Brothers Tires Amended Site Plan

Agenda Item# 1B

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion	✓						
Second							✓

Motion(s): Motion # 1 (if multiple motions)

I move that the Planning Commission recommend DENIAL of the Burt Brothers Tires Amended Site Plan, located at 13728 South Redwood Road.

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓		✓	✓	✓		✓
NAY							
ABSTAIN							

PASS

FAIL

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Riverton City
REGULAR CITY COUNCIL MEETING & WORK SESSION
Minutes
Tuesday, May 7, 2013

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Al Leavitt
17 Council Member Sheldon Stewart
18 Council Member Tracy Thaxton
19 Council Member Roy Tingey

20
21
22
23
24 **City Staff:**

Lance Blackwood, City Manager
Ryan Carter, City Attorney - *Excused*
Virginia Loader, Recorder
Jason Lethbridge, Planning Manager
Jeff Hawker, Asst. City Manager
Trace Robinson, Public Works Director
Sheril Garn, Public Services Director
Rod Norton, UPD Chief
Lisa Dudley, Finance Director

25 **Citizens:** Michael Johnson, Wyoma Darlington, Boy Scout Troops 1562 & 582, Craig Carlile, Greg
26 Haws, Lisa McMurtrey, Jon Brady, Matt Stewart, Merillee Barker, Jason Bible, Tyler Perkins, Tamara
27 Harris

28
29
30 **GENERAL BUSINESS**

31
32 [6:31:54 PM](#) **Call to Order and Roll Call** - Mayor Applegarth called the meeting to order at 6:31
33 p.m. and welcomed those in attendance. He then conducted a Roll Call and Council Members
34 Johnson, Leavitt, Stewart, Thaxton and Tingey were present.

35
36 **Pledge of Allegiance** – Boy Scout Leader Sheldon Nielson, Troop 582, directed the Pledge of
37 Allegiance.

38
39 **PRESENTATIONS/REPORTS:**

40
41 **1. Recognition of Boy Scout Troops**

42
43 Mayor Applegarth acknowledged the Boy Scouts and their leaders in attendance and issued an
44 assignment to them to help clean headstones in the City Cemetery prior to Memorial Day.

45
46 [6:38:48 PM](#) Mayor Applegarth read the following Proclamations:
47

1 **2. National Public Works Week Proclamation** - proclaiming the week of **May 19 through**
2 **May 25, 2013 as “National Public Works Week”** in Riverton City, and called upon all citizens
3 and civic organizations to acquaint themselves with the issues involved in providing public work
4 service and to recognize the contributions which public works personnel make every day to our
5 health, safety, comfort and quality of life.
6

7 **3. National Water Week Proclamation** – proclaiming **May 19 through May 25, 2013 as**
8 **“National Water Week”** in Riverton City, and called upon all citizens and civic organizations
9 to acquaint themselves with “The Wonders of Water”, along with issues involved in providing
10 our water and to recognize the contributions that water workers make every day to our health,
11 safety, comfort and quality of life.
12

13 **4. Riverton Choice Awards for Excellence in Education – Providence Hall Charter School**
14

15 [6:47:00 PM](#) Council Member Al Leavitt presented the Riverton City Choice Awards for
16 Excellence in Education to the following individuals selected from Providence Hall Charter
17 Schools:
18

19 **Ruth Pina** is a quiet leader who influences other students to be better people. Her
20 infectious smile and demeanor make people smile. She is a high achieving 9th
21 grade student as well as a fantastic athlete. Her work ethic is unparalleled. Ruth
22 leads by example and is not afraid to let people know where she stands on an
23 issue and she does so with the utmost respect. We are proud to have Ruth Pina
24 represent Providence Hall Charter School in any capacity.
25

26 **Nikolus Barker** is such an all around good kid and a terrific fifth grader. He
27 shows that he cares for his peers. Nik is the first to volunteer for anything that the
28 school or his classmates need. He participates in all of his classes. He also has
29 some of the finest manners you will ever find. We are proud to nominate Nik
30 Barker as our outstanding student at Providence Hall Charter School.
31

32 **Kami Mecham** has an amazing passion to each kid to read. She is a wonderful
33 third grade teacher. Kami is always the first to step up and organize fun events
34 for the school. No job is “too big” for her. Kami Mecham helps us make
35 Providence Hall Charter School the “caring school” that kids love to attend.
36

37 Council Member Sheldon Stewart addressed the recipients and congratulated them on their
38 accomplishments.
39

40 **PUBLIC COMMENTS**
41

42 [6:53:47 PM](#) Mayor Applegarth explained the public comment procedure and welcomed public
43 comments. He spoke of the proposed rezone on the agenda regarding Park Haven and explained
44 that discomfort from citizens has been expressed regarding the Park Haven Subdivision and read
45 the following statement as a matter of record: “A development agreement was previously entered
46 into between the City and the applicant, Mr. Akin, on April 3, 2000. The Council’s action on
47 Ordinance No. 13-03 is not intended to act as a waiver of any provisions of that development

1 agreement.” Mayor Applegarth then reiterated that the issue was regarding a proposed rezone
2 and asked that public comments address their reasons as to why or why not the RM zoning
3 should be changed from RM-3 to RM-4. He then called for public comments.

4
5 [7:00:30 PM](#) Sheldon Nielson said he was in full support of development that is not high density.

6
7 [7:01:00 PM](#) There were no additional public comments and Mayor Applegarth closed the Public
8 Comment period.

9
10 **DISCUSSION/ACTION ITEMS**

11
12 **1. Ordinance No. 13-03 – Rezoning 3.55 acres located at approximately 11973 South Park**
13 **Haven Ln from R-3 (Residential 14,000 Square Foot Lots) to R-4 (Residential ¼ Acre**
14 **Lots), Freiss Development, Applicant**

15
16 [7:01:43 PM](#) Jason Lethbridge, Planning Manager, explained that Downing Aiken, representing
17 Freiss Development, submitted an application for rezone of 3.55 acres located at 11973 South
18 Park Haven Lane. The property is currently zoned R-3, as is the property to the south and west.
19 The property to the east is zoned R-4, as is the property to the north. However, the property to
20 the north, across the Midas Creek Channel, is an elementary school.

21
22 Mr. Lethbridge said that the property is part of the Park Haven Subdivision and is zoned R-3;
23 however, because of the nature of the original approval in 1998, the majority of the lots within
24 the development are ¼ acre lots. He said the proposed zoning would allow for development of
25 lots that are consistent with the surrounding properties.

26
27 [7:01:56 PM](#) Council Member Roy Tingey stated that a development agreement was previously
28 entered into between the City and the applicant, Mr. Akin, on April 3, 2000. The Council’s
29 action on Ordinance No. 13-03 is not intended to act as a waiver of any provisions of that
30 development agreement. He then **MOVED to adopt Ordinance No. 13-03, rezoning 3.55 acres**
31 **located at approximately 11973 South Park Haven Lane from R-3 (Residential 14,000**
32 **square foot lots) to R-4 (Residential, 10,000 square foot lots) with the inclusion of an SD**
33 **designation limiting development of the property to six (6) lots.** Council Member Al Leavitt
34 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being
35 none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-Yes,
36 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

37
38 Mayor Applegarth said that when a Subdivision Application is made for the Park Haven
39 Subdivision to the Planning Department, notice of a Planning Commission Public Hearing will
40 be sent to residents within 300 feet of the proposed subdivision.

41
42 **STAFF REPORTS** [7:04:42 PM](#)

43
44 **1. Lance Blackwood, City Manager** – No reports.

45
46 **2. Safety Training Report - Ryan Carter, City Attorney** – *Excused*

47

1 **PUBLIC HEARINGS**

2
3 There were no Public Hearings scheduled.

4
5 **DISCUSSION/ACTION ITEMS *Continued***

6
7 **2. Resolution No. 13-22 - Tentatively adopting Tentative Budgets for the 2013-2014 Fiscal**
8 **Year**

9
10 [7:05:37 PM](#) Mayor Applegarth explained that the Council Members have received the Tentative
11 Budget for Fiscal Year 2013-2014, which is to be tentatively adopted by the City Council. The
12 Tentative Budget will be reviewed and discussed and public hearings will be held prior to its
13 final adoption. He then read his Budget Message prefacing the Tentative Budget explaining the
14 budget in brief.

15
16 [7:21:43 PM](#) Council Member Sheldon Stewart **MOVED to adopt Resolution No. 13-22 -**
17 **Tentatively adopting Tentative Budgets for the 2013-2014 Fiscal Year.** Council Member
18 Tracy Thaxton **SECONDED** the motion. Mayor Applegarth called for discussion on the motion;
19 there being none, he called for a Roll Call Vote. The vote was as follows: Johnson-Yes, Leavitt-
20 Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.**

21
22 **CONSENT AGENDA**

23
24 [7:22:33 PM](#) Mayor Applegarth presented the following Consent Agenda:

- 25
1. **Minutes:** RCCM 04-23-13
 2. **Bond Releases:** N/A
 3. Set Public Hearing Date regarding the Tentative Budget for Fiscal Year 2013-2014
(*June, 4, 2013 and June 18, 2013 at 6:30 p.m.*)
 4. Set Public Hearing Date regarding the proposed Compensation for Elective and
Statutory Officers and all other Municipal Officers for Fiscal Year 2013-2014 (*June,*
4, 2013 at 6:30 p.m.)
 5. Set Public Hearing Date regarding the proposed Municipal Fee Schedule for Fiscal
Year 2013-2014 (*June, 18, 2013 at 6:30 p.m.*)
 6. Set Public Hearing Date regarding the Final Amended Budget for Fiscal Year 2012-
2013 (*June 18, 2013 at 6:30 p.m.*)
 7. Wellhead Protection Zone associated with the well located at approximately 1050
West 12300 South – **Table until RCCM June 4, 2013**

26
27 [7:25:18 PM](#) Council Member Roy Tingey **MOVED to approve the Consent Agenda as**
28 **presented.** Council Member Al Leavitt **SECONDED** the motion. Mayor Applegarth called for
29 discussion on the motion; there being none, he called for a Roll Call Vote. The vote was as
30 follows: Johnson-Yes, Leavitt-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion**
31 **passed unanimously.**

32
33 **ELECTED OFFICIAL REPORTS**

34

1 **Mayor Bill Applegarth** – No report

2

3 **Council Member Roy Tingey** – No report

4

5 **Council Member Sheldon Stewart** – [7:26:23 PM](#) spoke of the South Valley Sanctuary and said
6 they recently opened their Community Outreach Center and encouraged the City's support of
7 that program and facility.

8

9 **Council Member Tracy Thaxton** – No report

10

11 **Council Member Brent Johnson** – No report

12

13 **Council Member Al Leavitt** – No report

14

15 **UPCOMING MEETINGS**

16

17 Mayor Applegarth reviewed the following tentative upcoming meetings:

18

1. May 21, 2013 – Work Session – 6:30 p.m.
2. June 04, 2013 – Riverton Redevelopment Agency Meeting - 6:20 p.m.
3. June 04, 2013 – Regular City Council Meeting – 6:30 p.m.
4. June 18, 2013 – Riverton Redevelopment Agency Meeting - 6:20 p.m.
5. June 18, 2013 – Regular City Council Meeting – 6:30 p.m.

19

20 [7:28:41 PM](#) - Reconvene in Council Conference Room for Work Session. The FTR recording of
21 the Regular City Council Meeting was stopped at this time in the meeting; the following Work
22 Session was recorded on the handheld recorder.

23

24 **WORK SESSION**

25

26 **1. Discussion of Tentative Budgets for Fiscal Year 2013-2014**

27

28 City Manager Lance Blackwood introduced the proposed budget and Council Member Roy
29 Tingey reviewed each line item with the other Council Members.

30

31 Lisa Dudley, Finance Director, explained and noted changes throughout the budget. Ms. Dudley
32 provided a list of questions from the City Council and said she would follow up with answers.

33

34 Further review and discussion of the Tentative Budgets was scheduled for a Work Session on
35 May 21, 2013.

36

37 **ADJOURN**

38

39 Council Member Sheldon Stewart **MOVED to adjourn**. Council Member Brent Johnson
40 **SECONDED** the motion. Mayor Applegarth called for discussion on the motion; there being
41 none, he called for a vote. The vote was as follows: Council Member Johnson-Yes, Leavitt-Yes,

1 Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed unanimously.** The City
2 Council Meeting adjourned at 9:50 p.m.

3

4

5

6

7 Virginia Loader, MMC

8 Recorder

9

10 Approved:

DRAFT

1
2
3
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9

Riverton City
CITY COUNCIL WORK SESSION
Minutes
Tuesday, May 21, 2013

Riverton City Hall
12830 South 1700 West
Riverton, Utah 84065

10 **Attendance:**

11
12 Mayor William R. Applegarth

13
14 **Council Members:**

15 Council Member Brent Johnson
16 Council Member Al Leavitt - *excused*
17 Council Member Sheldon Stewart
18 Council Member Tracy Thaxton
19 Council Member Roy Tingey

20
21
22 **City Staff:**

Lance Blackwood, City Manager
Lisa Dudley, finance Director
Joy Johnson, Deputy Recorder
Scott Hill, Water Director
Trace Robinson, Public Works Director

23
24
25
26
27
28 **1. GENERAL BUSINESS**

29
30 **6: 45 P.M. Call to Order and Roll Call** - Mayor Applegarth called the meeting to order and welcomed those in attendance. He then conducted a Roll Call and Council Members Johnson, Stewart, Thaxton and Tingey were present. Council Member Leavitt was excused.

31
32 **1. Recognition of Boy Scout Troops**

33
34 Mayor Applegarth acknowledged a Boy Scout and his parents who were in attendance.

35
36
37 **2. Discussion of Tentative Budgets for the 2013-2014 Fiscal Year**

38
39 Mayor Applegarth explained that the Council Members have been reviewing the Tentative Budget for Fiscal Year 2013-2014 in previous work sessions and they will continue with that process. City Council will then adopt a Final Budget at a Regular City Council Meeting on June 18, 2013.

40
41 Mayor Applegarth explained that in order to provide redundancy in the Secondary Water System in zones three (3) and five (5), a Pressure Reducing Valve and a Pressure Relief Valve, along with the necessary piping, needs to be installed. The total estimate is approximately \$250,000.00. The necessary budget entries were explained by Mayor Applegarth as follows:

- 42
43
44
45
46
1. Eliminate \$60,000 capital expenditure for the Jordan River Turnout, as the State Engineer has yet to give approval for the turnout.

- 1 2. Budget a transfer from REDIIF to Secondary Water to establish an interfund loan in the
- 2 amount of \$190,000
- 3 3. Add \$250,000 in capital improvements for zones three (3) and five (5) to the
- 4 Secondary Water Budget.

5
6 Council Member Tingey continued with review and discussion of the tentative budgets
7 beginning with Fund 53.

8
9 Lisa Dudley, Finance Director, explained and noted changes through the budget. Ms. Dudley
10 provided a list of questions from the City Council and said she would follow up with answers.

11
12 **2. ADJOURN**

13
14 Council Member Tracy Thaxton **MOVED to adjourn the meeting**. Council Member Sheldon
15 Stewart **SECONDED** the motion. Mayor Applegarth called for a Roll Call Vote. The vote was
16 as follows: Johnson-Yes, Stewart-Yes, Thaxton-Yes and Tingey-Yes. **The motion passed**
17 **unanimously**. The Meeting Adjourned at 7:36 p.m.

18
19
20
21 _____
22 Virginia Loader, MMC
23 Recorder

24
25 Approved:
26
27
28
29
30
31



Item No. 5.2

Issue Paper

Presenter/Submitted By:	G Trace Robinson	
Subject: <u>90 %</u> Bond release for <u>THE RIDGE AT LOVERS LANE</u>	Meeting Date: 06/04/2013	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the <u>THE RIDGE AT LOVERS LANE</u> and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a <u>90 %</u> release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release <u>90 %</u> of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

THE RIDGE AT LOVERS LANE Improvement	ORIGINAL BOND AMOUNT 10/1/2012	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 74,130.00	4/23/2013	\$ 59,304.00	5/21/2013	\$ 7,413.00			\$ 7,413.00
Secondary Water	111,134.58	4/23/2013	88,907.66	5/21/2013	11,113.46			11,113.46
Demolition	5,446.80	4/23/2013	4,357.44	5/21/2013	544.68			544.68
Storm Drain	6,165.53	4/23/2013	4,932.42	5/21/2013	616.55			616.55
Streets	133,050.00			5/21/2013	119,745.00			13,305.00
Sidewalk & Signs	3,960.00			5/21/2013	3,564.00			396.00
Street Lights	16,200.00			5/21/2013	14,580.00			1,620.00
Fencing & Landscaping	-			5/21/2013	-			-
Record Drawings & GIS	1,690.00			5/21/2013	1,521.00			169.00
Other	-			5/21/2013	-			-
								-
								-
								-
								-
								-
Total	\$ 351,776.91		\$ 157,501.53		\$159,097.69		\$ -	\$ 35,177.69

Total amount of bond release requested: **\$ 159,097.69**

**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.

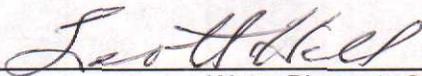


Public Works Director/ City Engineer

5-16-13

Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.



Water Director's Signature

5-14-13

Date

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **THE RIDGE AT LOVERS LANE**
2. Address: **13543 S LOVERS LN**
3. Subdivision Developer: **LIGHTEN RICHARD & DANIEL**
4. Bond Company: **CONTINENTAL BANK**
5. **90%** Bond Release Request date: **April 23, 2013**
6. Date of bond release approval by City Council: **May 21, 2013**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 159,097.69**

Date of bond release approval by Staff: **May 14, 2013**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date



Item No. 5.2.2

Issue Paper

Presenter/Submitted By:	G Trace Robinson	
Subject: <u>90 %</u> Bond release for <u>SUMMERWOOD ESTATES PHASE 3</u>	Meeting Date: 06/04/2013	
	Fiscal Impact: \$N/A	
	Funding Source: N/A	
Background: Engineering, Public Works and Water Departments have performed the necessary infrastructure inspections for the <u>SUMMERWOOD ESTATES PHASE 3</u> and have found the site complete and constructed to Riverton City's standards. All improvements have been constructed and we recommend that approval be given for a <u>90 %</u> release of the bond and that the City accept the improvements.		
Recommendation: It is recommended that approval be give to release <u>90 %</u> of the bond and that the City accept the improvements.		
Recommended Motion: Motion for approval of bond release.		

**DESCRIPTION OF SUBDIVISION IMPROVEMENTS COMPLETED
AND THE DOLLAR AMOUNT REQUESTED FOR EACH.**

SUMMERWOOD ESTATES PHASE 3 Improvement	ORIGINAL BOND AMOUNT 8/22/2013	80% RELEASE DATE	80% RELEASE AMOUNT	90% RELEASE DATE	90% RELEASE AMOUNT	100% RELEASE DATE	100% RELEASE AMOUNT	AMOUNT REMAINING
SEWER	Separate Agreement							
Culinary Water	\$ 215,211.98			6/4/2013	\$ 193,690.78			\$ 21,521.20
Secondary Water	108,212.70			6/4/2013	97,391.43			10,821.27
Demolition	302.40			6/4/2013	272.16			30.24
Storm Drain	87,160.45			6/4/2013	78,444.41			8,716.05
Streets	247,028.55			6/4/2013	222,325.70			24,702.85
Sidewalk & Signs	119,505.00			6/4/2013	107,554.50			11,950.50
Street Lights	12,960.00			6/4/2013	11,664.00			1,296.00
Fencing & Landscaping	-			6/4/2013	-			-
Record Drawings & GIS	8,590.00			6/4/2013	7,731.00			859.00
Other	-							-
								-
								-
								-
								-
								-
								-
Total	\$ 798,971.08		\$ -		\$719,073.97		\$ -	\$ 79,897.11

Total amount of bond release requested: **\$ 719,073.97**

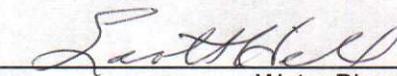
**APPROVAL AND ACCEPTANCE STATUS
OF THE SUBJECT SUBDIVISION IMPROVEMENTS:**

Engineer's Certification: All work described above has been inspected and the above quantities verified. All work appears to have been completed in accordance with Riverton City Subdivision Standards and Specifications.


Public Works Director/ City Engineer

5-28-13
Date

City Inspection Certification: All work described above has been inspected and the appropriate testing requirements have been successfully completed or exceeded.


Water Director's Signature

5-30-13
Date

RIVERTON CITY
SUBDIVISION BOND REDUCTION REQUEST

DEVELOPER'S INFORMATION

1. Subdivision Name: **SUMMERWOOD ESTATES PHASE 3**
2. Address: **13200 SOUTH 3600 WEST**
3. Subdivision Developer: **IVORY DEVELOPMENT LLC**
4. Bond Company: **WELLS FARGO BANK NA**
5. **90%** Bond Release Request date: **January 24, 2013**
6. Date of bond release approval by City Council: **June 4, 2013**
7. Description of completed subdivision improvements (attached.)

CITY APPROVAL

Amount of bond release approved by Staff: **\$ 719,073.97**

Date of bond release approval by Staff: **May 28, 2013**

The bond amount for the subdivision shall be reduced by an amount equal to as shown above.

Mayor, Riverton City

Date

Attest:

Date



Issue Paper

Item No. 5.3

Presenter/Submitted By: Tom Beesley, Stormwater Manager	
Subject: Request approval for a Partial Abandonment of Easement for property located along Lovers Lane adjacent to The Ridges at Lovers Lane subdivision.	Meeting Date: June 4, 2013
	Fiscal Impact: N/A
	Funding Source: N/A
Background: In 2010 a storm drain easement was granted in favor of Riverton City during the development of the South Valley Sewer District (SVSD) Riverton Plant. The storm drain easement was necessary to accommodate drainage systems of future development adjacent to Lovers Lane. The rural roadway design and profile of the recent The Ridges at Lovers Lane Subdivision eliminates the need for part of the easement granted with the SVSD plant project.	
Recommendation: Approve Resolution No. 13-23.	
Recommended Motion: "I move to approve <u>Resolution No. 13-23</u> – approving ta Partial Abandonment of Easement for property located along Lovers Lane adjacent to The Ridge at Lovers Lane Subdivision."	

RIVERTON CITY, UTAH
RESOLUTION NO. 13-23

A RESOLUTION APPROVING A PARTIAL ABANDONMENT OF EASEMENT FOR PROPERTY LOCATED ALONG LOVERS LANE ADJACENT TO THE RIDGES AT LOVERS LANE SUBDIVISION

WHEREAS, Riverton City presently owns a storm drain easement over and through certain real property located in Salt Lake County, State of Utah; and

WHEREAS, a portion of the total Easement is not necessary because of the rural roadway design of The Ridge at Lovers Lane; and

WHEREAS, Riverton City is willing to vacate and abandon a certain portion of the Easement to the owner(s);

NOW THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF RIVERTON CITY AS FOLLOWS:

1. Riverton City approves a Partial Abandonment of Easement, as attached.
2. This resolution shall take effect upon passing.

PASSED AND ADOPTED by the City Council of Riverton, Utah, on this 4th day of June by the following vote:

Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Sheldon Stewart	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

Bill Applegarth, Mayor

ATTEST:

Virginia Loader, MMC
City Recorder

WHEN RECORDED RETURN TO:
Riverton City, Recorder
12830 South 1700 West
Riverton City, Utah 84065-2406

PARTIAL ABANDONMENT OF EASEMENT

WHEREAS, Riverton City(the "City"), a Utah municipal corporation presently owns a storm drain easement(the "Easement"), over and through certain real property located in Salt Lake County, State of Utah, according to the granting documents recorded as Entry No. 11028710, Book 9857, Page 6447-6455, in the records of the Salt Lake County Recorder; and

WHERE AS, a portion of the total Easement, specifically Easement 1, as shown in EXHIBIT A&B is not necessary because of the rural roadway design of The Ridge At Lovers Lane, as defined by the subdivision plans on file with Riverton City.

WHERE AS, the City is willing to vacate and abandon a certain portion of the Easement, specifically Easement 1, as shown in EXHIBIT A&B, as more particularly set forth herein.

NOW, THEREFORE, for good and valuable consideration, in the sufficiency of which is hereby acknowledged, by the City hereby vacates and abandons a portion of the Easement to the owner or owners of the dominate tenement as the interest(s) of the owner(s) may appear. The portion of the Easement hereby vacated and abandoned is located in Salt Lake County, Utah, more particularly described as follows:

EASEMENT #1

A 20.00 feet wide storm drain easement being part of an entire tract of land located in the Northwest Quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, said entire tract also being described as Parcel 1 in that Quit Claim Deed recorded at the Salt Lake County Recorder's Office as Entry #10951752. The boundary of said storm drain easement is described more particularly as follows:

Beginning at a point being 1373.53 feet North 89° 51'06" East along the section line (Basis of Bearing being North 89° 51'06" East as measured between the Northwest Corner and North Quarter Corner of said Section 2); and 479.62 feet South 00° 08' 54" East from the Northwest Corner of Section 2, Township 4 South, Range 1 West Salt Lake Base and Meridian said point also being the northwest corner of said entire tract and running thence along the north line of said entire tract North 89°22'29" East 331.22 feet; thence South 47°59'34" East 139.62 feet thence South 42°00'28" West 20.00 feet; thence North 47°59'34" West 131.82 feet; thence South 89° 22'29" West 330.03 feet to a 495.00 foot radius non-tangent curve to the left on the eastern boundary of that land Quit Claimed to Riverton City 25 November 2009, as recorded in Book 9782 and Page 9673 in the Salt Lake County Recorder's Office, thence along said curve and said eastern boundary line 21.07 feet (chord bears North 17°41'03" East 21.07 feet) to the point of beginning.

The above described storm drain easement contains 9,326 square feet or 0.214 acres, more or less.

The City hereby expressly reserves and retains to itself all portions of the Easement which are not herein expressly vacated and abandoned and reserved portion(s) of the Easement shall remain in full force and effect.

11028710

WHEN RECORDED MAIL TO:

South Valley Sewer District
Attn: General Manager
874 East 12400 South
P.O. Box 909
Draper, UT 84020

11028710

09/10/2010 10:28 AM \$0.00
Book - 9857 Pg - 6447-6455
GARY W. OTT
RECORDER, SALT LAKE COUNTY, UTAH
SOUTH VALLEY SEWER DISTRICT
PO BOX 908
DRAPER UT 84020
BY: ZJM, DEPUTY - WI 9 P.

PARCEL NO. ~~3262-126027~~

STORM DRAIN EASEMENT AGREEMENT

This Storm Drain Easement Agreement (the "Easement") is made and entered into as of the 17th day of August, 2010, by and between SOUTH VALLEY SEWER DISTRICT, a political subdivision of the State of Utah ("Grantor"), and RIVERTON CITY, a Utah municipal corporation ("Grantee").

RECITALS:

- A. Grantor owns certain parcels of real property located in Salt Lake County, State of Utah, hereinafter referred to as "Grantor's Property."
- B. Grantee is developing a storm drain and desires to locate a portion of those storm drains though Grantor's Property.
- C. Grantor is willing to convey a storm drain easement to Grantee subject to and in strict accordance with the terms and conditions set forth herein (the "Easement").

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

1. **Grant of Easement.** Subject to the terms and conditions set forth herein, Grantor hereby grants to Grantee a non-exclusive, perpetual Easement on and over a portion of Grantor's Property for a storm drain pipeline and/or a ditch to be constructed, operated and maintained solely by the Grantee. The location and boundaries of the Easement hereby granted to Grantee are more particularly described in Exhibits "A" and "B" attached hereto and by this reference made a part hereof.

2. **Release and Indemnification.**

A. Grantee hereby indemnifies and agrees to hold, Grantor, its trustees, officers, employees, representatives, successors and assigns ("Indemnified Parties") for, from and against any and all claims, liabilities, losses, suits, judgments, causes of action, fines,

of Grantor.

3.2. Prior to constructing the storm drains to be located within the Easement, Grantee shall submit to Grantor detailed plans and specifications at least sixty (60) days in advance of any construction which plans and specifications must be approved by Grantor in writing. Grantor reserves the right to deny or to request modifications to such plans to ensure that the proposed improvements will not impair Grantor's facilities or uses of Grantor's Property. All of Grantee's improvements shall be constructed and installed in a safe and workmanlike manner consistent with all applicable building codes and other applicable governmental requirements.

3.3. Grantee shall bear any and all expenses required or desired for developing the storm drains over and through Grantor's Property. All improvements shall be made and maintained by Grantee in accordance with all applicable federal, state and local laws, rules and regulations. In addition to complying with all applicable laws and regulations, Grantee shall be responsible for clean-up of any trash, oil or any other contaminants that are in any manner discharged from Grantee's storm drains onto Grantor's property or any portion thereof.

3.4. Grantee shall operate and maintain the storm drains within the Easement in a safe and secure manner and keep them and in good repair.

4. **Grantor's Use.** Grantor shall have the right to use Grantor's Property for any use without impairment or interference of any kind, provided such use shall not unreasonably interfere with the storm drains to be located and operated by Grantee within the Easement.

5. **Reversion.**

5.1. In the event Grantee ceases to use the Easement on and over a portion Grantor's Property for storm drains as set forth herein for a continuous period of one (1) year, this conveyance, including all right, title and interest granted herein, shall immediately terminate and revert to Grantor. This provision shall not apply until after Grantee has completed its initial construction of the storm drains.

5.2. If the enactment or adoption of any law, ordinance, regulation, order, condition or other governmental requirement relating to Grantor's operations and facilities on any real property owned by Grantor makes further performance impractical or frustrates the purpose for which this Easement was granted, Grantor shall have the right to terminate this Easement without incurring any costs by giving Grantee ninety (90) days prior written notice of such termination.

6. **Default.** The parties herein each agree that should they default in any of the conditions, covenants or agreements contained herein, the defaulting party shall pay all costs and

14. Amendment. This Agreement may be amended only in writing signed by the parties hereto.

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



South Valley Sewer District
SEAL
UTAH
ATTEST
Amoretto B. B. B.
Clerk

GRANTOR

SOUTH VALLEY SEWER DISTRICT

By: *Wayne H. Ballard*
Wayne Ballard
Chairman, Board of Trustees

ATTEST:

Virginia H. H. H.
City Recorder

GRANTEE

RIVERTON CITY

By: *W. D. D.*
Its: Mayor



EXHIBIT A

EASEMENT #1

Parcel #: 33-02-126-027

A 20.00 feet wide storm drain easement being part of an entire tract of land located in the Northwest Quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, said entire tract also being described as Parcel 1 in that Quit Claim Deed recorded at the Salt Lake County Recorder's Office as Entry #10951752. The boundary of said storm drain easement is described more particularly as follows:

Beginning at a point being 1373.53 feet North 89° 51'06" East along the section line (Basis of Bearing being North 89° 51'06" East as measured between the Northwest Corner and North Quarter Corner of said Section 2); and 479.62 feet South 00° 08' 54" East from the Northwest Corner of Section 2, Township 4 South, Range 1 West Salt Lake Base and Meridian said point also being the northwest corner of said entire tract and running thence along the north line of said entire tract North 89°22'29" East 331.22 feet; thence South 47°59'34" East 139.62 feet thence South 42°00'28" West 20.00 feet; thence North 47°59'34" West 131.82 feet; thence South 89° 22'29" West 330.03 feet to a 495.00 foot radius non-tangent curve to the left on the eastern boundary of that land Quit Claimed to Riverton City 25 November 2009, as recorded in Book 9782 and Page 9873 in the Salt Lake County Recorder's Office, thence along said curve and said eastern boundary line 21.07 feet (chord bears North 17°41'03" East 21.07 feet) to the point of beginning.

The above described storm drain easement contains 9,326 square feet or 0.214 acres, more or less.

EASEMENT #2

Parcel #: 33-02-126-027

A 20.00 feet wide storm drain easement being part of an entire tract of land located in the Northwest Quarter of Section 2, Township 4 South, Range 1 West, Salt Lake Base & Meridian, said entire tract also being described as Parcel 1 in that Quit Claim Deed recorded at the Salt Lake County Recorder's Office as Entry #10951752. The boundary of said storm drain easement is described more particularly as follows:

Beginning at a point being 975.42 feet North 89° 51'06" East along the section line (Basis of Bearing being North 89° 51'06" East as measured between the Northwest Corner and North Quarter Corner of said Section 2) and 1242.00 feet South 00° 08' 54" East from the Northwest Corner of Section 2, Township 4 South, Range 1 West Salt Lake Base and Meridian and running thence South 58° 29'16" East 33.70 feet; thence South 80°27'00" East 63.83 feet; thence South 89°05'49" East 209.97 feet; thence North 71°58'15" East 40.51 feet; thence South 88°51'02" East 155.98 feet; thence South 01°08'58" West 20.00 feet; thence North 88°51'02" West 152.58 feet; thence South 71°58'15" West 40.47 feet; thence North 89°05'49" West 214.82 feet; thence North 80°27'00" West 69.22 feet; thence North 58°29'16" West 33.19 feet to a 720.00 foot radius non-tangent curve to the left on the eastern boundary of that land Quit Claimed to Riverton City 25 November 2009, as recorded in Book 9782 and Page 9873 in the Salt Lake County Recorder's Office, thence along said curve and said eastern boundary line 20.48 feet (chord bears North 19°08'50" East 20.48 feet) to the point of beginning.

The above described storm drain easement contains 10,142 square feet or 0.233 acres, more or less.

RIVERTON CITY, UTAH
RESOLUTION NO. 10-51

A RESOLUTION APPROVING A STORM DRAIN EASEMENT AGREEMENT BETWEEN RIVERTON CITY AND SOUTH VALLEY SEWER DISTRICT TO ALLOW FOR THE INSTALLATION OF A STORM DRAIN LINE ON LOVER'S LANE

WHEREAS, South Valley Sewer District ("SVSD") owns certain parcels of real property located on Lover's Lane; and

WHEREAS, Riverton City desires to construct a storm drain line across parcels owned by SVSD; and

WHEREAS, a Storm Drain Easement Agreement is required in order to allow Riverton City to construct said storm drain line; and

WHEREAS, an agreement entitled "Storm Drain Easement Agreement" has been prepared for execution by and between Riverton City and SVSD. This Agreement sets forth the rights, duties, and obligations of each of the parties with respect thereto.

NOW THEREFORE BE IT RESOLVED BY THE GOVERNING BODY OF RIVERTON CITY AS FOLLOWS:

1. The Riverton City Council hereby approves the Storm Drain Easement Agreement between Riverton City and SVSD.
2. The Mayor is authorized to sign the approved Storm Drain Easement Agreement with SVSD once it is approved as to legal form by the City Attorney.
3. This Resolution shall take effect immediately upon passage.

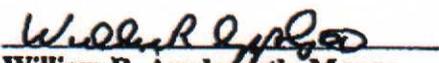
PASSED AND ADOPTED by the City Council of Riverton, Utah, and this 17th day of August 2010 by the following vote:

Voting Record:

Council Member Karma Bentson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Randy Brinkerhoff	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Al Leavitt	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Tracy Thaxton	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Council Member Roy Tingey	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No



RIVERTON CITY


William R. Applegarth, Mayor

ATTEST:


Virginia Loader, MMC
City Recorder



Issue Paper

Item No. 5.4

Presenter/Submitted By:	Jason Lethbridge, Planning Manager	
Subject: <u>WELLHEAD PROTECTION ZONE</u> ADOPTION, ESTABLISHING A WELLHEAD PROTECTION ZONE ASSOCIATED WITH AN EXISTING WELL AT 1050 WEST 12300 SOUTH, RIVERTON CITY.	Meeting Date: June 4, 2013	
	Fiscal Impact: N/A	
	Funding Source: N/A	
Background: <p>Riverton City has recently constructed a new well located at approximately 1050 West 12300 South. With that well in place, Riverton City is proposing the establishment of a Wellhead Protection Zone associated with the new well site. The Wellhead Protection Ordinance regulates above and below-ground land use and construction that may impact the well and its source areas. This will primarily affect certain types of commercial uses within the wellhead protection area, as well as uses requiring below ground tanks or drilling. The Wellhead Protection Zone will not affect most residential property owners, and the restrictions are most stringent in the areas closest to the well site.</p> <p>A map of the proposed wellhead protection zone is attached below, showing the affected areas.</p>		
Recommendation: <p>On May 23, 2013, the Planning Commission voted to recommend ADOPTION of this overlay zone; Staff concurs with that recommendation.</p>		
Recommended Motion: <p>"I move to ADOPT <u>Ordinance No. 13-10</u> - Applying the Groundwater Protection Overlay Zone to establish a Wellhead Protection Area for the existing well at approximately 1050 West 12300 South, as shown on Exhibit "A"."</p>		

RIVERTON CITY, UTAH
ORDINANCE NO. 13-10

**AN ORDINANCE ADOPTING A GROUNDWATER PROTECTION OVERLAY,
ESTABLISHING A WELLHEAD PROTECTION ZONE ASSOCIATED WITH AN
EXISTING WELL AT 1050 WEST 12300 SOUTH, PROPOSED BY RIVERTON CITY**

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed zoning amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment, and

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment creating a wellhead protection area under the Groundwater Protection Overlay.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

Virginia Loader, MMC
City Recorder

FIGURE 3-1
DWSP PLAN SOURCE
PROTECTION ZONES
GREEN WELL
RIVERTON CITY, UTAH
 August 2012

- Legend
-  Well (Location approximate)
 -  DWSP Zone 1 (100-ft Radius)
 -  DWSP Zone 2 (250 day)
 -  DWSP Zone 3 (3 year)
 -  DWSP Zone 4 (15 year)
 -  Municipal Boundary
 -  Parcel Boundary



1 INCH = 500 FEET



**RIVERTON CITY
MEMORANDUM**

TO: Honorable Mayor and City Council

FROM: Planning Department

DATE: June 4, 2013

SUBJECT: **GROUNDWATER PROTECTION OVERLAY, ESTABLISHING A WELLHEAD PROTECTION ZONE ASSOCIATED WITH AN EXISTING WELL AT 1050 WEST 12300 SOUTH, PROPOSED BY RIVERTON CITY.**

On May 23, 2013, the Planning Commission voted to recommend ADOPTION of this overlay zone. A record of motion is provided, and minutes will be distributed once transcribed. The Planning Commission recommended to following motion:

I move that the City Council ADOPT Ordinance #13-10 applying the Groundwater Protection Overlay Zone to establish a wellhead protection area for the existing well at approximately 1050 West 12300 South as shown on Exhibit "A".

BACKGROUND:

Riverton City has recently constructed a new well located at approximately 1050 West 12300 South. With that well in place, Riverton City is proposing the establishment of a Wellhead Protection Zone associated with the new well site. The Groundwater Protection Overlay Ordinance regulates above and below-ground land use and construction that may impact the well and its source areas. This will primarily affect certain types of commercial uses within the wellhead protection area, as well as uses requiring below ground tanks or drilling. This wellhead protection zone will not affect most residential property owners, and the restrictions are most stringent in the areas closest to the well site. For this particular well, the immediately adjacent area is open space.

The main restrictions within the groundwater protection overlay zone regulate the storage and use of chemicals and substances that may, if introduced into the ground water, affect water quality from the well. This includes underground storage tanks and pipes. For the commercial properties within the wellhead protection area, uses such as gas stations would have additional requirements for underground tanks to insure the groundwater is adequately protected. In addition, certain types of commercial uses would require a conditional use permit to review compliance. The commercial property owners within the proposed wellhead protection zone received notice of the zone and have been contacted to discuss the impact to their properties. The ordinance allows for storage and use of cleaning products and other chemicals associated with commercial or office uses. For residential property owners, the ordinance allows for the storage and use of chemicals such as pesticides and fertilizers that are used by homeowners.

Staff is recommending APPROVAL of this Groundwater Protection Overlay as proposed.

ATTACHMENTS:

The following items are attached for your review:

1. A copy of the proposed Wellhead Protection Zone map.
2. A copy of the Groundwater Protection Overlay zone.

RIVERTON CITY, UTAH
ORDINANCE NO. 13-10

**AN ORDINANCE ADOPTING A GROUNDWATER PROTECTION OVERLAY,
ESTABLISHING A WELLHEAD PROTECTION ZONE ASSOCIATED WITH AN
EXISTING WELL AT 1050 WEST 12300 SOUTH, PROPOSED BY RIVERTON CITY.**

WHEREAS, the Riverton City Planning Commission has received public input and made a recommendation regarding the above listed zoning amendment; and,

WHEREAS, the City Council has held a public hearing to consider said amendment; and,

WHEREAS, the Riverton City Council has determined that it is in the best interest of the public to amend the Riverton City Zoning Map to make the proposed amendment creating a wellhead protection area under the Groundwater Protection Overlay.

NOW THEREFORE, BE IT ORDAINED by the City Council of Riverton City, Utah as follows:

Section 1. The Riverton City Zoning Map shall be, and hereby is, amended to reflect the changes as shown in Exhibit "A" attached hereto.

Section 2. This ordinance shall take effect upon passage.

PASSED AND APPROVED by the City Council of Riverton, Utah, on this 4th day of June, 2013 by the following vote:

Council Member Sheldon Stewart	___	Yes	___	No
Council Member Brent Johnson	___	Yes	___	No
Council Member Al Leavitt	___	Yes	___	No
Council Member Tracy Thaxton	___	Yes	___	No
Council Member Roy Tingey	___	Yes	___	No

RIVERTON CITY

[SEAL]

ATTEST:

Bill Applegarth, Mayor

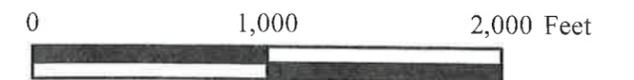
Virginia Loader, MMC
City Recorder

**FIGURE 3-1
DWSP PLAN SOURCE
PROTECTION ZONES
GREEN WELL
RIVERTON CITY, UTAH**

August 2012

Legend

-  Well (Location approximate)
-  DWSP Zone 1 (100-ft Radius)
-  DWSP Zone 2 (250 day)
-  DWSP Zone 3 (3 year)
-  DWSP Zone 4 (15 year)
-  Municipal Boundary
-  Parcel Boundary



1 INCH = 500 FEET



Chapter 18.115 GROUNDWATER PROTECTION OVERLAY (OV-GP) ZONE¹

Sections:

18.115.010	Title, applicability, and authority.
18.115.020	Purpose and intent.
18.115.030	Definitions.
18.115.040	Extent and designation of recharge areas and protection zones.
18.115.050	Permitted uses, conditional uses, and prohibitions within recharge areas and protection zones.
18.115.060	Management strategies and performance standards.
18.115.070	Exclusions and exemptions.
18.115.080	Enforcement, violation, and penalties.
18.115.090	Other.
18.115.100	Liability.
18.115.110	Administration.

18.115.010 Title, applicability, and authority.

(1) Title. This chapter shall be known as the model drinking water source protection ordinance. The provisions of this chapter shall be effective within the boundaries of the city of Riverton, Utah, and shall set prohibitions and restrictions to prevent contamination of the public drinking water supply in the city as a result of hazardous and toxic substances entering the groundwater, including wells not owned by the city. This chapter shall be liberally construed to effect the purposes set forth herein.

(2) Applicability. It shall be the responsibility of any person owning real property and/or owning or operating a business within the jurisdiction of the city to conform and comply with the applicable provisions contained in this chapter. Ignorance of this provision shall not excuse any violations of the provisions of this chapter.

(3) Authority. The city of Riverton has the authority to adopt this chapter to facilitate compliance with drinking water source protection regulations pursuant to the Municipal Land Use, Development, and Management Act, Section 10-9a-101 et seq., Utah Code Annotated 1953, UAC R309-113, and other such authorities and provisions as in the statutory and common law of the state of Utah. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-005). Code 1997 § 12-335-005.]

18.115.020 Purpose and intent.

The purpose of this chapter is to protect, preserve, and maintain existing and potential public drinking water sources in order to safeguard the public health, safety and welfare of city residents and visitors. The intent of this chapter is to establish and designate drinking water source protection zones and groundwater recharge areas for all sources of public drinking water within city boundaries and jurisdiction. This chapter establishes criteria for regulating the storage, handling, use or production of hazardous or toxic substances within identified areas where groundwater is, or could be, affected by the potential contaminant source. This shall be accomplished by the designation and regulation of property uses and conditions that may be maintained within such zones or areas. Unless otherwise specified, the provisions of this chapter apply to new development and/or handling, movement, and storage of potentially hazardous materials.

The degree of protection afforded by this chapter is considered adequate for regulatory purposes. This chapter does not ensure that public drinking water sources will not be subject to accidental or intentional contamination, nor does it create liability on the part of the city, or an officer or employee thereof, for any damages to the public water supplies from reliance on this chapter or any administrative order lawfully made thereunder.

A notice to cease or an exemption issued under this chapter shall not relieve the owner of the obligation to comply with any other applicable federal, state, regional or local regulation, rule, ordinance or requirement, nor shall said notice or exemption relieve any owner of any liability for violation of such regulations, rules, ordinances, or requirements. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-010). Code 1997 § 12-335-010.]

18.115.030 Definitions.

Unless the context specifically indicates otherwise, the meaning of terms used in this chapter shall be defined as follows:

“Abandoned well” means a well the use of which has been permanently discontinued or is in such a state of disrepair that it cannot be used for its intended purpose or for observation purposes.

“Best management practices (BMPs)” means a practice or combination of practices determined to be the most effective practicable (including technological, economic, and institutional considerations) means of preventing or reducing the amount of pollution to a level compatible with water, soil, and air quality goals.

Biosolids. See “Sludge.”

“City” shall mean the city of Riverton, Utah.

“Closure” means the cessation of operation of a facility, or any portion thereof, and the act of securing such facility or portion thereof to ensure protection of groundwater in accordance with the appropriate state, federal, and local regulations applicable to the specific facility and with the provisions of this chapter.

“Code” means the Riverton City Code.

“Code inspector” means any authorized agent or employee of the city whose duty is to assure code compliance.

Collection Area. See “Protection zone,” “Primary recharge area” and “Secondary recharge area.”

“Continuous transit” means the nonstop movement of a mobile vehicle except for stops required by traffic laws.

“Council” means the city council of the city of Riverton, Utah.

“Department” means the public agency, division, or department designated by the city of Riverton to enforce the provisions of this chapter. For the city of Riverton, the department is the planning and zoning department and building department, in consultation with the water and engineering departments, with ultimate authority resting with the engineering department.

“Discharge” shall mean and include, but not be limited to, spilling, leaking, seeping, pouring, injecting, emitting, emptying, disposing, releasing, or dumping regulated substances to the soils, air, groundwaters, or surface waters of the city. Release does not include the use of a regulated substance in accordance with the appropriate use intended or specified by the manufacturer of the substance; provided, that such use is not prohibited by federal, state, or local regulations. Release shall not include releases specifically authorized by federal or state permits.

“Drinking water source protection review committee” shall be the public utilities department determined by the city of Riverton, and whose purpose is to make determinations regarding delineation of protection areas and zones.

“Drinking water source protection zone” means an area within which certain practices are mandated to protect groundwater flowing to public drinking water wells.

“Drinking water supply spring” means a drinking water spring to supply water, which has been permitted or intended for consumptive use.

“Drinking water supply well” means a drinking water well to supply water, which has been permitted or intended for consumptive use.

“DWSP” means drinking water source protection.

“EPA” means the U.S. Environmental Protection Agency.

“Groundwater” means any water which may be drawn from the ground.

“Groundwater discharge area” means an area where the direction of groundwater movement is upward from the principal aquifer to the shallow unconfined aquifer. Discharge areas, determined by the United States Geological Survey (USGS), are shown on Exhibit 2 in RCC [18.115.110](#).

“Groundwater divide” means the topographical and/or the geological strata that physically divides the groundwater flow of one primary recharge area from another.

“Groundwater TOT” shall mean time of travel for groundwater.

“Handle” means to use, generate, process, produce, package, treat, store, or transport a regulated substance in any fashion.

“Hazardous waste” means as defined by the United States EPA.

“Nonresidential activity” means all activity that is not designated as residential.

“Operating permit” means a permit to operate a facility handling regulated substances under this chapter. The department of building, zoning, and licensing will issue the permit for the city of Riverton, Utah.

“PCS” shall mean potential contaminant source.

“Person” means an individual, firm, partnership, corporation, association, joint venture, governmental entity or other legal entity, and shall include the plural as well as singular.

“Petroleum product” shall include fuels (gasoline, diesel fuel, kerosene, and mixtures of these products), lubricating oils, motor oils (new and used), hydraulic fluids, and other similar petroleum-based products.

“Primary recharge area” shall mean the areas depicted on Exhibit 2 in RCC [18.115.110](#).

“Protection zone” means delineation zones of the drinking water source protection zone, as summarized in RCC [18.115.040\(2\)](#).

“PWS” shall mean public water system.

“Regulated substances” means substances (including degradation and interaction products) which because of quantity, concentration, or physical, chemical (including ignitability, corrosivity, reactivity and toxicity), infectious characteristics, radiomutagenicity, carcinogenicity, teratogenicity, bioaccumulative effect, persistence (nondegradability) in nature, or any other characteristics relevant to a particular material may cause significant harm to human health and/or the environment (including surface and groundwater, plants, and animals).

“Residential activity” means any building or structure or portion thereof that is designed for or used for residential purposes and any activity involving the use or occupancy of a lot for residential purposes. Residential activity shall include those customary and accessory residential activities associated with the principal permitted use of a lot for residential purposes as set out in this title.

“SARA Title III” means the Superfund Amendment and Reauthorization Act section found in 40 CFR 300 through 302, pertaining to emergency response and right-to-know.

“Secondary containment” means any system that is used to provide release detection and release prevention, such as trays under containers, floor curbing or other systems designed to hold materials or liquids that may discharge from containers holding regulated substances. Examples include a double-walled tank, a double-walled integral piping system, or a single-walled tank or integral piping system that is protected by an enclosed concrete vault, liner, or an impervious containment area.

“Secondary recharge area” shall mean the areas depicted on Exhibit 2 in RCC [18.115.110](#).

“Septic holding tank” means a watertight receptacle, used to contain septic waste, the contents of which are extilated and disposed of at a waste disposal facility.

“Septic tank system” means a generally watertight receptacle connected to a drain field that allows liquid from the tank to enter the soil. The system is constructed to promote separation of solid and liquid components of domestic wastewater, to provide decomposition of organic matter, to store solids, and to allow clarified liquid to discharge for further treatment and disposal in a soil absorption system.

“Sludge” or “biosolids” means the solids separated from wastewater during the wastewater treatment process.

“Solid waste disposal facility” means any solid waste management facility, which is the final resting place for solid waste, including landfills, and incineration facilities that produce ash from the process of incinerating solid waste.

“Solid waste transfer facility” means a site the primary purpose of which is to store or hold solid waste for transport to a processing or disposal facility. It does not include green boxes, compactor units, permanent dumpsters, and other containers from which such wastes are transported to a landfill or other solid waste management facility.

“Travel time contour” means the locus of points that form a line of any configuration in space from which groundwater particles on that line theoretically take an equal amount of time to reach a given destination, such as a well or a wellfield, as predicted by the Refined Salt Lake Valley MODFLOW/MODPATH model copyrighted.

“UAC” shall mean the Utah Administrative Code.

“USGS” shall mean the United States Geological Survey.

“Well” means any excavation that is drilled, cored, bored, washed, driven, dug, jetted, or otherwise constructed when the intended use of such excavation is for the location, acquisition, development, or artificial recharge of groundwater.

“Wellfield” means an area of land which contains one or more drinking water supply wells. [Amended during 2011 recodification; Ord. 4-21-98-2 § 1 (Exh. A § 12-251-015). Code 1997 § 12-335-015.]

18.115.040 Extent and designation of recharge areas and protection zones.

(1) Recharge Area and Protection Zone Map. The extent of the recharge areas and the protection zones may be seen on the recharge area and protection zone map, Exhibit 2 in RCC [18.115.110](#). The recharge area and protection zone map was completed January 1997, and is incorporated and made a part of this chapter. The recharge area boundary lines have been located along streets and/or section lines for convenience of assessing which prohibitions and restrictions apply to a specific property. This map shall be on file with the city of Riverton, and shall be maintained by the city and public water systems whose groundwater resources lay within the city of Riverton boundaries and jurisdiction. Any amendments, additions, or deletions to this map shall be by the city and/or the public water system following written notice after approval by the drinking water source protection review committee. The committee shall publish notice at least 30 days prior to consideration.

(2) Designation of Recharge Areas and Protection Zones.

(a) The following recharge areas and protection zones are hereby designated within the city of Riverton:

- (i) Primary recharge area, as determined by the USGS (see Exhibit 2 in RCC [18.115.110](#)).
- (ii) Secondary recharge area, as determined by the USGS (see Exhibit 2 in RCC [18.115.110](#)).
- (iii) Protection Zone No. 1 shall be the area within a 100-foot radius from the well or margin of the collection area.
- (iv) Protection Zone No. 2 shall be area within a 250-day groundwater TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.
- (v) Protection Zone No. 3 shall be the area within a three-year TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.
- (vi) Protection Zone No. 4 shall be the area within a 15-year TOT to the margin of the collection area, the boundary of the aquifer(s) which supplies water to the groundwater source, or the groundwater divide, whichever is closer.

(b) In determining the location of properties and facilities within the areas and zones depicted on the drinking water source protection overlay map, the following rules shall apply:

- (i) Property located wholly or partially in a recharge area or a protection zone on the overlay map shall be governed by the restrictions applicable to that recharge area or protection zone.
- (ii) Properties located within more than one recharge area or protection zone as shown on the overlay map shall be governed by the restrictions applicable to the most restrictive protection zone.

(3) Review of Recharge Area and Protection Zone Map. The recharge area and protection zone map shall be reviewed at least one time every five years or more frequently if determined appropriate by the city of Riverton. Failure to conduct this review shall not affect the validity of the existing approved map. The basis for updating the map may include, but is not limited to, the following:

- (a) Changes in technical or scientific knowledge in the areas of geohydrology, hydraulics, and geology.
- (b) Changes in wellfield configuration.
- (c) Changes in pumping rates for the wellfield.
- (d) Development of new wells, wellfields, and/or springs.
- (e) Changes in water quality. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-020). Code 1997 § 12-335-020.]

18.115.050 Permitted uses, conditional uses, and prohibitions within recharge areas and protection zones.

(1) Releases. No person shall discharge or permit the discharge of any regulated substances or petroleum products, whether treated or untreated, to soils, air, groundwater, or surface water in any recharge area or protection zone, that may have a deleterious effect upon the groundwater in the city of Riverton, unless the release is in compliance with federal, state, and local regulations.

(2) Prohibitions and Restrictions. Table 18.115.060 is a summary matrix of potential contamination sources and their prohibited, permitted, or conditional use in the protection zones referenced in RCC [18.115.040\(2\)](#).

(3) Review of Development Plans. A registered geologist who has demonstrated expertise in the assessment of recharge rates shall review all development plans that lie within the primary recharge area. Any development that will result in a loss of the beneficial use of groundwater or that may have an adverse or negative effect upon local groundwater quality shall be rejected. Plans that are rejected may be revised by the developer and resubmitted to the city of Riverton for subsequent review by a registered geologist. Developments that do not lie within either the primary or secondary recharge area may proceed with the development plan processing requirements of the city of Riverton. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-025). Code 1997 § 12-335-025.]

18.115.060 Management strategies and performance standards.

(1) Toxic, Hazardous, and Other Materials Handling Regulations. The general classes of substances to be regulated under this chapter shall be those set forth in the generic regulated substances list which is presented as Exhibit 1 in RCC [18.115.110](#). The regulated substances shall include those set forth in the most current lists, as amended from time to time, entitled Identification and Listing of Hazardous Materials (40 CFR 261, Subpart D) and List of Extremely Hazardous Substances (40 CFR 355, Appendices A and B), and which are in a form that they are, all or in part, capable of entering the groundwater.

The use and storage of regulated substances in designated protection zones and recharge areas shall be allowed; provided, that the quantities of these substances do not exceed the reportable quantity for each regulated substance, as designated in 40 CFR 302 (pursuant to Section 311 of the Clean Water Act). An applicant may be exempted from the provisions of this chapter; provided, that he or she demonstrates to the department and to the Utah Division of Drinking Water Quality that the regulated substances pose no hazard to groundwater.

Table 18.115.060 identifies uses that have varying potentials to contaminate groundwater sources. These uses have been classified according to the risk of contamination in each protection zone as follows:

- (a) Permitted Uses (P). The risk of contamination is considered relatively low in the specified zone if regulatory requirements and best management practices are implemented and, therefore, the use is permitted.
- (b) Conditional Uses (C). The risk of contamination is moderate in the specified zone. The planning commission may permit the use only after conditional use review and approval. Approval is subject to implementation of best management practices and the planning commission may establish compliance with other reasonable conditions. The Utah Division of Drinking Water Quality shall review all conditional use requests.
- (c) Prohibited Uses (X). The risk of contamination is very high in the specified zone. The use is not permitted.

Table 18.115.060

Use Matrix for Potential Contamination Sources

Potential Contamination Source	Protection Zone					Related Req
	Primary Recharge	Secondary Recharge	Zone 1	Zone 2	Zones 3 and 4	
Abandoned wells	X	X	X	X	X	UAC R655-4, 12.2 for requir abandon well:

Potential Contamination Source	Protection Zone					Related Reg
	Primary Recharge	Secondary Recharge	Zone 1	Zone 2	Zones 3 and 4	
Agricultural pesticide, herbicide, and fertilizer storage, use, filling, and mixing areas	C	C	X	C	C	FIFRA (40 CFR 157); RCRA S Utah Pesticide Act
Airport maintenance and fueling sites	C	C	X	C	C	Stormwater; U
Appliance repair	P	P	X	P	P	RCRA Subtitle
Auto operations and fleet vehicle maintenance facilities (commercial):	C	C	X	C	C	
• Dealership maintenance departments						RCRA Subtitle Pretreatment
• Tire						
• Auto body						
• Engine repair						
• Rust proofing						
• Oil and lube shops						Used Oil (UAC 15)
• Vehicle rental with maintenance						
Beauty salons	C	P	X	C	P	
Boat building and refinishing	C	P	X	C	C	RCRA Subtitle
Car washes	C	P	X	P	P	Pretreatment
Cemeteries, golf courses, parks, and plant nurseries	C	C	X	C	C	FIFRA
Chemical reclamation facilities	C	C	X	C	C	RCRA Subtitle
Chemigation wells	C	C	X	X	C	UIC
Concrete, asphalt, and tar companies	C	C	X	C	C	
Dairy farms and animal feed lots (more than 10 animal units)	C	P	X	X	P	UPDES (UAC
Dry cleaners (with on-site chemicals)	C	C	X	X	P	RCRA Subtitle Pretreatment
Dry cleaners (without on-site chemicals)	P	P	X	P	P	
Embalming services	C	C	X	C	C	Pretreatment
Farm operations						

Potential Contamination Source	Protection Zone					Related Reg
	Primary Recharge	Secondary Recharge	Zone 1	Zone 2	Zones 3 and 4	
• Dump sites	X	C	X	C	C	Used Oil (UAC 15); Solid and Haz (RCRA Subtitle C)
• Maintenance garages	C	C	X	C	C	Used Oil; RCRA Subtitle C
• Manure piles (<100 cubic feet-residential, 3,600 cubic feet-agricultural)	C	C	X	C	P	UPDES (UAC Groundwater R317-6)
Food processing, meat packing, and slaughter houses	C	C	X	X	P	UPDES (UAC Pretreatment)
Fuel, oil, and heating oil distribution and storage facilities	X	C	X	C	C	Subsections (5) of this section
Furniture stripping, painting, and finishing businesses	C	C	X	C	C	RCRA Subtitle C
Gasoline service stations (including underground storage tanks)	C	C	X	C	C	Local zoning and use regulatory guidelines
Hospitals and medical, dental, and veterinary offices	C	C	X	C	C	Solid and Haz
Industrial manufacturers of: chemicals, pesticides, herbicides, paper products, leather products, textiles, rubber, plastic, fiberglass, silicone, glass, pharmaceuticals, and electrical equipment, etc.	X	C	X	C	C	Subsections (5) and (7) of this section; FIFRA, Subtitle C
Industrial waste disposal/impoundment areas	X	C	X	X	C	Groundwater R317-6); RCRA Subtitle C
Junk and salvage yards	X	C	X	C	C	
Landfills and transfer stations	X	C	X	C	P	UDSW, Solid Rules (UAC Rules R315-320); Subsections (12) of this section RCRA Subtitle C
Laundromats	C	P	X	P	P	Pretreatment
Machine shops, metal plating, heat treating, smelting, annealing, and descaling facilities	X	C	X	C	C	Pretreatment; Subtitle C
Mining operations						
• Radiological	C	C	X	P	P	UAC R313-25 Groundwater R317-6)

Potential Contamination Source	Protection Zone					Related Req
	Primary Recharge	Secondary Recharge	Zone 1	Zone 2	Zones 3 and 4	
• Sand and gravel excavation and processing	C	P	X	P	P	Construction (R317-1)
Municipal wastewater treatment plants	C	C	X	X	P	UDDWQ, Des Requirements Wastewater Treatment, and Disposal Syst R317-3)
Photo processing and print shops	C	C	X	C	C	Pretreatment
Railroad yards	C	P	X	P	P	Used Oil
Residential pesticide, herbicide, and fertilizer storage, use, filling, and mixing areas	C	P	X	C	C	
Residential underground storage tanks	X	C	X	C	P	UAC R311-20205 and R311
RV waste disposal stations	C	C	X	X	P	UAC R392
Salt and salt-sand piles	C	C	X	C	C	Subsection (1 section
Septic tank drain field systems	X	C	X	X	C	UDDWQ, Indi Wastewater D Systems (UAC 501 – R317-5 Department o Code of Wast Regulations, I and V
Stormwater detention basin and snow storage sites	C	C	X	C	P	
Toxic chemical storage and oil pipelines	X	X	X	X	X	Subsections (5) of this sec
Wood preservative treatment facilities	X	C	X	C	C	
Stormwater: UAC R317-8-3.9(1)(a) – (d) Pretreatment: Contact local municipal wastewater plant UAC: Utah Administrative Code UDDWQ: Utah Division of Drinking Water Quality		UDOGM: Utah Division of Oil, Gas, and Mining UDSW: Utah Division of Solid Waste RCRA: Resource Conservation and Recovery Act				

(2) Storage Containers. All regulated substances shall be stored in suitable containers to reduce the chance for the substances to be accidentally introduced into the environment. These storage containers shall be product-tight and, except where provided elsewhere in this chapter, shall be provided with a means to control spillage (primary containment) and to contain or drain off spillage and fire-protection water discharged in the storage area (secondary containment).

Storage containers which are stored outside must be covered or mounted to prevent the accumulation of rain or other water on the top of the container, or the degradation of the top, sides or bottom of the

container, in a manner that would lead to the reduction of the integrity of the container. Defective storage containers shall be removed from service for repair or disposal in accordance with local, state, and federal standards.

(3) Secondary Containment. Where secondary containment is required, it shall be constructed of a material of sufficient structural integrity and composition to contain the required capacity of liquids and not be structurally weakened as a result of contact with the discharge of the regulated substance to be contained. The material shall be free of cracks, joints, gaps, or other imperfections that would allow leakage through the containment material.

The secondary containment system shall have sufficient capacity to contain (a) 10 percent of the volume of all containers and 100 percent of the volume of the largest single container, whichever is greater, plus (b) the design flow rate of the automatic fire extinguishing system (for 20 minutes) for the area or room in which the storage is located. If the storage area and/or containment area is open to rainfall, the secondary containment system must also accommodate the volume of a 24-hour rainfall as determined by a 25-year storm frequency. Liquid that accumulates in the secondary containment system shall be removed in as timely a manner as necessary to prevent overflow of the system. Nonhazardous liquids may be drained in accordance with applicable local regulations. If the collected material is a hazardous waste under 40 CFR 261, it must be managed as a hazardous waste in accordance with all applicable requirements of 40 CFR 262 through 266.

Vacuum suction devices, absorbent scavenger materials or other devices approved by the department shall be present on site or available to facilitate the removal or further containment of spilled regulated substances. Devices or materials shall be available in sufficient magnitude so as to at least control and collect the total quantity of regulated substances that the containment system is designed to contain. Emergency containers shall be present and of such capacity as to hold the total quantity of regulated substances plus absorbent material.

(4) Regulated Substances Emergency Management Plan. An emergency plan shall be prepared and filed with the department, the fire department, the police department, and the PWS indicating the procedures that will be followed in the event of the release of a regulated substance so as to control and collect all such spilled material in such a manner as to prevent it from discharging into any storm or sanitary drains or the ground. Facilities which have had, or appear to have had, unauthorized discharges to soil or groundwater shall be required by the department to submit a regulated substances management plan for the facility. The written plan will be used to demonstrate to the department that the facility owner or operator understands the procedures and has the proper equipment to handle regulated substances within the guidelines of this chapter. The plan should not be implemented without the approval of the department.

(5) Reporting of Spills. Any spill of a regulated substance in excess of the nonaggregate quantity thresholds established by the list of hazardous waste (40 CFR 261, Subpart D), 40 CFR 261 Appendix VIII, Hazardous Constituents, and EPA Designation Reportable Quantities and Notification Requirements for Hazardous Substances under CERCLA (40 CFR 302) shall be reported by telephone to the city and designated water utility within one hour of discovery of the spill. Cleanup shall commence immediately upon discovery of the spill. A full written report shall be submitted to the city within 15 days of discovery of the spill.

(6) Best Management Practices. Under the provisions of this chapter, all potential contamination sources within the city's boundaries shall incorporate and utilize best management practices (BMPs) in their operations. BMPs that reduce the potential for spills and leaks at a site to occur and enter groundwater shall be construed within the context of this chapter to include, but not be limited to, structural and nonstructural practices, conservation practices, and operation and maintenance procedures as specified by the Utah Department of Drinking Water Quality and the U.S. Environmental Protection Agency.

(7) Underground Storage Tanks. Installation of any new underground storage tanks used to store regulated substances for either residential or nonresidential activities in recharge areas and protection zones

designated under RCC [18.115.040](#)(2) and (3) shall require a secondary containment system for the tank and associated underground piping, and an automatic leak detection system.

A permit from the Division of Environmental Remediation and Response shall be required for the removal or closure of USTs. The permit shall require that leaking tanks be pumped dry and removed from the ground by a state-licensed company. If removal of the UST(s) is not feasible, the lines shall be disconnected and capped and the tank shall be filled with an inert substance such as washed sand.

Best management practices implementation is required for all underground storage tanks.

(8) Septic Tank Systems. No person shall place, maintain, or operate on-site sewage disposal from a septic tank within the primary recharge area, Zone No. 1 or 2, or within 300 feet of any public street in which a public sewer is laid. Septic systems in Zone Nos. 3 and 4 shall comply with the Utah State Department of Health Care of Waste Disposal Regulations, Parts IV and V.

Nonresidential activities that have septic tank systems shall have installed a four-inch-diameter vertical pipe with a locked cap or locked top in the top of the septic tank. This monitoring pipe shall be located in a manner which will permit ready access by department personnel to extract representative samples to check for improper/unauthorized disposal of regulated substances.

A septic holding tank that does not discharge into the soil would be preferred. The contents of a septic holding tank are removed, and can be treated or disposed of at an appropriate facility.

(9) Sewage Collection, Transmission and Disposal. No person shall discharge treated or untreated sewage in any area not specifically designated for that purpose by the department. The owner or operators of any wastewater treatment plant, sanitary sewer, force main, gravity sewer, or lateral shall notify the department within 24 hours of discovering a break that may or does result in the leakage of sewage. Emergency telephone numbers will be prominently displayed on all sewage lift stations within Zone Nos. 1, 2, 3, and 4, and the primary recharging area.

All leaking sewage collection and transmission pipes shall be repaired or replaced. New sewage collection and transmission pipes shall be installed according to acceptable construction standards and shall have routine inspections during and after construction.

No person shall place, maintain, or operate a wastewater treatment plant within Zone No. 1 or 2.

(10) General Stormwater Management. All future stormwater management systems to be constructed and implemented for facilities within the protection zones and recharge areas shall be permitted in accordance with applicable local, state, and federal laws and regulations.

The discharge of stormwater into drainage wells or open sinkholes shall be prohibited without some form of treatment. This treatment shall be applied to at least the first one-half inch of runoff from the area tributary to the well or open sinkhole.

The clean water and stormwater regulations require municipalities and industries to identify, monitor, and limit urban runoff that may enter rivers, thus potentially affecting groundwater quality.

(11) Deicing Salt Storage and Application. Deicing salt shall be stored on an impermeable pad and shall be covered. Deicing salt application shall use best management practices and shall evaluate substitute products and technologies.

(12) Landfills. Expansion or creation of new landfills is prohibited in the primary recharge area and Zone Nos. 1 and 2. Existing landfills in the Primary Recharge Area or in Protection Zone No. 1 shall be required to comply with the provisions of UAC R315-301-1 through R315-301-5. Landfills shall develop and implement a landfill monitoring program. The monitoring shall include the vadose zone and groundwater. If the monitoring detects contamination, the following corrective measures may be required:

- (a) Cover the landfill with suitable low-permeability materials and minimize the application of supplemental water to reduce infiltration of moisture.
- (b) Install groundwater containment and treatment actions, additional monitoring, and erosion controls as required.

(13) Environmental Quality Monitoring. Facilities which have had, or appear to have had, unauthorized releases to soil or groundwater shall be required by the department to monitor soil and groundwater in and adjacent to the facility. At the request of the department, the facility will submit a monitoring plan for department review. The plan shall be implemented with the approval of the department. Facilities that undergo closure may be required to monitor soil and groundwater in and adjacent to the facility subject to closure. The operator of the facility will pay for all costs associated with the closing and monitoring of the site. [Amended during 2011 recodification; Ord. 4-21-98-2 § 1 (Exh. A § 12-251-030). Code 1997 § 12-335-030.]

18.115.070 Exclusions and exemptions.

Exclusions and exemptions shall not pertain to Zone Nos. 1 and 2 within 100 feet of the wellfield in the recharge areas.

(1) Exclusions. The following substances are not subject to the provisions of this chapter; provided, that these substances are handled, stored, and disposed of in a manner that does not result in an unauthorized release or cause contamination of the groundwater:

- (a) Required substances stored at residences that do not exceed 10 pounds or five gallons and used for personal, family, or household purposes.
- (b) Commercial products limited to use at the site solely for office or janitorial purposes when stored in total quantities of less than 20 pounds, or 10 gallons.
- (c) Prepackaged consumer products available through retail sale to individuals for personal, family, or household use, that are properly stored.
- (d) Water-based latex paints.
- (e) Fertilizers and treated seed (except as noted in this chapter).
- (f) Pesticide products and materials intended for use in weed abatement, pest control, erosion control, soil amendment or similar applications when applied in accordance with manufacturer's instructions, label directions, and nationally recognized standards.
- (g) Compressed gases.
- (h) Substances or mixtures that may pose a hazard but are labeled pursuant to the Federal Food, Drug, and Cosmetic Act.

(2) Continuous Transit. The transportation of any regulated substance(s) through any protection zone or recharge area shall be allowed; provided, that the transporting vehicle is in continuous transit.

(3) Vehicular and Lawn Maintenance Fuel and Lubricant Use. The use of any petroleum product solely as an operational fuel in the vehicle or lawn maintenance fuel tank or as a lubricant in such a vehicle shall be exempt from the provisions of this chapter. These spent products shall be properly disposed of in compliance with applicable federal, state, and local regulations. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-035). Code 1997 § 12-335-035.]

18.115.080 Enforcement, violation, and penalties.

(1) Inspections. The department shall be granted the right, under this chapter, to enforce the provisions of this chapter for the city of Riverton. An authorized officer of the city of Riverton or the PWS has the right to

conduct inspections of facilities to determine compliance with this chapter. The authorized officer or the PWS shall inform the department and other city entities, as deemed appropriate, of the results of the inspection and whether violations were noted. The authorized officer of the city of Riverton shall enforce the provisions of this chapter without regard to whether the wells within the city of Riverton boundaries are owned by the city of Riverton. Noncompliance with the provisions of this chapter is a violation. If the facility is not complying with the requirements of this chapter, penalties (i.e., citations of noncompliance, orders to cease operations or administrative penalties) may be assessed. This chapter regulates businesses within the protection zones and primary and secondary recharge areas within the city.

(2) Notice of Violations. Whenever it is determined that there is a violation of this chapter or the regulations promulgated pursuant hereto, the notice of violation shall:

- (a) Be in writing;
- (b) Be dated and signed by the authorized city agent that made the inspection or determined the violation;
- (c) Specify the violation or violations;
- (d) Provide a specific date that the violations will be corrected by;
- (e) State that if the violation is not corrected by a specific date a hearing may be requested before the city.

If a potential contaminant source (PCS) is out of compliance with the provisions of this chapter, but does not pose an immediate threat to public health, then a written warning of violation may be issued within 30 days. The person has the opportunity to show a good faith effort to correct an unintentional violation within a reasonable amount of time. A cease and desist order shall be issued by the city if the PCS is found not to employ BMPs and there is an immediate threat to public health and safety or if the violation is not corrected within the time frame specified in a written warning previously issued to the PCS. In the event that the PCS fails to comply with a cease and desist order within the specified time period, the city may initiate proceedings for issuance of penalties and other relief as necessary.

Any PCS or person found in violation of any provision of this chapter will be served with a written notice stating the nature of the violation and providing a reasonable time frame for compliance. Violations of the provisions of this chapter constitute a misdemeanor, punishable as provided by law. In the event of a spill, leak or discharge of a regulated substance, if it deems the activity to pose a real and present danger of contaminating surface or groundwater which would normally enter the public water supply, the city has the authority under this chapter to cause cessation of said activity or use of regulated substance, require administrative controls to mitigate said danger and/or cause the provision of pollution control and abatement activities. A facility is in violation of this chapter if use of regulated substances in a protection zone or primary or secondary recharge area exceeds 20 gallons or 160 pounds at any time. The total use of regulated substances may not exceed 50 gallons or 400 pounds in any 12-month period.

(3) Appeals. Persons cited under the enforcement provisions of subsections (1) and (2) of this section shall be afforded a process for appealing the ruling of the department. If the appeal pertains to a written warning of violation requesting the PCS to correct an unintentional violation in a reasonable amount of time, the PCS can submit to the department a written statement demonstrating compliance or explaining a process for coming into compliance. The written response is required no later than 30 days from the date of issuance of the warning.

If the appeal pertains to a cease and desist order issued by the department, the PCS can submit a written appeal response no later than 10 days from the date of issuance of the order. The written appeal shall contain:

- (a) Documentation of compliance; or

(b) Response to specific violations cited in the cease and desist order and the remedial actions planned to bring the facility into compliance; and

(c) Schedule for compliance.

Upon receipt of the written appeal, the department shall be required to review the appeal within 10 days of its receipt and respond to the PCS. If the department determines that the written response from the PCS is adequate and noncompliance issues are addressed, the PCS will be notified by mail and no further action is required. If the department determines that the appeals response is inadequate, the PCS may request a hearing before the department. This hearing shall be held within 30 days of receiving the cease and desist order and shall remain in effect until the hearing is conducted. [Amended during 2011 recodification; Ord. 4-21-98-2 § 1 (Exh. A § 12-251-040). Code 1997 § 12-335-040.]

18.115.090 Other.

(1) Abrogation and Greater Restrictions. This chapter is not intended to repeal, abrogate or impair any existing easements, covenants or deed restrictions. However, where this chapter and other restrictions, including land use codes or development regulations, conflict or overlap, whichever imposes the most stringent restrictions shall prevail.

(2) Disputes. Disputes arising from the delineation of DWSP zones and primary and secondary recharge areas shall be directed to the drinking water source protection review committee to review specific detailed delineation maps showing the boundaries. The boundaries have been defined, for ease of implementation of this chapter, according to major city streets.

(3) Review of This Chapter. The city, the drinking water source protection review committee, and all water utilities whose wells and/or springs lay within the city boundaries shall review the provisions of this chapter at least once every five years, or more frequently if determined appropriate by the city, to determine its applicability and may incorporate changes as deemed appropriate. [Ord. 4-21-98-2 § 1 (Exh. A § 12-251-045). Code 1997 § 12-335-045.]

18.115.100 Liability.

Any person subject to regulation under this chapter shall be liable with respect to regulated substances emanating on or from the person's property for all cost of removal or remedial action incurred by the city or the PWS and for damages for injury to, destruction of, or loss of natural resources, including the reasonable cost of assessing such injury, destruction, or loss from the release or threatened release of a regulated substance as defined by this chapter. Such removal or remedial action by the city or the PWS may include, but is not limited to, the prevention of further contamination of groundwater, monitoring, containment, and cleanup or disposal of regulated substances resulting from spilling, leaking, pumping, pouring, emitting, or dumping of any regulated substance or material which creates, or is expected to create, an emergency hazardous situation. [Amended during 2011 recodification; Ord. 4-21-98-2 § 1 (Exh. A § 12-251-050). Code 1997 § 12-335-050.]

18.115.110 Administration.

The policies and procedures for administration of any protection zone or primary and secondary recharge area established under this chapter, including without limitation those applicable to nonconforming uses, exceptions, enforcement and penalties, shall be the same as provided in any existing zoning ordinance in the city, as the same is presently enacted or may from time to time be amended.

Exhibit 1

Generic Regulated Substance List

Acidic and basic cleaning solutions

Animal dips
Antifreeze and coolants
Arsenic and arsenic compounds
Battery acids
Bleaches and peroxide
Brake and transmission fluid
Brine solution
Casting and foundry chemicals
Caulking agents and sealants
Cleaning solvents
Corrosion and rust preventatives
Cutting fluids
Degreasing solvents
Disinfectants
Dyes
Electroplating solutions
Engraving and etching solutions
Explosives
Fertilizers
Fire extinguishing chemicals
Food processing waste
Formaldehyde
Fuels and additives
Glues, adhesives and resins
Greases
Hydraulic fluid
Indicators
Industrial and commercial janitorial supplies
Industrial sludges and stillbottoms
Inks, printing, and photocopying chemicals
Laboratory chemicals
Liquid storage batteries
Medical, pharmaceutical, dental, veterinary, and hospital solutions
Mercury and mercury compounds
Metal finishing solutions
Oils
Painting solvents
Paints, primers, thinners, dyes, stains, wood preservatives, varnishing and cleaning compounds
Pesticides and herbicides

Photo development chemicals
 Plastic resins, plasticizers and catalysts
 Poisons
 Polishes
 Polychlorinated biphenyls (PCBs)
 Pool chemicals
 Processed dust and particulates
 Radioactive sources
 Reagents and standards
 Refrigerants
 Roofing chemicals and sealers
 Sanitizers, disinfectants, bactericides, and
 algaecides
 Soaps, detergents and surfactants
 Solders and fluxes
 Stripping compounds
 Tanning industry chemicals
 Transformer and capacitor oils and fluids
 Wastewater
 Water and wastewater treatment chemicals

Exhibit 2

Map of Primary and Secondary Recharge Areas²

[Ord. 4-21-98-2 § 1 (Exh. A § 12-251-055). Code 1997 § 12-335-055.]

¹Code reviser's note: Ord. 11-16 repeals Ord. 4-21-98-2, but the repeal was not intended to affect this chapter. The intent was to repeal only those provisions of Ord. 4-21-98-2 relating to areas of flood hazard (formerly codified in Code 1997 § 12-350).

²Code reviser's note: Exhibit 2 is on file with the city.

The Riverton City Code is current through Ordinance No. 13-06, and legislation passed through May 7, 2013.

Disclaimer: The City Recorder's Office has the official version of the Riverton City Code. Users should contact the City Recorder's Office for ordinances passed subsequent to the ordinance cited above.

City Website: <http://www.rivertoncity.com/>
[\(http://www.rivertoncity.com/\)](http://www.rivertoncity.com/)
 City Telephone: (801) 254-0704
 Code Publishing Company
[\(http://www.codepublishing.com/\)](http://www.codepublishing.com/)
 eLibrary
[\(http://www.codepublishing.com/elibrary.html\)](http://www.codepublishing.com/elibrary.html)

Planning Commission Record of Motion

Meeting Date: May 23, 2013

Item: Groundwater Protection Overlay

Agenda Item# 1E

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
Motion					✓		
Second							✓

Motion(s): Motion # _____ (if multiple motions)

I move that the Planning Commission recommend APPROVAL of the Groundwater Protection Overlay Zone establishing a wellhead protection area for the existing well at approximately 1050 West 12300 South as shown on Exhibit "A".

VOTE:

	Brian Russell	Dennis Hansen	Kent Hartley	Cade Bryant	Taylor Morrill	Scott Kochevar	Larry Brown
AYE	✓		✓	✓	✓		✓
NAY							
ABSTAIN							

PASS
 FAIL