NORTH OGDEN CITY

SETTLED 1851

CITY COUNCIL MEETING AGENDA
MAY 11, 2021 AT 6:00 PM
505 EAST 2600 NORTH
NORTH OGDEN, UT 84414

PUBLIC CAN ATTEND BY:
Register here to attend in-person. Limited to 15 participants.
Click the link below to join the webinar: https://us02web.zoom.us/j/81490122486 Webinar ID: 814 9012 2486
Or Telephone Dial: 1 253 215 8782 or 1 346 248 7799 or 1 669 900 9128
YouTube: https://www.youtube.com/channel/UCriqbePBxTucXEzRr6fclhQ/videos

Welcome: Mayor Berube

Invocation & Pledge of Allegiance: Council Member Ekstrom

CONSENT AGENDA

1. Call for conflict of interest disclosure
2. Discussion and/or action to consider the April 13, 2021 City Council meeting minutes

ACTIVE AGENDA

3. Public Comments
4. Presentation and update on UTA's Five Year Service Plan
   Presenter: Trustee Beth Holbrook
5. Discussion and/or action to create a Sensitive Lands chapter, amend the Development Constraints chapter, and amend the Definitions chapter
   Presenter: Rob Scott, Planning Director
6. Discussion and/or action to consider an amendment to the Patriot Pointe site plan related to setbacks between buildings and from the property line
   Presenter: Jon Call, City Manager/Attorney
7. Presentation and discussion on budget
   Presenter: Council Member Swanson
8. Discussion and/or action to consider an Ordinance approving Fiscal Year 2022 Tentative Budget
   Presenter: Evan Nelson
   a. Public Comments
   b. Discussion and/or action to consider an Ordinance approving Fiscal Year 2022 Tentative Budget
   c. Discussion and/or action to recess the City Council meeting and convene in the RDA
9. Discussion and/or action to consider an Ordinance approving the RDA Fiscal Year 2022 Tentative Budget
   Presenter: Evan Nelson
   a. Public Comments
   b. Discussion and/or action to consider an Ordinance approving the RDA Fiscal Year 2022 Tentative

Please see notes regarding Public Comments rules and procedure

The Council at its discretion may rearrange the order of any item(s) on the agenda. Final action may be taken on any item on the agenda. In compliance with the American with Disabilities Act, needing special accommodation (including auxiliary communicative aids and service) during the meeting should notify the City Recorder at 801-782-7211 at least 48 hours prior to the meeting. In accordance with State Statute, City Ordinance, and Council Policy, one or more Council Members may be connected via speakerphone or may by two-thirds vote to go into a closed meeting.
CERTIFICATE OF POSTING
The undersigned, duly appointed City Recorder, does hereby certify that the above notice and agenda was posted within the North Ogden City limits on this 7th day of May, 2021 at North Ogden City Hall, on the City Hall Notice Board, on the Utah State Public Notice Website, and at https://www.northogdencity.com. The 2021 meeting schedule was also provided to the Standard Examiner on December 12, 2020. Katie Gerard, City Recorder

Budget
c. Discussion and/or action to adjourn the RDA meeting and convene in the City Council meeting

10. Presentation on Parks and Recreation planning and maintenance
Presenter: Tiffany Staheli, Parks and Recreation Director

11. Discussion and/or action on Community Pond Project
Presenter: Jon Call, City Manager/Attorney

12. Council Department Reports:
a. Council Member Barker – Building and Planning
b. Council Member Swanson – Finance
March monthly financial report

13. Public Comments

14. Council/Mayor/Staff Comments

15. Adjournment

Public Comments/Questions

a. Time is made available for anyone in the audience to address the Council and/or Mayor concerning matters pertaining to City business.

b. When a member of the audience addresses the Mayor and/or Council, he or she will come to the podium and state his or her name.

c. Citizens will be asked to limit their remarks/questions to three (3) minutes each.

d. The Mayor shall have discretion as to who will respond to a comment/question.

e. In all cases the criteria for response will be that comments/questions must be pertinent to City business, that there are no argumentative questions and no personal attacks.

f. Some comments/questions may have to wait for a response until the next Regular Council Meeting.

g. The Mayor will inform a citizen when he or she has used the allotted time.

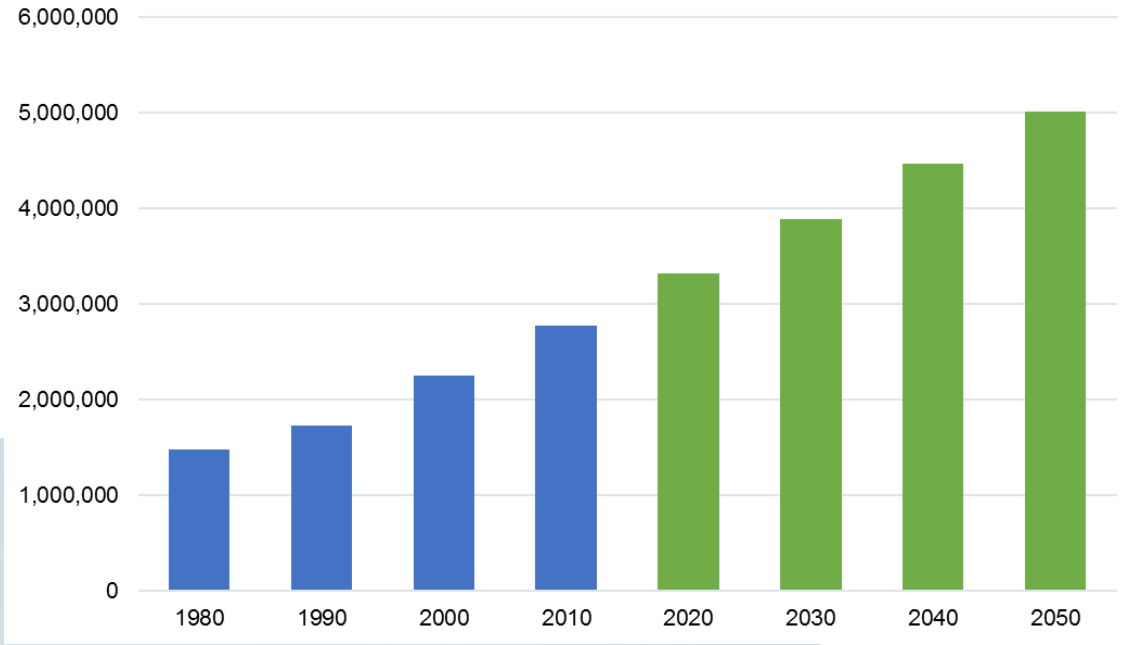
Utah Transit Authority

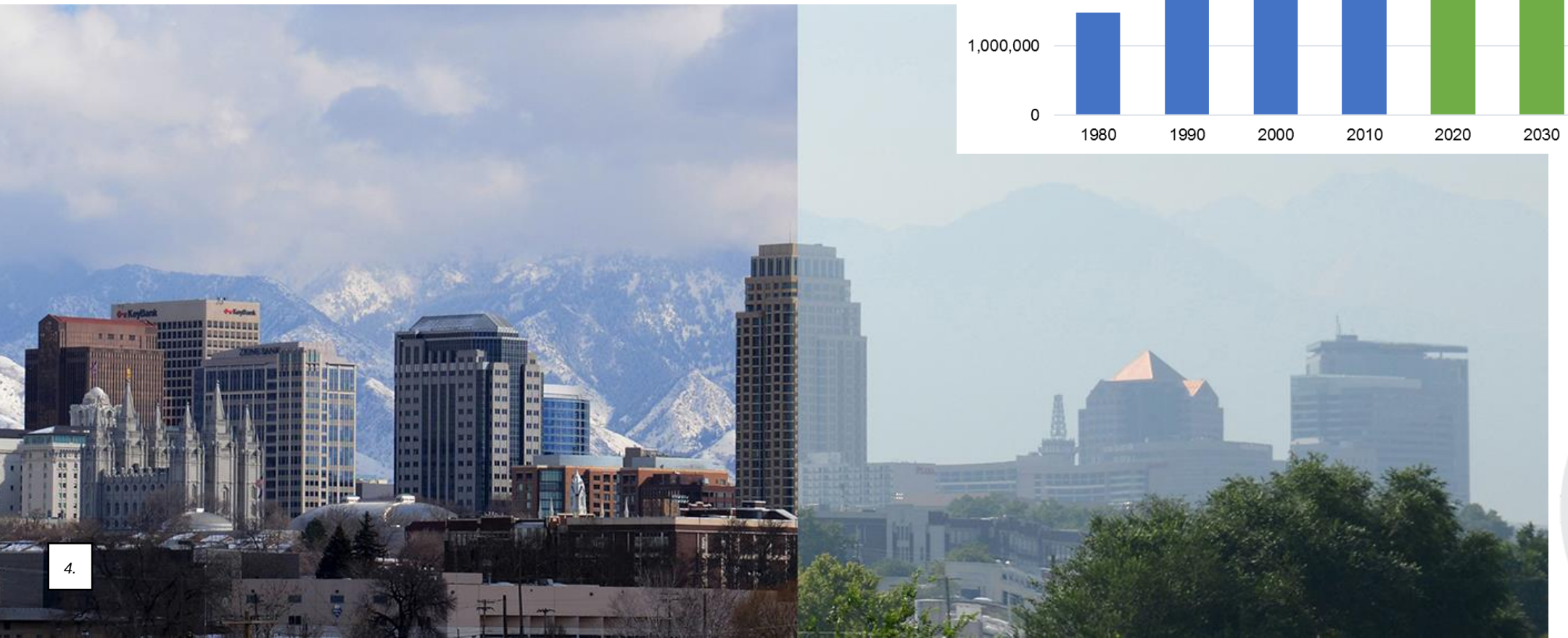
Providing the
Right Service for Your Community

Our Region is Growing

Our region is growing rapidly, which brings both challenges and opportunities.

- Air quality and traffic congestion
- Economic growth and opportunity





UTA is Your Partner



UTA is working to strengthen our coordination with local governments as we plan for the future of transit in our region.

Call us when you are:

- Updating your general plan
- Reconstructing a street
- Considering approval of a new development
- Have a general question

We will call you when we:

- Propose service changes
- Initiate a new study
- Consider changes to bus stop locations or amenities
- Continue ongoing check-ins

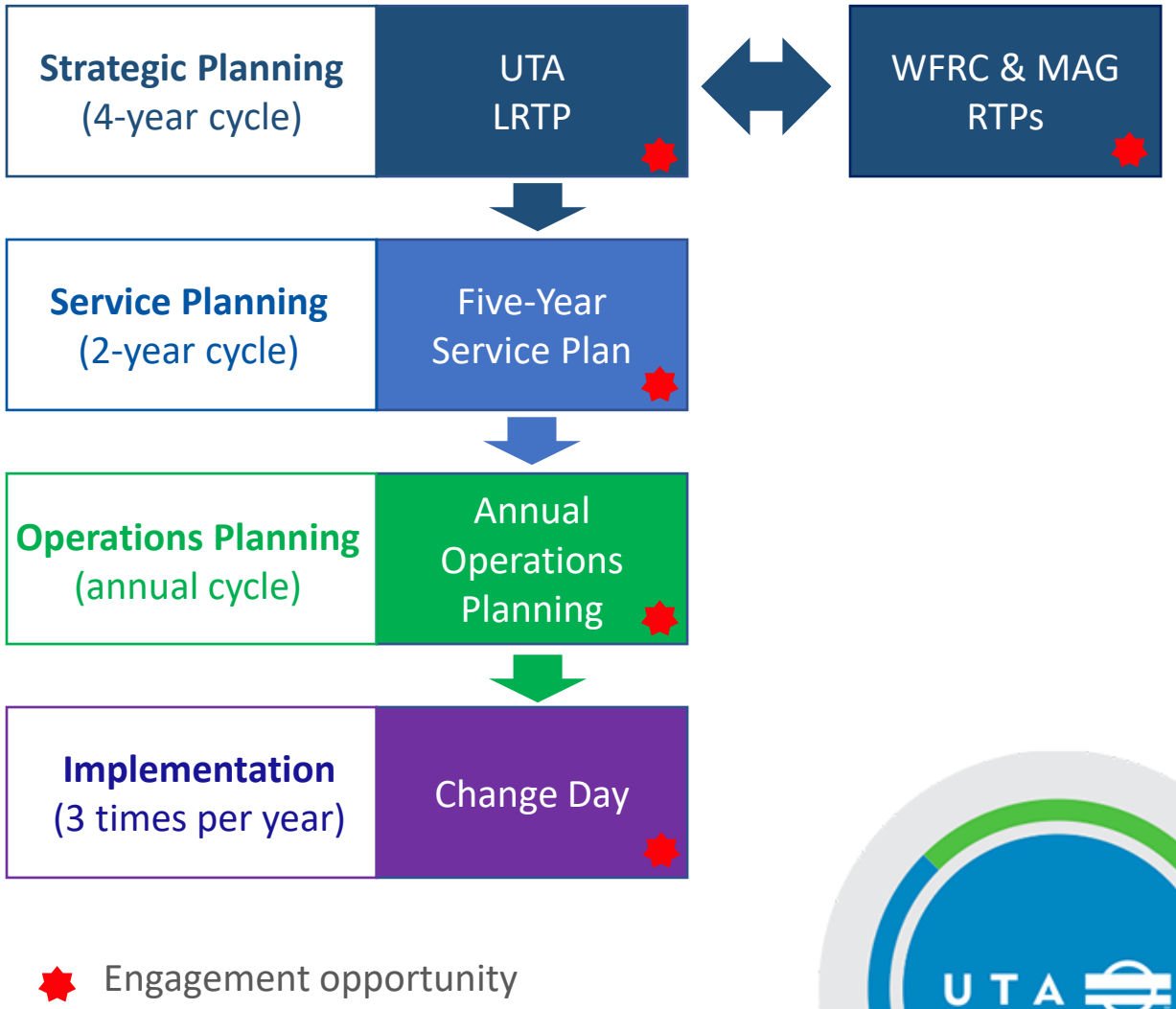
UTA Planning Process

- The **Regional Transportation Plans (RTP)** include major capital projects, major transit needs but not local bus service.

➢ A future **UTA Long Range Transit Plan (LRTP)**, an extension of the RTP, will present a comprehensive, 30-year vision for public transit including local bus service.

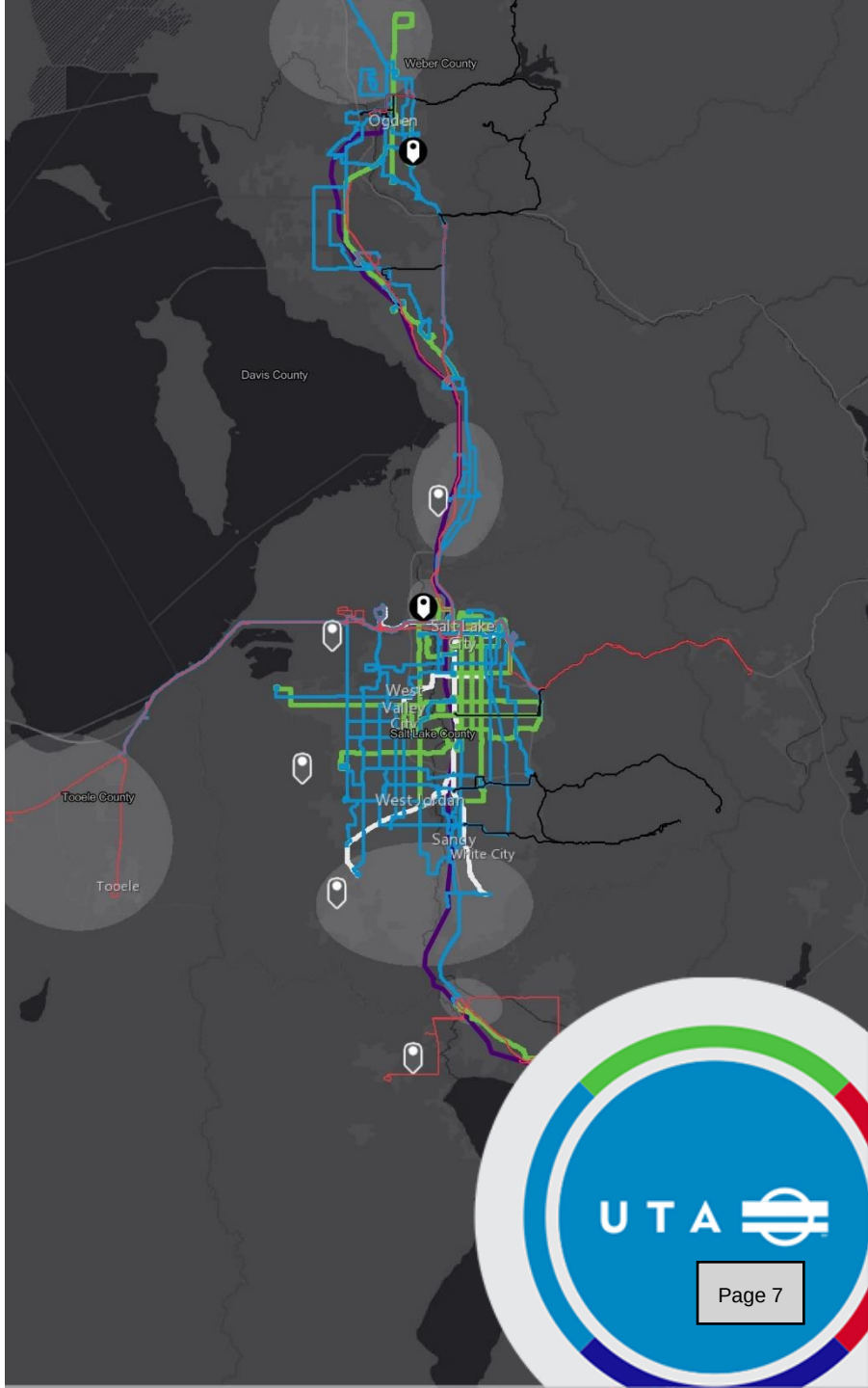
➢ UTA's **Five-Year Service Plan** outlines a plan for implementation of short-term service improvements.

- The **Operational Planning** process refines and finalizes annual service changes, which are then **Implemented on Change Day**.



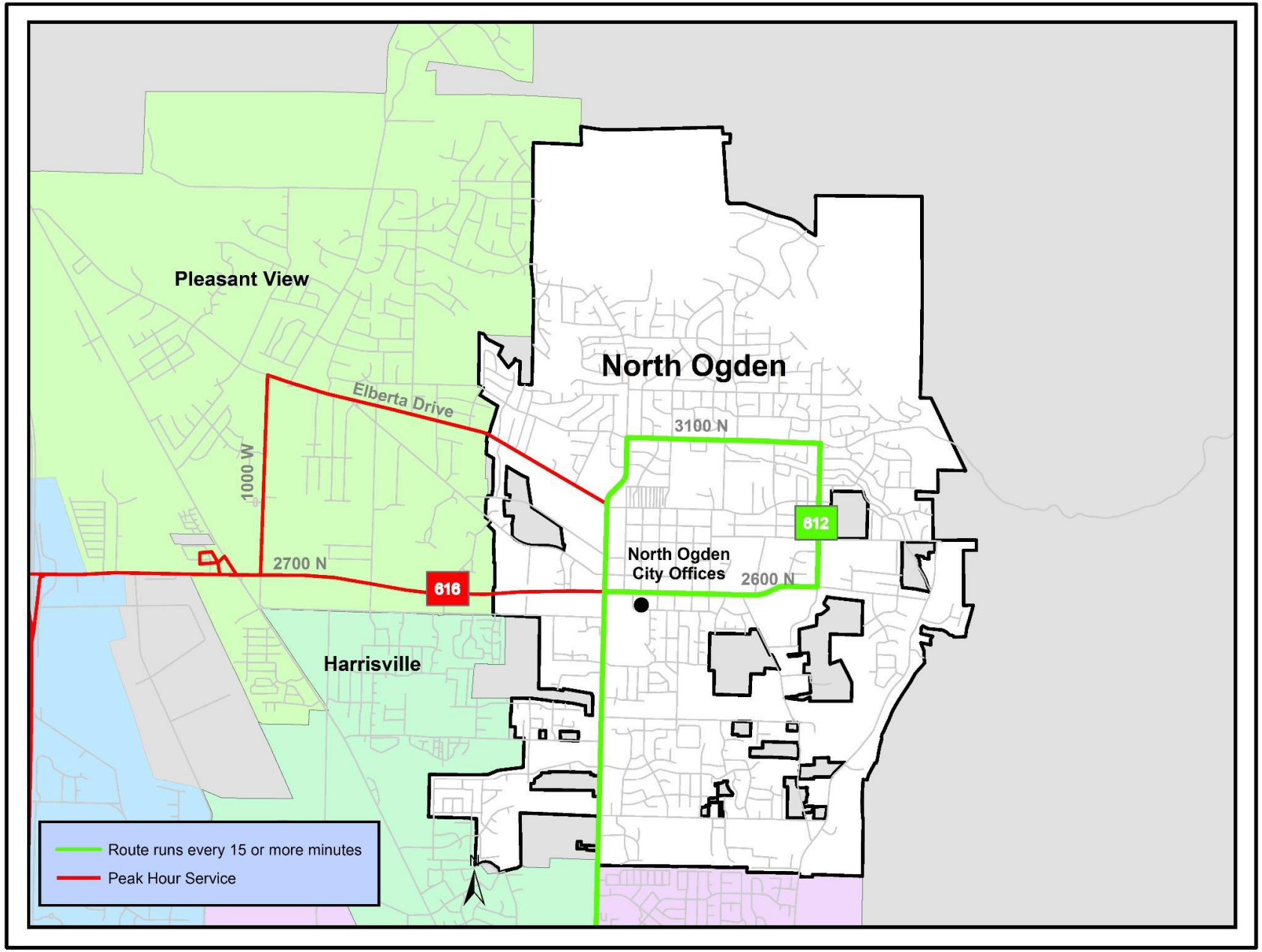
Five-Year Service Plan

- System-Wide Planning
- Expanded Hours
- Core Route Network Investment
- New Technologies
- All-Day Service
- New Projects



www.rideuta.com/serviceplan

Current Transit Service



Bus Stop Improvements

Eight bus stops improved since 2016 with Prop 1 funding.





2626 N 400 E, Northbound

Planning for the Future

Short-Term

- Explore innovative mobility solutions to connect North Ogden and other portions of northern Weber County

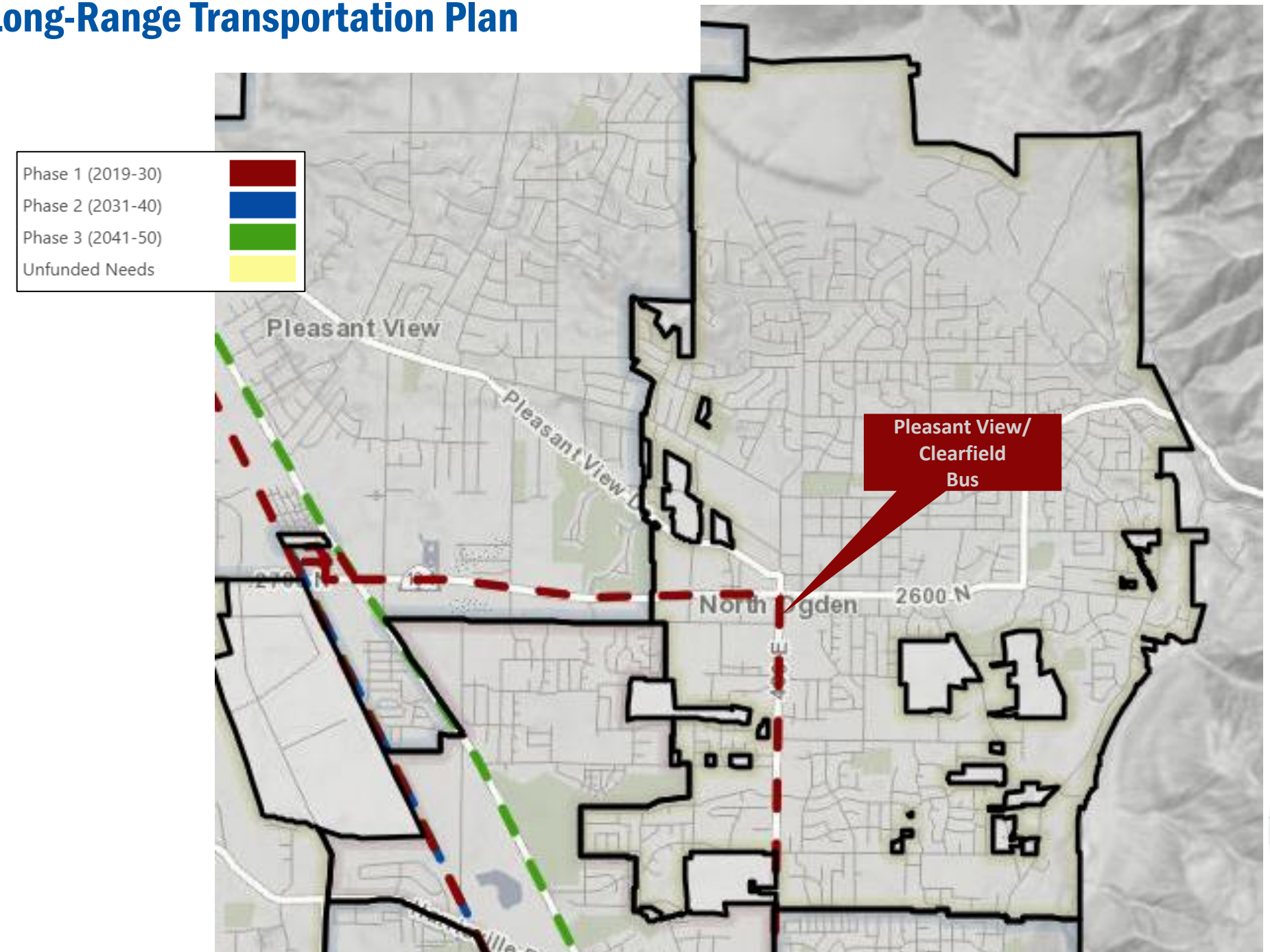
Long-Term

- All-day bus service connecting between North Ogden, Pleasant View, and Clearfield



WC2050 Long-Range Transportation Plan

https://wfrc.org/vision-plans/wasatch-choice-2050/



UTA Long-Range Transit Plan

UTA's LRTP will serve as a complementary extension of the MPO's RTP planning processes.

The LRTP will expand the regional vision for public transit to include localized needs such as:

- Bus service
- Bus stop improvements and amenities
- Microtransit
- Park and ride lots
- Paratransit
- Vanpool
- Transfer facilities and hubs
- Necessary garage and maintenance facilities



UTA Long-Range Transit Plan

The LRTP will identify the additional funding and resources needed to achieve our regional vision.

Potential funding sources include:

- Federal funding
- Grants
- Transit Transportation Investment Fund (TTIF)
- State legislative appropriations
- Local funding, e.g.
  - 5th Quarter sales tax option
  - Transportation Reinvestment Zones (TRZ)
  - Transportation Infrastructure Districts



UTA Long-Range Transit Plan

We need your help to develop a cohesive, system-wide vision for public transit to best serve our communities' needs, meet the demands of growth, and attract additional resources.



The Right Service for Your Community









4.

What is your vision and how can UTA be your partner?

Stay in Touch

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Andres Colman
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Service Summary
City of North Ogden

ROUTE	2019 AVG Weekday Ridership	Aug 2020 AVG Weekday Ridership	FREQUENCY IN MINUTES			HOURS OF SERVICE		
			WEEKDAY	SATURDAY	SUNDAY	WEEKDAY	SATURDAY	SUNDAY
612	1968	1144	15	15	30	5:00 AM – 12:00 AM	7:30 AM – 11:00 PM	9:30 AM - 6:00 PM
616*	48	Currently Suspended	4 AM TRIPS 9 PM TRIP	—	—	AM AND PM RUSH HOURS	—	—

*Route Currently Suspended

Bus Stop and Prop 1 Information

*616 at Ogden FrontRunner Station: 10 average daily boardings; 7 average daily alightings

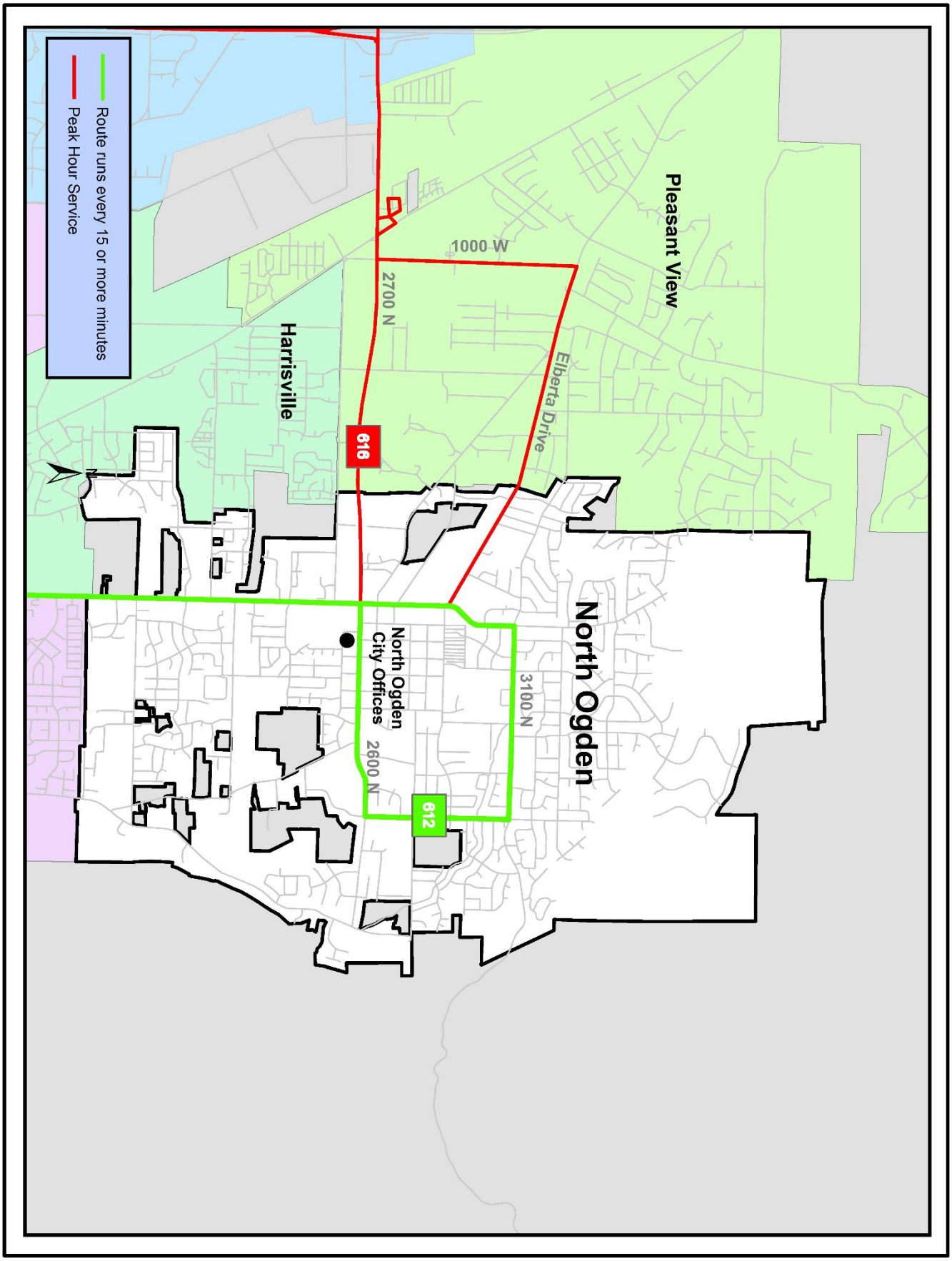
8 bus stops improved since 2016 with Prop 1 funds

2626 N 400 E, Northbound





SERVICE MAP ON THE NEXT PAGE


Route runs every 15 or more minutes
Peak Hour Service
Pleasant View
1000 W
2700 N
Harrisville
Elberta Drive
616
North Ogden
North Ogden City Offices
3100 N
2600 N
612

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS/APPLICATION INFORMATION

Application Request:	Consideration, and recommendation on a legislative amendment to create a Sensitive Lands chapter, amend the Development Constraints chapter, and amend the Definitions chapter
Agenda Date:	May 11, 2021
Applicant:	North Ogden City
File Number:	ZTA 2018-03

PUBLIC NOTICE:

Mailed Notice:	March 5, 2021
Newspaper:	March 6-7, 2021
City Website:	May 7, 2021

STAFF INFORMATION

Robert O. Scott, AICP
rscott@nogden.org
(801) 737-9841

APPLICABLE ORDINANCES

North Ogden Zoning Ordinance Title 11-1-4 (Changes and Amendments)
North Ogden Zoning Ordinance Title 11-25 (Development Constraints)
North Ogden Zoning Ordinance Title 11-2 (Definitions)
North Ogden Zoning Ordinance Title 11-9 (Hillside Protection Zones)

LEGISLATIVE DECISION

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

BACKGROUND

The Planning Commission first discussed this amendment on August 19, 2020. Since then, the Planning Commission has had 7 additional discussions regarding the amendment. On February 17, 2021, the Planning Commission requested that a public hearing be set to consider this amendment. A public hearing was conducted on March 17, 2021. The Planning Commission continued this item until April 21, 2021 in order to allow for additional comments from Wasatch Civil Engineering representing West Side Development.

Staff met with Kami Marriott, Wasatch Civil, and Bruce Parker on April 15, 2021. Written comments were received on April 19, 2021. Staff prepared an addendum addressing those comments which were presented to the Planning Commission on April 21, 2021. (See Exhibits B and C) The response to these comments are contained in the attached Addendum in Exhibit H.

In addition comments were received from Carson Jones. Additional comments were received from Richard Hall and Cherie Hall Ensminger representing Hall Brother Land Company. (Exhibits D and E)

Staff spoke with Carson Jones and made a subsequent phone call with Carson Jones, Richard Hall and

Cherie Hall Ensminger to clarify their questions. There was some misunderstanding regarding the purpose and intent of the amendment which were clarified. Links were shared regarding the General Plan provisions including parks and trails.

Planning Commission Edits

The Planning Commission is recommending the following edits to the amendment. They are incorporated into the amendment and shown in the blue font.

- Added a cluster provision on page 7.
- Deleted the provision limiting height to 25 feet or 1 ½ stories on page 15. The Planning Commission is recommending that a consistent height be maintained for the entire city.
- Eliminated the potential economic or market study from the potential studies on page 16.
- Requested that a standard be established for the allowance of a greater percentage of impervious material coverage where on site detention is provided on page 7.
- Clarified the planting schedules to be consistent with the approved landscape plan on page 11.
- The disturbed soil surface standard be required to be consistent with the approved landscape plan and SWPP plan on page 11.

Staff Edits

Staff reviewed the draft amendment and found some duplication standards that have been deleted.

- The Grading, Cuts, and Fill provision on page 13 has been simplified to reference existing grading and drainage standards.
- The Streets and Ways standard on page 14 has been modified to reference the Public Works Standards.
- On page 19 the Soil Characteristics Report makes reference soil saturation conditions will use infiltration rates in sizing LID BMPs.
- The subsurface hydrology analysis on page 22 now references the 80th percentile storm.

Amendment Summary

The draft amendment (See Exhibit A) amends Chapter 11-25 Development Constraints to retain the requirement to retain specific studies prior to development that apply to all of North Ogden; it references the study details found in the new Chapter 27. Chapter 11-2 Definitions is also amended.

A new chapter 11-27 Sensitive Area Overlay Zone SA creates measurable standards that are lacking in the current Development Constraints chapter. This is consistent with State land use law that requires clear and objective standards rather than general statements.

The consultants working on the Land Use Code have been consulted regarding the draft and will make the appropriate process changes.

11-2: DEFINITIONS
The definitions chapter defines various terms in the ordinance. All definitions in the code are being located in one chapter 11-2 DEFINITIONS.

The open space definition has been edited to included trail heads and references a new natural open

space definition.

The park definition has been amended to clarify its function and references natural open space.

There are two new definitions natural trail and trail heads.

11-27 SENSTIVE LANDS OVERLAY
There are seven sections in the Sensitive Lands amendment. A brief synopsis is given for each section.

11-27-1: PURPOSE AND INTENT
The purpose and intent statement emphasizes public safety as the primary focus of the ordinance. The purpose statement addresses natural hazards, storm water design, removal of natural vegetation, fire hazard, natural features, public access, transportation network, emergency access, and development designs.

11-27-2: SCOPE AND APPLICATION
This section identifies that an overlay map will be created for the application of this zone.

A map identifying the overlay is shown in Attachment A. The overlay follows lands that are north and east of the existing or future Mountain Road alignment.

11-27-3: DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS
This section identifies the relationship between slope and density. Properties that have slopes below 10% are allowed to have the density for the underlying zone. Slopes between 10-20% have a minimum 15,000 square foot lot size with a minimum 100 feet of frontage. The HP-3 zone has a 2 acre minimum and this is retained. No development is permitted when slopes are above 20%. This is consistent with existing standards.

PUDs will have the same maximum density for the underlying zone.

Impervious materials coverage standards are given.

Alternatives for incorporating areas that are above 20% into subdivisions are given.

A buildable area definition standard is given.

A flag lot provision is provided for properties within the overlay.

Only single family projects are allowed, but with a PUD attached units would be allowed.

11-27-4: DEVELOPMENT STANDARDS
Standards are created for Drainage and Erosion, Vegetation and Revegetation, Fire Protection, Geology, Grading, Cuts and Fill, Streets and Ways, Building Design, and On Site Development.

11-27-5: REVIEW AND APPROVAL PROCEDURE
The review process for projects with the overlay zone is a three step process, i.e., conceptual review, preliminary, and final. Special studies are identified as part of these reviews. The requirements for each step are provided. This section will be shifted into the administrative review process in the new land use code.

11-27-6: ISSUANCE OF BUILDING PERMITS
There is a separate provision for building permit issuance.

11-27-7: APPENDIX A

Appendix A identifies the standards for each of the various reports. The reports include Soil Characteristics, Grading or Erosion Control, Geology, Vegetation and Preservation Report, Hydrology and Storm Drainage, Low Impact Design, and Fire Protection.

CONFORMANCE WITH THE GENERAL PLAN

The General Plan identifies physical hazards for development in the Environmental Chapter along with appropriate goals and strategies starting on page 62. The Housing Chapter related goals and strategies are found starting on page 22.

Environmental

Goals

- Protect sensitive lands within the existing and future City boundaries.
- Protect the water quality of existing wetlands, springs, streams, ponds, and aquifers.

Goal #1 - Protect sensitive lands within the existing and future City boundaries

Strategies

- Continue to use the land use approach found in the Hillside Protection zones to incentivize developers to avoid sensitive lands.
- Reduce and avoid impacts on sensitive lands. Sensitive lands include: wetlands, riparian corridors, steep slopes, land slide runway areas, avalanche paths, and others.
- Establish preserved natural areas within the City and along the mountains.
- Proactively reassess potential sensitive land impacts at least every 5 years.
- Maintain existing landslide debris catchment basins.
- Create and reinforce use of rigorous disclosure statements for all property and home sales so buyers are aware of potential dangers. Add these to the Hillside Protection chapters of the Zoning Ordinance.
- Work with developers to dedicate open space natural areas, especially those that are sensitive and not developable such as riparian areas, drainages, rock outcroppings, steep slopes, avalanche prone areas, mud slide prone areas, wetlands, etc.

Housing

Goal #1 – Increase Housing Quality and Variety

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Strategies

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Should the City create standards for development on sensitive lands?
- Should definitions be amended regarding open space and trails?
- Is the amendment consistent with the General Plan?

PLANNING COMMISSION RECOMMENDATION

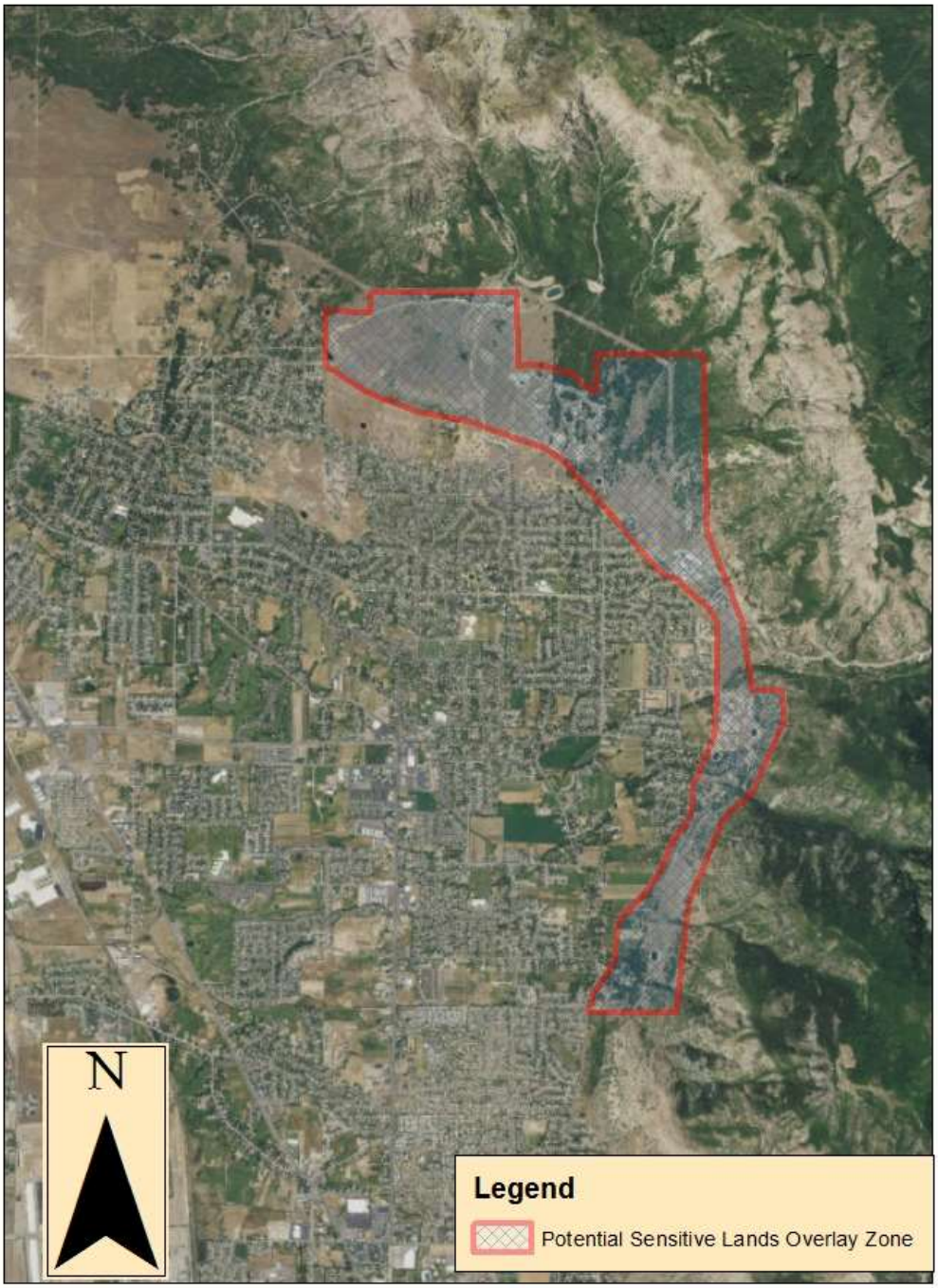
The Planning Commission on a 6 – 0 vote recommends that the City Council adopt the sensitive lands amendment. The Planning Commission found that the amendment is consistent with the General Plan.

EXHIBITS

A. Amendment
B. Wasatch Civil Memorandum (March 16, 2021)
C. Planning and Development Services Memorandum (April 19, 2021)
D. Carson Jones Comments (April 20, 2021)
E. Richard Hall and Cherie Hall Ensminger Comments (April 6, 2021)
F. Planning Commission minutes, March 17, 2021
G. Planning Commission minutes, April 21, 2021
H. Staff Report Addendum, April 21, 2021

Date: 12/9/2020

Potential Sensitive Lands Overlay Zone



Kai Johnsen
Basemap-Areal Imagery
Data Source- Utah AGRC

ORDINANCE 2021-

AN ORDINANCE OF NORTH OGDEN CITY AMENDING THE ZONING ORDINANCE OF NORTH OGDEN CITY TITLE 11-25 DEVELOPMENT CONSTRAINTS, ADDING A NEW CHAPTER 11-27 SENSITIVE LANDS AND AMENDING 11-2 DEFINTIONS WITH ADDED AND AMENDED DEFINTIONS, AMENDING 11-9-4 SUBMISSION AND REVIEW PROCESS

WHEREAS; The City has sensitive lands that require special investigation prior to development; and

WHEREAS; The City is committed to providing safety regulations throughout North Ogden City; and

WHEREAS; The City desires to protect all residents from geologic and natural hazards and apply safety standards to all developments with the City; and

WHEREAS; The City General Plan element regarding natural hazards identifies the need for standards in North Ogden;

WHEREAS; The North Ogden City Planning Commission has reviewed these standards and conducted a public hearing on the amendment and is recommending the adoption of these standards;

NOW THEREFORE, BE IT ORDAINED by the North Ogden City Council that the North Ogden City Code 11-25 DEVELOPMENT CONSTRAINTS be amended and a new chapter 11-27 SENSTIVE LANDS be enacted. Further that 11-2 DEFINITIONS contain additional and amended definitions, and replacing the HP zone review process in 11-9-4 by referencing the review process in 11-27.

The property which is outlined on Attachment A is hereby adopted and identified as the Sensitive Lands Overlay on the Zoning Map. Generally it consists of all lands north and east of the existing and future Mountain Road alignment.

SECTION 1: Language to be amended:

11-25 DEVELOPMENT CONSTRAINTS

A. PURPOSE AND INTENT:
The purpose of this chapter is to establish minimum standards for grading and drainage to protect the health, safety, and welfare of citizens and property owners.

B. APPLICABILITY:
These standards shall apply to zones within North Ogden City. Properties within the Sensitive Lands Overlay are subject to 11-27.

C. Studies Required: Prior to any development or any grading activity within ~~this zoning district~~ all zoning districts, the developer or landowner shall provide site specific studies addressing the geomorphology, geology, faults, hydrology, slopes, soils, recharge, vegetation and wildlife, fire, and utility and parks constraints of the site. No development shall take place in any area where development hazards are identified, without mitigating measures, as proposed,

designed and certified by the developer's engineer, taking place that will overcome or protect the area from the identified hazards as approved by the City Engineer. Study requirements are described in 11-27-7: Appendix A. ~~These measures must be acceptable to the city council. The city council shall not approve any development proposals until it receives a recommendation of the planning commission and city staff. However, if the city believes it is appropriate, the city may still conduct an independent review of the property. By submitting plans and specifications to the city, the developer agrees to allow the city's engineer, surveyor, or other agents onto the property to conduct further reviews.~~

~~1. Determinations: The studies shall make the following determinations:~~

~~a. Whether the site has constraints to development that are too hazardous to be developed and therefore should not be developed.~~
~~b. What areas of the site can be developed if mitigating measures are taken and the identification of the mitigation measures.~~
~~c. What areas of the site have no hazards to development.~~

~~2. Sensitive Areas: Development in the sensitive areas shall take place only after the developer's engineer certifies and the city accepts the developer's engineer's conclusion, that development in such areas is safe. However, if the city believes it is appropriate, the city may still conduct an independent review of the property. By submitting plans and specifications to the city, the developer agrees to allow the city engineer, surveyor or other agents onto the property to conduct further reviews.~~
~~3. Minimum Building Area Without Development Constraints:~~

~~a. There shall be a minimum of ten thousand (10,000) square feet of buildable area on each lot or parcel.~~
~~b. The entire building area shall be free of any development constraints. None of the development building area shall be located in an area where development hazards are identified, without mitigating measures, as proposed, designed and certified by the developer's engineer, taking place that will overcome or protect the area from the identified hazards.~~
~~c. Each development area must be a contiguous area not less than eighty feet (80') continuously in width and one hundred feet (100') continuously in depth.~~
~~d. If the development area is not adjacent to the public street, it shall be accessible to the public street with an accessway that is a minimum of thirty feet (30') wide from the public street to the development area. The accessway shall be developed in conformance with the grading standards specified in this chapter.~~

~~4. Development on natural slopes steeper than 20% shall be prohibited without a request for and approval of a variance submitted to the City including engineering recommendations from a certified and licensed engineer and~~

~~subject to approval of the City Engineer. Any such approved variance, including any additional engineering to accommodate slope development, shall become an enforceable requirement for any development, construction, excavation or other activity on any such slope.~~

~~a. Natural slope is considered to be existing undisturbed terrain.~~
~~b. These sloped areas shall remain undisturbed even though they may be part of a subdivision lot except as authorized by any approved variance permitting development or other construction activities on any natural slope in excess of 20%.~~
~~c. Any area of a lot in excess of 20% natural slope shall not be included when the minimum lot area is calculated for the zone in which the subdivision is to be developed if no variance to this slope restriction has been granted.~~
~~d. A Conditional Use Permit shall be required to cross these areas with street improvements.~~

Adopted by Ord. 2002-16 on 10/8/2002
Amended by Ord. 2009-03 on 5/26/2009

SECTION 2: Language to be added:

11-2: DEFINITIONS

As used in this Chapter, the following words and terms shall have the meanings ascribed to them in this Section:

AVERAGE SLOPE: Shall mean and be determined by the use of the following formula:

A. $S = \frac{.00229\ (I)\ (L)}{A}$

S = Average slope in percent.

.00229 = The conversion factor of square feet to acres.

A = Total number acres in the parcel.

I = Contour interval in feet. The contour interval may not exceed ten feet (10').

L = Summation of the length of all contour lines, in feet, within the parcel.

B. In the determination of the average slope, the average (A) need not include any part of the site having a slope greater than twenty percent (20%). If such areas are excluded from determination of average slope, their acreage shall not be included as part of the total area of the project site for purposes of determining the number of dwelling units allowed, but may be included with individual building lots.

BUILDABLE LAND: That land within a lot or development site, no part of which has slope exceeding twenty percent (20%).

DEVELOPMENT SITE: Shall mean and include the total perimeters of a subdivision or a planned unit development, or a tract, lot or parcel of land intended to be used as commercial, industrial or institutional use.

GROSS ACREAGE: The total area of the development, including all rights of way and other nonresidential uses.

IMPERVIOUS MATERIALS: Materials that are impenetrable by moisture.

NATURAL OPEN SPACE: Areas of any parcel of land that includes hillsides, sagebrush, or natural vegetation.

NATURAL TRAIL: A natural trail is an unimproved, or semi-improved backcountry trail that connects natural areas and mountain recreation areas.

NATURAL VEGETATION: This term shall include orchards, indigenous trees, shrubs, grass and perennial growth.

NET COMMERCIAL ACREAGE: All land within a development site devoted exclusively to a commercial land use.

NET RESIDENTIAL ACREAGE: All land within a development site devoted exclusively to a residential land use.

TRAIL HEADS: Trailheads and trails can include drinking fountains, scenic viewpoints, fitness stations, directional signs, restroom facilities, and parking.

SECTION 3: Language to be amended:

11-2: DEFINITIONS

OPEN SPACE: Any parcel or area of land or water unimproved or improved only with landscaping, boweries, picnic tables, playground equipment, trails, trail heads, walking paths, plazas, or other improvements typically associated with outdoor recreation and set aside, dedicated, designated or reserved for the public or private use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space also includes natural open space.

PARK: A public or private parcel of land ~~developed~~ designed to function and used for passive or active recreation or natural open space.

SECTION 4: Language to be added:

11-27 SENSITIVE AREA OVERLAY ZONE SA

11-27-1: PURPOSE AND INTENT

11-27-2: SCOPE AND APPLICATION

11-27-3: DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS

11-27-4: DEVELOPMENT STANDARDS
11-27-5: REVIEW AND APPROVAL PROCEDURE
11-27-6: ISSUANCE OF BUILDING PERMITS
11-27-7: APPENDIX A

11-27-1: PURPOSE AND INTENT

A. Certain areas of the City are characterized by slope, vegetation, drainage, rock outcroppings, geologic conditions, and other physical factors which, if disturbed for the purposes of development, can cause physical damage to public or private property or both. Therefore, the development of such areas and adjacent land requires special care on the part of the public and private sectors.

The standards, guidelines and criteria established by this Chapter shall include, but not be limited to the following:

1. The protection of the Public from natural hazards of stormwater runoff and erosion by requiring drainage facilities and the minimal removal of natural vegetation.

2. The minimization of the threat and consequential damages from fire in hillside areas by establishing fire protection measures.

3. The preservation of natural features, wildlife habitat and open space.

4. The preservation of public access to mountain areas and natural drainage channels.

5. The retention of natural topographic features such as drainage channels, streams, ridgelines, rock outcroppings, vistas, trees, and other natural plant formations.

6. The preservation and enhancement of visual and environmental quality by use of natural vegetation and the prohibition of excessive excavation and terracing.

7. The assurance of an adequate transportation system for the total hillside area to include consideration of the approved Transportation Plan of the City. This system design will consider densities and topography with minimal cuts, fills and other visible scars.

8. The establishment of on-site traffic facilities that ensure ingress and egress for vehicles including emergency vehicles into all developed areas at any time.

9. The encouragement of a variety of development designs and concepts that are compatible with the natural terrain of the sensitive areas and will preserve open space and natural landscape.

11-27-2: SCOPE AND APPLICATION

A. Creation: There is hereby created a Sensitive Area Overlay Zone consisting of those areas shaded on the zoning map of the City.

B. Jurisdiction Of Sensitive Area Overlay Zone: The provisions of this Chapter shall apply to all lands in the City which lie within the area designated on the Zoning Map as identified as the North Ogden City Sensitive Area Overlay Zone. No building or structure may be erected or reconstructed on land which is designated on the Zoning Maps of the City as sensitive area, nor shall such land be subdivided, graded or otherwise disturbed for purposes of development or subdivision, unless such construction, subdivision or disturbance is undertaken in accordance with this Chapter.

C. Effect Of Provisions: The regulations of this Chapter shall be supplemental to, and not in lieu of, the applicable zoning provisions of the use district in which the land is located and/or general provisions applicable to all zones. However, in the event of conflict between such additional provisions and the provisions of this Chapter, the more restrictive provisions shall apply.

D. Application To Previous Development: The provisions of this Chapter shall have no application to any development or other construction project which has been granted preliminary approval prior to the effective date hereof.

11-27-3:DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS

A. Single-Family Dwelling Units:

1. Minimum Lot Size: The minimum lot size with respect to lots upon which single-family detached dwelling units are located in subdivisions or otherwise shall be determined by reference to the following table:

Average Slope Of Development Site	Minimum Lot Size	Minimum Lot Width
0-10%	Same as underlying zone	Same as underlying zone
10.01-20%	15,000 sq. ft. or same as underlying zone whichever is greater	At least 100' at front setback line
20.01+%	Not permitted	Not permitted

2. Planned Unit Development: The maximum density with respect to dwelling units per gross acre for dwelling units in a planned unit development shall be the same as that allowed for single-family detached dwellings as found in 11-11-4.

3. Cluster Development: If a cluster project is pursued; lot sizes and setbacks can be amended through a PUD project and associated development agreement. Densities will be established based upon that allowed for single-family detached dwellings. Open space shall allow for public access and trails shall be required to be installed.

4. Maximum Impervious Material Coverage: The maximum impervious material coverage that shall be allowed upon lots which single-family dwelling units are located shall be thirty percent (30%) of the total lot area or seven thousand five hundred (7,500) square feet, whichever is smaller, including accessory buildings, patios, and driveways; provided however, that the maximum impervious material coverage may exceed thirty percent (30%) or seven thousand five hundred (7,500) square feet upon approval by the City Engineer if the request is consistent with the approved grading and drainage plan and approved low impact design for the subdivision or site plan and onsite retention is provided.

5. Areas with slopes exceeding twenty percent (20%). may be:
   a. Preserved as permanent open space through a conservation easement or master development agreement and maintained by a responsible legal entity, e.g., an HOA, dedicated to the public non-profit or other means that assure permanent preservation; or
   b. Platted with adjacent approved building lots with an open space easement; or
   c. Placed in a natural open space area on the edges of a project or comingled within the lot or development.
   d. Such areas shall include public access points, where trails are included in the project area.

6. Buildable Area:
   a. Single-family dwelling structures shall be located only upon areas constituting buildable land, which area shall be fully contiguous and shall be at least five thousand (5,000) square feet in size, and shall have minimum dimension, either length or width, of fifty feet (50').

   b. Single-family dwelling structures on standard lots shall be set back no further than two hundred fifty feet (250') , except as provided in section 6, from a public or private street except by approval of the planning commission and subject to the following standards:
      (1) The home is connected to city water and sewer;
      (2) The access drive does not require substantial cuts or fill, but can be developed on existing topography and meet all other requirements for access in this chapter; and
      (3) The driveway layout follows natural openings and does not require removal of large amounts of vegetation.

(4) The Fire Marshal shall require and approve any needed fire hydrant and or required sprinkling system for the building, and any designated turn around area.

c. All accessory structures shall be located upon buildable land.

7. A flag lot may be approved by the planning commission after determining that due to topographic conditions, sensitive land concerns, or other requirements of this chapter, streets cannot or should not be extended to access substantial buildable areas that would otherwise comply with the minimum lot standards of the underlying zone, subject to compliance with all of the following conditions:
   a. Only one single-family dwelling may be constructed as a main use on a flag lot. Accessory buildings are subject to the standards for the underlying zone and subsection h.
   b. The minimum lot area shall be one (1) acre, exclusive of the private access lane.
   c. No more than two (2) flag lots may be contiguous to each other and abut upon the same public street. Two (2) adjoining flag lots may share a common private lane.
   d. The private lane accessing a flag lot shall be held either in fee title as part of the flag lot, or the private lane may be evidenced by a recorded express, irrevocable easement as shown on the recorded subdivision plat. across the front lot. The form and content of the easement agreement must be acceptable to and approved by the city attorney.
   e. Any lots that have a lane crossing or adjoining them to access a flag lot must be increased in area and width equal to the lane area and width.
   f. The private lane accessing a flag lot shall front on a dedicated public street and shall not exceed four hundred feet (400') in length from the public street to the front lot line of the flag lot exclusive of the driveway accessing the dwelling.
   g. The lane shall be designed as show below:

Lane Standards		
Length	Up to 100 feet in length	101 to 400 feet
Pavement Width	12 feet	20 feet
Buffer on each side of the lane pavement	4 feet	4 feet

The buffer is provided to help screen adjacent properties and to provide a drainage area for the paved portion of the private lane.

   h. The private lane may be configured to be a serpentine design that follows existing contours, minimizes cuts and fill, preserves natural vegetation and re-vegetates as per 11-24. The lane shall not exceed a 10% grade unless approved by the Fire Marshal and City Engineer.

i. The main body of a flag lot, exclusive of the private lane accessing it, shall meet the required lot area, lot width, and front, back, and side yard requirements for the zone in which it is located including the enhanced lot area requirement describe in subsection h, whichever is greater, and all other applicable provisions of this code. The flag lot width will be measured at the front setback line. The area of the private lane accessing the flag lot may not be included to compute the required minimum area of the main body of the flag lot.

j. The setbacks for flag lots shall be as follows:
   1. Front:50 feet.
   2. Sides: 30 feet on each side.
   3. Rear: 30 feet.

j. The private lane and driveway accessing a flag lot also is subject to approval by the Fire Marshal. Such approval may include a requirement of a designated turnaround area conforming to the fire authority's design and construction standards. Structural permeable surfaces are encouraged in designated fire turnaround areas, subject to the Fire Marshal's approval.

k. Fire hydrants and or sprinkling systems may be required by the Fire Marshal.

l. The address of the flag lot dwelling shall be clearly visible from or posted at the abutting public street.

11- 27- 4:DEVELOPMENT STANDARDS

It is intended that the development standards and provisions, as set forth herein, shall be required in connection with all building and construction in the North Ogden City sensitive area overlay zone.

A. Drainage And Erosion: The area of the watershed shall be used to determine the amount of stormwater runoff generated before and after construction.

1. The "rational method" or other method as approved by the City Engineer shall be used in computing runoff. The basic formula for the "rational method" is:

Q = CIA in which

Q = Runoff in cubic feet per second (CFS)

C = Coefficient of runoff or the portion of stormwater that runs off a given area (the actual C value used shall be approved by the City Engineer)

I = Average rainfall intensity during time of concentration for ten (10) year return period in inches per hour. The "time of concentration" shall be defined as the time required for water to flow from the most remote point of the section under consideration

A = Drainage area in acres

2. Lots shall be arranged so as to ensure adequate setbacks from drainage channels. The 100-year storm shall be that basis for calculating setbacks. No structures shall be allowed in the 100-year floodplain.

3. Facilities for the collection of stormwater runoff shall be required to be constructed on development sites and according to the following requirements:

   a. Such facilities shall be the first improvement or facilities constructed on the development site;

   b. Such facilities shall be designed so as to detain safely and adequately the maximum expected stormwater runoff for a 10-year storm of two (2) hour duration, and to release it at a controlled rate equal to the runoff rate generated by the site in its natural condition. Said natural runoff rate shall not exceed 0.10 cubic feet per second per acre. The facilities shall be designed to detain runoff for a sufficient length of time so as to prevent flooding and erosion during storm runoff flow periods;

   c. Such facilities shall be so designed as to divert surface water away from cut faces and sloping surfaces of a fill;

   d. The existing natural drainage system will be utilized, as much as possible, in its unimproved state;

   e. Where drainage channels are required, wide shallow swales lined with appropriate vegetation shall be used instead of cutting narrow, deep drainage ditches;

   f. Flow retarding devices, such as detention ponds, check dams and recharge berms, shall be used where practical to minimize increases in runoff volume, reduce flow velocity and peak flow rate due to development. Areas which have shallow or perched groundwater or areas that are unstable must be given additional consideration. Each facility shall have an emergency overflow system to safely carry any overflow water to an acceptable disposal point.

   g. Low Impact Design standards must be complied with as identified in the North Ogden City Public Works Standards and Technical Specifications Section 19.

4. Construction of the development site shall be of a nature that will minimize the disturbance of vegetation cover, especially between October 1 and April 15 of the following year.

5. Erosion control measures on the development site shall be required to minimize the solids in runoff from such areas. The detailed design system to control stormwater erosion during and after construction shall be contained in the grading and drainage report described in section 11-27-7: Appendix A, of this chapter.

B. Vegetation And Revegetation:

1. All areas on development sites cleared of natural vegetation in the course of construction of offsite improvements shall be replanted with revegetation which has good erosion control characteristics.

2. New planting shall be protected with mulch material and fertilized as per the approved landscape plan. A water schedule will be included with the landscape plan.

3. The use of persons or firms having expertise in the practice of revegetation (i.e., licensed landscape architects or nurserymen) shall supervise the planting and installation of re-vegetative cover.

4. Vegetation shall be removed only when absolutely necessary, e.g., for the construction of buildings, roads and filled areas.

5. After the completion of offsite improvements, vegetation will be planted in all disturbed areas consistent with the approved landscape plan and planting schedule:

a. If irrigated, planting may be done during summer months.

b. Such vegetation shall be a mixture of plant materials, i.e., trees, shrubs, grass and forbs. Native plant materials are preferred.

6. No vegetation shall be removed on slopes over twenty percent (20%) except as approved by the City Engineer for trail and/or open space improvements.

7. Topsoil removed during construction shall be conserved for later use on areas requiring vegetation or landscaping, i.e., cut and fill slopes.

8. All disturbed soil surfaces shall be established consistent with the approved landscaping plan and Storm Water Pollution Prevention Plan (SWPP).

9. The property owner and/or developer shall be fully responsible for any destruction of native or applied vegetation identified as necessary for retention and shall be responsible for such destroyed vegetation. They shall carry the responsibility both for employees and subcontractors from the first day of construction until the completion of offsite improvements. The property owner and developer shall replace all destroyed vegetation with varieties of

vegetation approved by the planning commission. The property owner shall assume responsibility upon purchase of the lot.

C. Fire Protection:

1. Areas without a recognized water supply shall meet special requirements, on an individual basis, as established by the Fire District , water utility and engineering department.

2. Each development site and building permit for private lots, flag lots, and lots where the front setback is greater than fifty feet (50'), shall be reviewed by the Fire Marshal for compliance with requirements for fire apparatus.

3. Spark arresters shall be installed in every fireplace constructed indoor or outdoor. Screen openings in such arresters shall not be in excess of one-fourth inch ($^1/_4$") in diameter.

4. The Wildland Urban Interface (WUI) code shall be followed.

D. Geology:

All projects within the North Ogden Sensitive Area Overlay Zone shall submit various reports depending on the potential geologic hazards associated with the land being developed including a geotechnical report. Geotechnical reports shall be recorded and referenced on subdivision plats.

1. Any development within a band one-eighth ($^1/_8$) of a mile on either side of a mapped fault or fault trace must submit a geologic report as part of the development review process.

2. Development of all structures used for human occupancy shall take place fifty feet (50') or farther from any active earthquake fault or fault trace. Active fault traces are those identified and mapped by the city or those identified by special studies required of the developer.

3. Development of all structures used for critical facilities shall take place one hundred fifty feet (150') or farther from any active earthquake fault or fault trace. Critical facilities shall include dams, reservoirs, fuel storage facilities, power plants, nuclear reactors, police and fire stations, schools, hospitals, nursing homes, and emergency communication facilities.

4. No structures shall be built on any zones of deformation with respect to active faults. Offsite improvement design will be approved by the City Engineer.

5. No structures or offsite improvements shall be allowed on any active landslide area.

6. Problems associated with development on or near perched groundwater and shallow groundwater must be mitigated in a manner as approved by the City Engineer. Soils will be evaluated as to their ability to accept watering on open areas and not create instability of the soil structure.

7. No structures shall be allowed in any high hazard rock fall zone, landslide, debris flow or avalanche zone unless mitigation measures are taken to the satisfaction of the planning commission.

E. Grading, Cuts And Fill:

1. All grading, cuts and fill must comply with 11-24 Grading and Drainage Standards.

F. Streets And Ways: Streets, roadways and private accessways shall follow as nearly as possible the natural terrain. The following additional standards shall apply:

1. At least two (2) ingress and egress routes shall be provided for each subdivision or PUD unless the number of units served is less than twenty (20).

2. Points of access shall be provided to all developed and non-developed areas for emergency and firefighting equipment. Driveways located upon each lot extending from a public or private street shall have a maximum grade of ten percent (10%) and shall be of a sufficient width and design to admit and accommodate firefighting equipment. The grade may be increased if approved by the City Engineer and Fire Marshal.

3. Cul-de-sacs shall not exceed six hundred feet (600') in length and meet the North Ogden Public Works Standards. Stub streets that are longer than one hundred feet (100') shall have a temporary turnaround at the end thereof. The Fire Marshal shall provide a recommendation for any cul-de-sac exception requests to determine the safety of the special exception.

4. Centerline curvatures shall be reviewed by the City Engineer for such things as design speeds, sight distances and stopping distances. Streets may cross areas over 20% slope areas when the slope over 20% does not exceed 200 hundred feet.

5. Variations of the street design standards developed to solve special hillside visual and functional problems may be presented to the planning commission for consideration and approval. Examples of such variations may be the use of split roadways to avoid deep cuts, one-way streets, modifications of surface drainage treatments or sidewalk design.

6. Development sites which are located near canyon trails shall provide access to those trails. Parking areas may be required by the planning commission at trailheads based upon a recommendation from the Parks and Recreation Department identifying the number of stalls needed.

7. The maximum amount of impervious surface for streets and ways shall be twenty percent (20%) of the entire development site. All streets or rights of way for vehicular traffic shall be subject to the following limitations:

a. Street design and grades shall comply with North Ogden Public Works Standards and Technical Specifications.

b. The provisions of this subsection shall not apply to streets or rights of way already constructed or which have heretofore been granted preliminary approval by the planning commission;

G. Open Space Plan:
An open space plan showing passive green spaces, active green spaces, and natural green spaces.

H. Parks Plan
A parks plan showing the size and location of planned parks.

I. Trails Plan
A trails plan showing trail connections to key destinations, such as schools, parks, other community facilities, and national forest lands. Wherever possible, trails should be part of a continuous system that connects schools, parks, community centers, and forest service lands. Neighborhood sidewalks may connect with trails but only count as trails upon the recommendation of the Parks and Recreation Department. The trails shall meet city standards.

J. Building Design:

1. Buildings proposed for construction in hillside or canyon areas within the North Ogden City sensitive area zone shall be designed to be visually compatible with the natural beauty of the hillsides and canyons. The use of building materials in colors that will blend harmoniously with the natural settings are encouraged. Such material as natural woods, brick (earth colors) and stone are considered to be most appropriate.

2. The planning commission shall review the design and specified exterior materials and colors for all structures other than single-family dwellings. Building permits for such structures shall not be granted until building materials and colors have been approved by the planning commission.

3. Innovative designs for single-family dwelling units, e.g., earth sheltered dwellings with grass roofs, etc., provided such innovations are also allowed under the city's building code, or that they have been granted the appropriate variances.

H. On Site Development: The property owner shall be fully responsible for making all improvements in accordance with the development site approval, e.g., drainage, erosion and vegetation constraints. Re-vegetative projects, the stabilization of grading sites, cuts and fill and construction of stormwater runoff facilities, and the construction of recreation centers as required must be completed prior to any subdivision being recorded. A Certificate of Occupancy may be withheld if required re-vegetative requirements have not been completed.

11- 27-5:REVIEW AND APPROVAL PROCEDURE

A. Conceptual Approval: All applications for a planned unit development, subdivision or other site plan shall comply with all applicable ordinances of the city. In addition, conceptual approval must first be granted by the planning commission prior to application for preliminary approval.

1. Submittal For Concept Approval:

a. Vicinity Map: Covers sufficient adjoining territory to indicate clearly nearby street patterns, property lines, other adjacent properties in the developer's ownership, and other significant features that will have a bearing upon the development;

b. Contour Map: Showing a proposed subdivision and street layout, existing substantial buildings, significant trees, watercourses, drainage ditches, storm or sanitary sewers with size and flow line elevation, water lines, gas lines, power lines, permanent easements, and other features that will have a bearing upon the design of the subdivision or on the provision of utilities.

c. Building Layout: The general location of housing units along with other appropriate uses and amenities.

2. Planning Commission Action: The planning commission may approve, approve with conditions, or deny the application for conceptual approval. Any approval by the planning commission shall specify which, if any, special studies and reports must be submitted for preliminary approval. Any concept denial shall include the reasons for such denial.

B. Preliminary Approval: Any individual seeking preliminary approval for development in the sensitive area overlay zone shall submit the following information:

1. Written Documents:

a. A legal description of the total site proposed for development, including a statement of present and proposed ownership and present and proposed zoning;

b. A statement of planning objectives to be achieved by the development through the particular approach proposed by the applicant. This statement should include a description of the character of the proposed development

and the rationale behind the assumptions and choices made by the applicant;

c. A phasing plan and development schedule indicating the approximate date when construction of the project or stages of the project can be expected to begin and be completed;

d. A statement of the applicant's intentions with regard to the future selling or leasing of all or portions of the development;

e. Quantitative data for the following: total number and type of dwelling units; parcel size; proposed lot coverage of buildings and structures; approximate gross and net residential densities; total amount of open space (including a separate figure for usable open space);

f. Special studies as required by the Planning Commission identified during conceptual approval. These may include, soil characteristics report, grading or erosion control plan, geologic report, vegetation preservation and protection report, hydrology and storm drainage and fire protection report (see Appendix A for study guidelines). All reports submitted herein shall be prepared by persons or firms licensed to practice their specialty or expertise in the State of Utah, if such license is required, or by one having demonstrable expertise in such field of practice.

2. Site Plans: Site plans shall include, in addition to the above provisions, the following:

a. Location of the proposed planned unit development, subdivision, or other development, with identification of abutting streets;

b. A slope map at a scale of one inch equals fifty feet (1" = 50') for development sites of less than ten (10) acres and a scale of one inch equals one hundred feet (1" = 100') for development sites of greater than ten (10) acres and a determination of the average slope of the proposed development;

c. The slope map referred to in subsection B2b of this Section shall also include a designation of all areas in the proposed development having a slope in excess of twenty (20%) percent;

d. Topographic contours with a minimum contour interval of 5 feet.;

e. The total acreage, number of lots and proposed total density and average slope for residential developments;

f. The location and approximate size of the proposed lots;

g. A general street location, width, and grade of all proposed streets and radius of any cul-de-sacs;

h. Location of existing or proposed schools, churches, or parks;

i. Location of known hazards, (i.e., faults, drainage, rockfall, etc.) and the boundaries of the 100-year flood plain, or if no mapped flood plains exists, the boundary of potential 100-year flood plains;

j. Soil type and general description;

k. Land use data, i.e., the amount of residential land, transportation land, etc., by acreage and percent;

l Vegetative type map;

m. Existing and proposed utility lines (water, sanitary sewer and storm drains), etc.;

n. Proposed landscape plan, including the species identification and quantity of plants to be installed at the various locations throughout the site;

o. All engineering calculations performed and acquired pursuant to the provisions of the ordinances of the City shall be submitted to the City Engineer as part of the review and approval process.

p. Parks plan showing the location and size of any planned parks;

q. Trails plan showing all trail connections and trail heads to key destinations such as schools, parks, forest service lands;

r. Open space plan showing the location, size, and function of open spaces including passive green spaces, active green spaces, and natural green spaces.

3. Planning Commission Action: After weighing all the evidence, the Planning Commission must take formal action, either approving the plan as presented, approving it subject to certain specified modifications, or disapproving it.

4. Notice of Decision: A notice of decision identifying the planning commission determination and conditions shall be forwarded to the applicant.

C. Final Approval: The applicant will submit information consistent with the findings of the special studies and based on the establishment of compliance with the preliminary development plan through the review of finalized site plans and specifications, and the review of any materials required by the review authority,

the planning commission shall approve, approve with modifications or disapprove the final and subdivision plat and or site plan. A notice of decision shall be forwarded to the applicant.

1. Compliance With Preliminary Plan: The final development plan shall be deemed in substantial compliance with the preliminary development plan, provided modification by the applicant does not involve a change of one or more of the following:

   a. Violate any provision of this chapter;

   b. Vary the lot area requirement by more than ten percent (10%);

   c. Involve a reduction of more than ten percent (10%) of the area reserved for common open space and/or usable open space;

   d. Increase the floor area proposed for nonresidential use by more than ten percent (10%);

   e. Increase the total ground area covered by buildings by more than five percent (5%);

   f. Significantly alter the road system or on-site circulation pattern; or

   g. Eliminate any recreational or community facilities approved in the preliminary plan.

2. Spot Elevations, Final Grading Plans: Application for final approval shall include with the improvement drawings, spot elevations on all lot corners or contour grading plans of all lot frontages consistent with the requirements of the 11-24 Grading and Drainage Standards. The scale will be the same as the improvement drawings.

11-27-6: ISSUANCE OF BUILDING PERMITS

There shall be no construction, development or grading upon the development site until final approval has been granted, as provided in this section. Before the construction of single-family dwelling units upon lots shall be allowed, a plot plan drawn to scale (at least 1 inch equals 10 feet) for such lots shall be submitted to the building official, which plot plan shall show lot lines, existing and proposed contours at two foot (2') intervals, location of proposed single-family dwelling units, walks, driveways, patio areas. The plot plan will also show vegetation, drainage, and erosion controls and such plot plan shall be attached to the building permit.

11-27-7:APPENDIX A

A. Soil Characteristics Report: A geotechnical report should be prepared by a person or firm qualified by training and experience which would furnish

specific soil data for the property to be developed and methods that would control urban erosion. Data on the soil should include:

1. Soils map of the property involved, delineating the soil types;
2. An accurate slope map;
3. Major soil hazard ratings in relation to total area of development;
4. Percentage of area to be disturbed in relation to total area of development.
5. Identify the soils ability to accept watering and remain stable.
6. Infiltration capacity of soil under saturated conditions. Infiltration rates obtained shall be utilized in sizing LID BMPs

B. Grading Or Erosion Control: A grading or erosion control plan should accompany the development application showing the specific methods to be employed to control urban erosion and sedimentation and should include as a minimum:

1. The grading plan shall show present topography to include elevations, lines and grades including the location and depth of all proposed fills and cuts of the finished earth surfaces using a contour interval of two feet (2') or less. Access or haul road location, treatment and maintenance requirements shall be included;

2. The specific control practices to be employed on the disturbed area where necessary (includes seed mixes, types of mulches, etc.);

3. All calculations and proposed details used for design and construction (of debris basins, impoundments, diversions, dikes, waterways, drains, culverts and other water management for soil erosion control measures) shall be shown. Calculations shall employ predictions of soil loss from sheet erosion. Equations should include factors of:
   a. Rainfall intensity and energy;
   b. Soil stability;
   c. Land slope and length of slope or topography;
   d. Condition of the soil surface and land management practices in use;
   e. Surface cover, grass, woodland, crop, pavement, etc.;

4. Specific dates on the length of time exposure for unprotected, cleared and graded areas;

5. A schedule showing when each stage of the project will be completed, including estimated starting and completion with reference to other stages of the project.

C. Geology: A geologic and geomorphology investigation of the site should be prepared containing the following information:

1. Location and size of subject area, and its general setting with respect to major geographic and/or geologic features;

2. The individual or agency who perform the geologic mapping upon which the report is based, and when the mapping was prepared;

3. Abundance, distribution, and general nature of exposure of earth materials within the area;

4. Nature and source of available subsurface information;

5. A geologic map should accompany the report and should delineate the following:

a. Rock composition and structural elements;

b. Surface and subsurface distribution of earth materials exposed or inferred within both bedrock and surficial deposits;

c. The nature and distribution of earth materials, faults, folds, slide masses, zones of contortion or crushing joints, fractures, shear zones, or other significant features;

6. Written recommendations for construction of proposed improvements to avoid impact of any potential geologic hazards.

D. Vegetation And Preservation Report: Vegetation preservation and protection report shall include:

1. Location and identification (by species) of existing vegetation;

2. The vegetation to be removed and method of disposal;

3. The vegetation to be planted;

4. Slope stabilization measures to be installed;

5. Analysis of the environmental effect of such operations including effects on slope stability, soil erosion, water quality, fish and wildlife, and fire hazard;

6. Topsoil stockpile areas will be designated;

7. Solar orientation is recommended for review.

E. Hydrology And Storm Drainage: A hydrology report should be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and should include an adequate description of the following:

1. A flood analysis should be made for all stream channels that occur on the site:

   a. 100-year storm frequency based on rain on a saturated soil mantle or snow pack taking the results which cause the greater flood flow;

   b. On streams with a meandering channel and relatively flat gradient way of the standard flood plain analysis of streams may be used (i.e., U.S. Corps of Engineers Standard Project Flood);

   c. On mountain streams with relatively steep gradients only those analyses based on turbulent flow conditions may be used. "Bulking", if it occurs, must be recognized and channel cross sections increased to allow for it. Mud flows and other debris must also be considered in the analysis;

   d. History of prior flooding;

   e. Investigation of effects of short duration high intensity rain storms on the proposed storm drainage system will handle the predicted flows including the impact on areas below.

2. The ability of the existing stream channels to accommodate the estimated increase in storm flow due to the proposed development should be defined with respect to water flow and velocity. If the stream channel or banks are subject to erosion, measures to be taken to minimize this impact should be specified by consideration of the following:

   a. The proposed streamside environment zone on the site plan and criteria for determining the zone must be delineated;

   b. Natural flow patterns as they affect the proposed development should be described and evaluated;

   c. Means by which the manmade drainage systems will deliver water to the natural channel systems should be specified.

3. Subsurface Hydrology:

   a. The location and size of swamps, springs, and seeps shall be shown on the site plan and an investigation made to determine the reasons for the occurrence of these underground water sources. (An analysis of the vegetative cover or other surface information may be used to show the presence of underground water.)

b. Effects of the proposed development on subsurface water sources for areas immediately downstream should be defined and evaluated;

c. Effects of the proposed development on subsurface water sources and recharge areas immediately downstream should be defined and evaluated;

d. If infiltration systems are proposed for handling increased flows caused by the proposed development, their operation and failure prevention measures should be described.

F. Low Impact Development (LID): An LID Storm Water Report to be prepared by a person or firm qualified by training and experience to have expert knowledge of the subject and should include an adequate description of the following:

4. An analysis, including calculations and implementation rationale should be made for all possible LID Best Management Practices that could be implemented on the site:

a. To improve water quality, the storm water generated from the 80th percentile storm shall be retained onsite and as close to the point of origin as possible.

b. Methods of retention include infiltration, evaporation, transpiration, rainwater harvesting and re-use.

c. Preservation of native vegetation is encouraged as this vegetation retains, intercepts, and transpires storm water.

d. If meeting these requirements is technically infeasible, provide the rationale justifying such and alternative design criteria.

G. Fire Protection: A fire protection report is required to assess fire probability and potential hazards by a person or agency qualified by training and experience. Elements of the report should include the following:

1. The width and approximate location of any easements required for access of fire protection equipment;

2. Agreements, if any, entered into by the applicant and a fire protection entity or other government agency that could have concerns about fire probability (State and Federal agencies);

3. The approval of the subdivision design and fire protection measures by the fire protection agency;

4. A letter from the chief of the fire protection entity stating:

a. Fire flow recommended by insurance service organizations;

b. The existing fire flow capability proposed to serve the project.

SECTION 5: Language to be amended.

Replaces the HP zone submission and review process section with a reference to This ordinance shall take effect upon adoption.

11-9-4: SUBMISSION AND REVIEW PROCESS

The submission and review process is found in 11-27-5.

~~A. Steps Outlined: The submission and review process consists of three (3) basic review steps:~~

~~1. The first step is submission of a conceptual sketch plan to evaluate the appropriateness of the development based on the consideration of the existing features and perceived constraints of the proposed site.~~

~~2. The second step is submission and review of the development plan, which reflects the results of the engineering studies addressing site specific constraints identified in the engineering studies. If the developer is subdividing the property, a preliminary plat in accordance with the procedures specified in the subdivision ordinance must also be submitted at this step. The engineering studies are to review the geomorphology, geology, faults, hydrology, slopes, soils, recharge, vegetation and wildlife, fire, and utility and parks constraints of the site. The purpose of this step is to determine if the site is safe to be developed as proposed by the development plan and, if applicable, preliminary plat. This step allows the reviewers to evaluate the mitigation measures proposed by the developer's engineers.~~

~~3. The third step is submission of the final development plan or final plat and improvement plans. The purpose of this step is to review compliance with the stipulations of the development plan or preliminary plat. It allows for a review of the improvement plans to assure that the development plans or subdivision improvement plans are designed in accordance with the public works standards of the city and with the mitigation measures required by the city. The review of the final plat is to assure that the plat conforms to the subdivision ordinance and the zoning ordinance of the city. Upon compliance with final approval, a final plat shall be recorded.~~

~~B. Conceptual Sketch Plan Review Process: Prior to the submission of a preliminary plat or a development plan in this zoning district, the applicant shall meet with the community development director to discuss the proposal and what constraints for development are believed to exist. Upon completion of this preapplication meeting with the community development director, the applicant may choose to present the conceptual sketch plan to the planning commission. The purpose of this presentation is to provide the applicant with an opportunity to present why the~~

proposed development is appropriate for the site. The application shall provide a conceptual sketch plan which shall include the following:

1. Basic site analysis which includes existing features of the site, such as existing plant materials, steep slopes or rock outcroppings, views, and how they will be incorporated into the proposed development;
2. Traffic flow patterns into, through, and out of the proposed development, including vehicular, pedestrian and other;
3. The general location of housing units by type (i.e., detached dwelling units and attached dwelling units), along with other appropriate uses and amenities; and
4. The existing land uses bordering the proposed site.

C. Preliminary Plat Review Process:

1. An application for a preliminary plat shall be processed in accordance with CCNO 12-3.
2. Engineering studies addressing the possibility of development constraints as specified in CCNO 11-9-7.

D. Development Plan Review Process:

1. Submission: A development plan shall be presented to the planning commission and shall include the following information:

    a. Topographic maps of the entire site, in accordance with CCNO 11-9-5F2a(1) of this chapter.
    b. A tabulation of the total acreage of the site and the percentages to be designated for parking, streets and travelways, various types of residential units, other buildings and structures, open space and waterways, along with other relevant aspects of the site;
    c. The proposed circulation patterns, including private and public streets, and any other path system;
    d. The proposed location of all parking and ingress and egress;
    e. The proposed location of parks, common open spaces, playgrounds, school sites, recreation facilities, and other similar types of improvements;
    f. The proposed location of all dwellings by type and number of dwelling units per building, along with other buildings (e.g., recreational buildings or club houses) or structures (e.g., fencing, lighting and signage);
    g. The proposed location of each phase, if the project is to be done in phases;
    h. A table of densities for each development phase with an overall density for the development;
    i. A general landscape plan showing the areas to be landscaped and the retention of existing plant materials and landscape features, along with the use of plant materials for buffers and screening;
    j. Preliminary building elevations with notation of building materials of all building types proposed within the development, excluding detached single unit dwellings;

k. A preliminary subdivision design, showing a general layout and buildable area;
l. A preliminary utility plan showing the manner in which adequate sewage disposal, subsurface drainage, storm drainage and water will be provided to the site. Also show where these services will be extended;
m. Other information as required by the community development director as being necessary to determine whether the proposed development is desirable and in accordance with the applicable standards.

2. Preliminary Review: The planning commission, subject to the requirements of this title, may approve, deny or approve with conditions, the development plan. In reviewing the preliminary development plan, the planning commission shall determine if the development plan:

a. Encourages better utilization of the land, develops a sense of community and is compatible with the neighborhood;
b. Meets the minimum requirements of this title;
c. Provides for an adequate traffic circulation system; and
d. Meets the general intent and purpose of this title and the general plan.

3. Final Review Of Development Plan: The final development plan, based on the conceptual sketch and preliminary plans, shall be presented to the planning commission and include the following information:

a. All of those items required by the planning commission as part of the approval of preliminary development plan and conditional use permit;
b. A complete and accurate legal description of all property proposed for development;
c. A detailed site plan showing the precise location of all buildings and structures, the location of developed common activity area and recreational uses, waterways, detailed circulation patterns, including proposed ownership of common areas, streets and trails, along with other relevant aspects of the site;
d. Parking layout showing the location of individual stalls and all areas of ingress and egress;
e. Design of entryways, along with elevations of proposed signs;
f. A detailed landscape plan showing the location, types and sizes of all plant materials, sprinkling or irrigation systems, screening and fencing;
g. Final elevations of all buildings proposed within the development with notation of building materials, excluding detached single unit dwellings;

h. Along with all covenants, conditions and restrictions which the city deems necessary to provide adequate guarantees for retention and maintenance of the development as approved;
i. Detailed engineering plans including site grading, street improvements, drainage, and public utility locations; and
j. A time schedule for the completion of landscaping and amenities (e.g., common buildings, playground equipment, recreational facilities, trails and entry signs).

4. Final Development Plan Review Process: The planning commission, subject to the requirements of this chapter, may approve, deny or approve with conditions the final development plan for the proposed development. The planning commission review of the final development plan shall include the following:

    a. Whether or not the issues addressed by the planning commission during the conceptual, preliminary processes and the conditions established by the conditional use permit have been adequately addressed in the final development plan;
    b. Any additional changes from the preliminary development plan proposed by the developer; and
    c. Any additional information relevant to the success of the proposed development.

5. Time Limitations: A final development plan shall be submitted for approval within twelve (12) months of the issuance of the preliminary development plan approval. Failure to submit a final development plan within the specified time period shall result in the preliminary development plan becoming null and void. However a one time extension of six (6) months may be granted by the planning commission for a showing of good cause if such request is made prior to the expiration of the preliminary development plan.

SECTION 6: This ordinance shall take effect upon adoption.

PASSED and ADOPTED this 11th day of May, 2021.

North Ogden City:

_____

S. Neal Berube, Mayor
North Ogden City

CITY COUNCIL VOTE AS RECORDED:

	Aye	Nay
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Ekstrom:	___	___
Council Member Stoker:	___	___
Council Member Swanson:	___	___
(In event of a tie vote of the Council):		
Mayor Berube	___	___

ATTEST:

_____
Katie Gerard
City Recorder

Memorandum

To: North Ogden Planning Commission

From: Jory Wahlen, PE
Wasatch Civil Consulting Engineering

Date: March 16, 2021

Subject: **Sensitive Lands Amendment Comments**

West Side Investment has retained Wasatch Civil to provide engineering services on proposed development projects in North Ogden. Wasatch Civil has reviewed the proposed Sensitive Lands Amendment. We offer the following comments:

1. The proposed amendment prohibits the development of lots on slopes greater than 20% (11-27-3-A-1).
   The City should consider allowing residential lots on slopes exceeding 20%. Buildable slopes should vary based on geological conditions and geographical location. Qualified professionals can determine safe buildable slope to avoid the potential unitended consequence condemning property based on a randomly assigned maximum slope.

2. The proposed amendment states Low Impact Design standards must comply with the North Ogden City Public Works Standards chapter19, and on-site retention of 80% is required (11-27-4-A-3-b).
   The wording for the requirement is confusing. If taken literally, it could be understood as a requirement that exceeds the state General Storm Water Discharge Permit, which states that development shall prevent the off-site discharge of the precipitation from the 80th percentile rainfall event. The 80th percentile rainfall event differs from 80% of all stormwater generated. Additionally, the State Permit states that these measures apply to the Maximum Extent Practicable. From our experience, this area contains many areas where it is not practicable to implement these Low Impact Design standards.

3. The proposed amendment states that streets may cross areas over 20% slope when the slope over 20% does not exceed 200 feet (11-27-4-F-1).
   The City should consider not limiting the length of streets crossing over 20% slope area. When appropriately designed, streets can cross slopes over 20% for much longer distances.

Planning and Development Services

3007 East Cruise Way
Salt Lake City, Utah
84109

801/277/4435
Fax 801/277/4760
pds@utahplanning.com

April 19, 2021

North Ogden City Planning Commission Members
c/o North Ogden City
505 East 2600 North
North Ogden, UT 84414

Re: Ordinance 2021-xx, An Ordinance of North Ogden City amending the Zoning Ordinance of North Ogden City Title 11-25 Development Constraints, adding a New Chapter 11-27 Sensitive Lands, and amending 11-2 Definitions with added and amended Definitions

Dear North Ogden City Planning Commission Members,

The Planning Commission is considering a recommendation to the City Council for Ordinance 2021-xx that amends Title 11-25 Development Constraints and adds a New Chapter 11-27 Sensitive Lands. For reference, the proposed Ordinance is referred to as "Ordinance 2021-xx" (the Ordinance remains unnumbered). The following materials are offered in the spirit of providing information to the Planning Commission designed to enhance the application and management efficiencies of Ordinance 2021-xx.

Last Thursday, representatives of Westside Investments, LC met with North Ogden Planning and Engineering Staff members and the City Manager to discuss Ordinance 2021-xx. This meeting was beneficial to our understanding of Ordinance 2021-xx. We thank them for their courtesies in meeting with us and for the information provided. What was clear was the purposes of Ordinance 2021-xx were primarily directed to achieving public and personal safety and achieving development quality. Following that meeting, we are now providing these materials for Planning Commission consideration. On behalf of Westside Investments, LC, we have considered Ordinance 2021-xx as drafted, which is now before the Planning Commission.

Among other things, Ordinance 2021-xx affects Title 11-25 Development Constraints and provides a new Chapter for Sensitive Lands (Chapter 11-27). The proposed amendments to Title 11-25 have a singular purpose, "to establish minimum standards for grading and drainage to protect the health, safety, and welfare of citizens and property owners" (Ordinance 2021-xx, §11-25A).

Ordinance 2021-xx is Unnecessarily Expansive. The Zoning Ordinance amendments proposed by Ordinance 2021-xx affect every property in North Ogden City (Ordinance 2021-xx, §11-25B). Ordinance 2021-xx requires

"studios" (shouldn't it be studies?) for every proposed development or grading activity anywhere in the City. A developer or landowner is required to provide site-specific studies addressing (1) geomorphology, (2) geology, (3) faults, (4) hydrology, (6) slopes, (7) soils, (8) (water) recharge, (9) vegetation, (10) wildlife, (11) fire, and (12) utility and parks constraints. "No development shall take place in any area where development hazards are identified, without mitigating measures" (Ordinance 2021-xx, §11-25C).

Independent of location, it is a property owner or developer's responsibility to first provide "site-specific studies for the twelve (12) items required and, if found to exist then to propose "mitigating measures." Ordinance 2021-xx provides no guidance related to the extent of the required twelve (12) studies and no review standards for the City Engineer to rely on to determine study approval or disapproval. As drafted, Ordinance 2021-xx is unnecessarily overly broad and vague.

Recommendation: A solution exists. At a minimum, Ordinance 2021-xx must provide:

1. Clarity on the extensiveness of the required twelve (12) site-specific studies; and
2. City Engineer review and decision-making standards.

Required Studies. It is difficult for a property owner or developer to accept the expenditure of thousands, if not hundreds of thousands of dollars, on the twelve (12) required site-specific studies without any indication that the issue being studied is even likely to exist.

Recommendation: To promote Ordinance 202-xx efficiencies, site-specific studies will be required if evidence and/or documentation is available from a Federal or State agency, with authority, demonstrating the likelihood that a study item exists. Further, a study will not be required to cover the entirety of the property. Studies will initially focus on the areas identified by a Federal or State Agency with authority. However, if a study calls for additional locations to be investigated, these areas shall be included. These two recommendations alone will add various levels of specificity, certainty, and efficiency currently missing from Ordinance 2021-xx.

Definitions, §11-2. A definition for "Average Slope" is provided. Average slope is calculated using the provided formula and requires the total area of the parcel to be used. This is overlay broad with the potential of including areas that are not affected by slopes unnecessarily. Further, Ordinance 2021-xx should clarify that slope determination shall only apply to naturally occurring slopes.

Recommendation. A more applicable slope determination formula is available. Slope should be determined by vertical rise over horizontal run. Vertical rise is known (from contour mapping). The question then, what should be the horizontal standard? While variations exist, many Utah municipalities use a horizontal distance of 100 feet. Using a slope determination calculation of vertical rise over a horizontal distance of 100 feet focuses on the critical slope areas, avoids unnecessarily including other areas, and provides a basis for slope stability studies.

Section 11-27-2: Establishing a North Ogden City Sensitive Area Overlay Zone. This Ordinance creates a new overlay district, the Sensitive Area Overlay Zone. The Sensitive Lands

Map identifies the location of this zone, including properties on the northern and eastern sides of the City.

In addition to the twelve (12) investigative studies required by §11-25, additional requirements affect all properties located in the mapped Sensitive Areas Overlay Zone. However, Ordinance 2021-xx provides no information, data, or other bases upon which the Sensitive Areas Overlay Zone boundaries were determined. Lacking such information, the potential exists that properties may have been unnecessarily and unintentionally included in the Sensitive Areas Overlay Zone. Property owners deserve to know why their properties were included.

Recommendation. A solution exists. If a Federal or State agency with authority determines the potential of a sensitive land condition, that determination will trigger the required studies for the area(s) identified by the Federal or State agency. These agencies possess the expertise necessary for making such determinations. This approach is focused, uses credible and accepted data, and is not heavy-handed. Using available Federal or State agency information avoids a property owner or developer engaging in the "wild goose chase" to determine the existence of any sensitive areas. That responsibility rests with those possessing the required expertise and authority.

Section 11-27-1 "Special Care." At §11-27-1, Ordinance 2021-xx asks that "special care" be taken with all sensitive land areas. This is a reasonable and responsible standard. However, Ordinance 2021-xx then proceeds to establish "standards, guidelines, and criteria" for sensitive areas. Section 11-27-3 et. seq., has the real potential of imposing unnecessary impacts on achieving a development designed with "special care." These potential negative impacts are embedded in §11-27-3(A)3, §11-27-3(A)5, and §11-27-3(A)6. Section 11-27(3)(J) imposes specific construction standards. Ordinance 2021-xx also discusses "hillside and canyon areas" but fails to define or identify these areas.

Buildings are limited to 1½ stories. Why? No reasoning is offered. This is a building design standard, construction, and property rights impact embedded in sensitive land provisions. Multiple Utah examples exist that do not impose such a requirement and do so without compromising a sensitive land standard. Establishing a definitive standard often works against achieving "special care."

Section 11-27-4(D) et. seq. This section requires that lands located within the Sensitive Areas Map provide various geological reports, identify active landslides, hazard rockfall zones, landslides, debris flow, and avalanche zones. Who determines such areas, and on what basis?

Recommendation: If a Federal or State agency, with authority, determines the potential of a sensitive land condition, that determination triggers the required reports and studies. Section 11-27-5(B)(2)(i) moves towards that direction, requiring that the "location of known hazards" be identified. What is recommended here is that "know" be established by a recognized Federal or State agency, as applicable.

Section 11-27-6: Issuance of Building Permits.

Recommendation. Check conformity with §10-9a-604.5, Utah Code, as amended.

Section 11-27-7 Appendix A. This provision provides minimum standards for the required sensitive land areas investigative reports. These standards are detailed and in-depth. Again, what is lacking is clarity for a property owner or developer on where to start. Requiring sensitive lands studies for the entire development site for every report is impractical and unrealistic.

Recommendation. All studies required by §11-27 et. seq. should be based on preliminary information provided by a Federal or State agency, with authority, and as applicable. This information provides the necessary starting point for all studies and reports.

Ordinance 2021-xx requires other studies. These include "special studies" that may include economic feasibility studies or market analysis studies.

Recommendation. It is impossible to consider such studies as achieving any purpose of Ordinance 2021-xx. Eliminate all discretionary studies that have no place in a Sensitive Area Overlay Zone.

Other Items. In addition to the foregoing, we do have comments directed to Ordinance design and construction standards. Most are technical corrections or civil engineering related. Our comments seek to achieve the standards of "special care" desired by Ordinance 2021-xx and by responsible property owners and developers.

Recommendation. It would be appropriate to discuss our comments with the City's professional planners, engineers, and others at a time mutually convenient. Our comments can be characterized as promoting the City's desire to achieve a *special care* standard, unfettered by unnecessary regulatory impacts.

On behalf of Westside Investments LC, thank you for your consideration of the comments presented. All are intended to enhance the viability and implementation of Ordinance 2021-xx.

Respectfully Submitted,

Bruce W. Parker
Bruce W. Parker, aicp
Principal, Planning and Development Services, LLC

cc. Robert Scott, North Ogden City, Lorin Gardner, North Ogden City, Jon Call, North Ogden City, Kami Marriott, Westside Investments, Matt Murdock, Wasatch Civil, John Bjerregaard, Wasatch Civil, File.

North Ogden Sensitive Lands Ordinance

2021 (Proposed)

Comments / Concerns

Section 1

Applicability: this is a blanket statement that is not really looking at sensitive lands; it is more of a stopping of development or making it so restrictive that it is near impossible for the individual landowners to do anything with their land.

Section 4

Purpose and Intent: sub section 1-9 All of these guidelines to be added are a slippery slope and opens the door for individualized personal interpretation of the ordinance. Development by nature is an asset to the prevention of Wild Fire and it brings firefighting assets to where there was once only water truck access over dirt trails.

All of the definitions of standards vary wildly from person to person, who decides what an acceptable topographical feature is? What some people call native plant and vegetation formations other people call weeds and fire hazards. The implementation of this would vary wildly by who sat on the Planning Commission and what some individuals considered sacred.

Scope and Application: The application and scope of this does not really take in the sensitive areas rather it looks at all the Private Property that is yet to be developed and calls it sensitive land regardless of the general constraints of what really exists on said ground. The main point of this proposed sensitivity seems to be the fact that the overlay zone is substantially undeveloped more so than anything else.

Density and Lot Size: This seems to have taken the most restrictive requirements of any of the residential zones of the city and used then to restrict what anyone can do This is arbitrary and unnecessary.

> Not every project needs a public access point to the mountain. This would be chaotic and uncomfortable for the owners of subject property.

Buildable Areas should match what the terrain and surrounding area will sustain.

Development Standards: Restricting development to only activity between October 1 to April 15 of the following year is preposterous and an undue restriction of general development practices. Storm Water standards and Low impact development standards are already clearly specified and followed in City and State Law.

Question the need for specific contractors to do the re vegetation. This should be dictated by size and scope.

Vegetation should be removed to meet the scope of the project and the wellbeing of the city.

There should be an approved seed mix that is approved for general vegetation needs if it is not specified for the general beautification of the project and surrounding area.

The property owner and/or Developer shall be responsible for destruction of native or applied vegetation is a blanket law/ordinance that generates undue regulation for the sake of restricting the free trade laws of the United States. This is a power move to create avenues or penalties to shut down or restrict land owners/developers.

Geology: The general provisions for the geology should be handled on a parcel basis as it can change fairly rapidly in this area. These requirements already exist and the need to change them is questionable at best.

Having a restriction on roads crossing 20% grade to 200' or less is eliminating the ability of some land owners to take full access to their land and should not be considered. There are better design and construction practices than blanket restrictions.

Open Space: Not all Trails are "Public" and Not all Land or Developments need Open Space! If there is a trail that crosses private property, oftentimes the validity of that trail is in question. It is in the communities best interest to keep open access to the mountain as it is one of the great things of living in this area however this needs to be done in a manner that is beneficial to both the land owner and the city not a shotgun approach. There are many examples on a trail leading to the mountain where the trail is a well used access point yet it is squarely on private property. Trails should be well planned and easements granted on a site by site basis. The undeveloped land on the bench is not open space, it is private property and the land owners still have their private property rights.

Open space should be considered by the development and certain constraints which are already enforced. This should not be a mandated requirement. Parks, Parks plan and Trails Plan should be on a as needed to fit the current standards not a mandate required by every development.

Building Design should never be a community process. Building styles, colors and heights should be

derived from the highest and best use of the property itself. Taking all of the requirements from each of the different city zones and cherry picking the most restrictive of them all lends itself to more of a taking than a sensitive lands issue.

Preliminary Approval: Changing Preliminary Approval to have a different process because of this being sensitive lands overreach doesn't make sense.

Vegetation type, Landscaping Plan and parks Plan are things that should be submitted with an HOA type development. Not all projects should require this. The trails and open space plan is an if proposed basis only.

Final Approval: There is no reason to change this process.

Thank You for your consideration in this matter,

Carson Jones

Blackburn Jones Real Estate Inc.

carson.jones@bbjrei.com

TO: North Ogden Planning Commission
Subject: Sensitive Lands Ordinance
Date: 4/06/2021

The development of zoning regulations for Sensitive Lands appears to have evolved from concerns regarding geology, hydrology, soils and other safety factors, into how we can limit and thwart development. We feel that this proposal is an extreme over reach and caters to the segment of the North Ogden community that have moved here and now feel that they like what they have and that there is no need for further development.

Our points of contention with this proposal include:

- The designation that homes can be built to a maximum of 1 1/2 stories or 25 feet. This is on par with one of the city's most restrictive zones and should not apply the lands in question. It lessens the value of the developed lots and is inconsistent with many adjacent developments/phases.

- The numerous new requirements that must be met in order for development to be approved, which add significant time and cost for the developers. These include; the minimization of development work for 6 1/2 months related to vegetation protection, revegetation, the need to cover exposed soils during the winter months, and the undefined Special Studies as required by the Planning Commission identified during the conceptual approval phase.

- The definitions are confusing and open to interpretation of the individual. For example:
    - NATURAL OPEN SPACE is defined as areas that contain SAGEBRUSH or NATURAL VEGETATION.
    - NATURAL VEGETATION is defined as areas that include ORCHARDS.
    - OPEN SPACE is defined as areas that include NATURAL OPEN SPACE.
    - A PARK includes the definition as PRIVATE parcel of land designed to function and used for NATURAL OPEN SPACE.
    - Therefore: any land that has SAGEBRUSH or an ORCHARD could be defined as OPEN SPACE or a PARK!

- Throughout this entire document it speaks about the preservation of open space and natural vegetation regardless of the geology or topography of the land. This document seems mainly focused on the determent of future development with no respect to the land owners' rights. We believe this to be illegal and highly recommend that the planning commission vote no on this ordinance.

As the managing partners of Hall Bros. Land Company, we strongly oppose this proposed ordinance and request that the North Ogden planning commission and the North Ogden City Council do the same.

The partners of the Hall Bros. Land Company understand the need for careful development around TRULY sensitive lands and would gladly be willing to be part of the future development plans of the land that is owned by the Land Company in the mouth of North Ogden Canyon.

We enjoy the canyon as much as anyone and have done so for not only our lives but also prior generations dating back to the early 1900's when this land was purchased by our Great Grandfather. We look forward to sharing this treasure with all residents of North Ogden but it needs to be done with careful planning with the land owner and not just an arbitrary designation of all land above the proposed mountain road regardless of the topology of the land.

The Hall Bro's Land Company has enjoyed the close working relationship with the North Ogden Planning commission for the last 35 years and we have developed many phases in the Hall Tree development. We look forward to the continued close working relationship as we continue to develop this land.

Best Regards

Cherie Hall Ensminger
Richard Hall

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Planning Commission

Addendum

SYNOPSIS/APPLICATION INFORMATION

Application Request:	Consideration, and recommendation on a legislative amendment to create a Sensitive Lands chapter, amend the Development Constraints chapter, and amend the Definitions chapter
Agenda Date:	April 21, 2021
Applicant:	North Ogden City
File Number:	ZTA 2018-03

BACKGROUND

Wasatch Civil Comments

Comments from Wasatch Civil Consulting Engineering were received and presented at the March 17, 2021 Planning Commission meeting. There were three comments in the memorandum. The first was a concern about the provision limiting development to properties under 20% slope. This standard is not new to the sensitive lands amendment; this is an existing standard. Further there may be some isolated slopes above 20% but very few.

The second comment suggested a change to the low impact design provision. Staff has made an edit to this provision regarding the low impact design standards. The reference regarding 80th percentile standard is deleted and changed to reference the city low impact design provision in the Public Works Standards.

The third provision is concerned about streets crossing slopes over 20% is limited to 200 feet. The reason for this provision is to limit the amount of excessive cuts and fills. There are very few slopes in the city that are over 20%. Staff recommends retraining this provision.

Planning and Development Services Memorandum

Staff met with Kami Marriott, Wasatch Civil, and Bruce Parker on April 15, 2021. A memorandum with various comments was received on April 19, 2021 from Planning and Development Services. (See Exhibit D).

Staff has summarized the memorandum comments with staff responses.

Memorandum Comment: Studios as a typo is referenced.

Staff Response: This may be from an earlier draft.

Memorandum Comments:

No guidance is provided to the extent of the site specific 12 studies with no review standards for the City Engineer.

A second comment asks the question who determines the extent of the various studies.

A third comment references that, Requiring sensitive lands studies for the entire development site for every report is impractical and unrealistic.

Staff Response: 11-27-5 Review and Approval Procedure specifies that the required studies be

identified as part of the conceptual review by the Planning Commission. Prior to being placed upon the Planning Commission agenda a Technical Review Committee meeting is held. The recommended studies are identified in the Technical Review meeting and incorporated into the staff report.

The required studies are based upon the applicants submittal, previous neighboring property studies, staff knowledge, and the North Ogden Hillside Protection Study. North Ogden also relies upon any available state and federal studies.

Study requirements are part of the Planning Commission conceptual approval.

Memorandum Comment: Average Slope definition should be revised.

Staff Response:

AVERAGE SLOPE: Shall mean and be determined by the use of the following formula:

A. $S = \frac{.00229\ (I)\ (L)}{A}$

S = Average slope in percent.

.00229 = The conversion factor of square feet to acres.

A = Total number acres in the parcel.

I = Contour interval in feet. The contour interval may not exceed ten feet (10').

L = Summation of the length of all contour lines, in feet, within the parcel.

B. In the determination of the average slope, the average (A) need not include any part of the site having a slope greater than twenty percent (20%). If such areas are excluded from determination of average slope, their acreage shall not be included as part of the total area of the project site for purposes of determining the number of dwelling units allowed, but may be included with individual building lots.

Memorandum Comment: How were the boundaries created for the Sensitive Lands Overlay.

Staff Response: The Planning Commission reviewed the proposed map after considering where undeveloped lands were located on the bench areas of North Ogden. It was determined that properties generally to the North and East of Mountain Road would be included in the overlay.

Memorandum Comment: Consider the potential for negative impacts of the standards found in 11-27-3 Density, Lot Size, Width and Characteristics.

Staff Response: These standards reflect that steeper slopes generally require a lower density. A table gives three thresholds. Properties lower than 10% slope are allowed the same underlying density. Properties from 10 to 20% require a minimum 15,000 square foot lot unless the property is the HP-3 zone which requires a 2 acre minimum. Properties above 20% are not permitted but are allowed to be incorporated into buildable parcels.

Provisions similar to the existing Development Constraints chapter have been incorporated with standards for impervious coverage, buildable areas, and flag lot provisions.

Memorandum Comment: What is the reasoning behind the building design standards, e.g., the limitation on building heights to 1 ½ stories or 25 feet.

Staff Response: 11-27-4 J Building Design was discussed several times by the Commission and staff is awaiting a final determination on this standard. The basis for the standard is to provide reasonable views. Purpose statement, 9. states: The encouragement of a variety of development designs and concepts that are compatible with the natural terrain of the sensitive areas and will preserve open space and natural landscape.

Memorandum Comment: Issuance of Building Permits is requested to reference state code.

Staff Response: This provision identifies a standard for the required plot plan to accompany the building permit application. This assists the City Engineer in the review of the required grading plans.

Memorandum Comment: A concern that an economic or market analysis may be required.

Staff Response: Staff agrees that it is unlikely that an economic study or market analysis and this can be removed.

SUMMARY OF LAND USE AUTHORITY CONSIDERATIONS

- Should the City create standards for development on sensitive lands?
- Should definitions be amended regarding open space and trails?
- Is the amendment consistent with the General Plan?
- Are there further amendments desired by the Planning Commission?

RECOMMENDATION

Review the forthcoming comments and staff review. Consider the General Plan's environmental goals regarding sensitive lands and make a positive recommendation to the City Council. The Planning Commission can find that the amendment is consistent with the General Plan and Staff recommends adoption.

EXHIBITS

A. Amendment
B. Wasatch Civil Memorandum March 16, 2021
C. Planning Commission minutes, March 17, 2021
D. Planning and Development Services Memorandum April 20, 2021

NORTH OGDEN CITY

SETTLED 1851

NORTH OGDEN PLANNING COMMISSION
MEETING MINUTES
April 21, 2021

The North Ogden Planning Commission convened for a meeting on April 21, 2021, at 6:32 p.m.

COMMISSIONERS:

Eric Thomas	Chairman
Brandon Mason	Vice-Chairman
Lisa Arner	Commissioner
Scott Barker	Commissioner
Alan Lunt	Commissioner
Nicole Nancarrow	Commissioner
Johnson Webb	Commissioner - excused

STAFF:

Neal Berube	Mayor
Brandon Bell	Associate Planner
Jon Call	City Manager/Attorney
Dave Espinoza	Public Works Director
Lorin Gardner	City Engineer
Katie Gerard	City Recorder
Kai Johnsen	Planning Tech
Rob Scott	Planning Director

VISITORS:

Brenda Ashdown
Stefanie Casey
Cherie Ensminger
Jeff Fullmer
Richard Hall
Shawn Maynard
Don Peterson
Jackie Peterson
Rick Scadden
Danny Wall
Greg Wall

Vice Chairman Mason called the meeting to order at 6:32 p.m. Commissioner Lunt offered an invocation and Commissioner Nancarrow led the audience in the Pledge of Allegiance.

1. ROLL CALL

Vice Chairman Mason conducted the roll and excused Commissioner Webb from the meeting.

2. MINUTES CONSIDERATION

a. Consideration and action to approve the April 7, 2021 Planning Commission Meeting minutes.

Vice Chairman Mason motioned to approve the April 7, 2021 minutes. Commissioner Nancarrow seconded the motion.

Voting on the motion:

Chairman Thomas	**aye**
Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**
Commissioner Webb	**absent**

3. OPENING MEETING STATEMENT

Vice Chairman Mason read the open meeting statement.

4. EX PARTE COMMUNICATIONS OR CONFLICTS OF INTEREST TO DISCLOSE

Chairman Thomas asked if any member of the Commission needs to declare ex parte communications or conflicts of interest. No declarations were made.

5. PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA

There were no public comments.

CONSENT AGENDA:

6. DISCUSSION ON THE CAPITAL IMPROVEMENT PLAN FOR STREETS/MONROE ALIGNMENT
PRESENTER: DAVE ESPINOZA

Planning Director Scott reported that a few weeks ago the Planning Commission participated in a field trip to look at different streetscape designs; there was discussion about the future alignment and construction of Monroe Boulevard. Staff indicated they would ask Public Works Director Espinoza to share information about the capital improvement planning and budgeting process and

he invited Mr. Espinoza to address the Commission to provide that information. Mr. Espinoza indicated his willingness to work with the Planning Commission and City Council to pursue design standards that are aesthetically pleasing and improve the safety of a roadway, but he is concerned about requiring intensive improvements to the streetscape or center island of Monroe Boulevard given the cost associated with such improvements and the difficulty in requiring a developer to complete such improvements.

Chairman Thomas facilitated discussion among the Commission and staff regarding the implications for both the City and a developer of requiring certain design standards for streetscapes and trail improvements. Commissioner Thomas relayed the Commission's desires for improvements along Monroe Boulevard and Mountain Road, including planted medians, street trees, trails, and bulb-outs at intersections with the roads. Mr. Espinoza stated he will take that information under advisement and work with Mr. Scott to develop a recommendation for the Commission to consider. Any action taken by the Commission and ultimately the City Council will be used to inform the City's Capital Improvement Plan (CIP) planning process.

7. CONSIDERATION AND ACTION REGARDING ANNEXING PROPERTY LOCATED AT APROX. 304 EAST 2000 NORTH AND TO ZONE THE PROPERTY C-2 PRESENTER: ROB SCOTT, PLANNING DIRECTOR

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

The applicant has submitted an application to annex 1.83 acres of property at 304 East 2000 North. The property has an existing single-family home. The applicant will be selling this property to Bull Frog Spas for eventual expansion. Mr. Maynard has indicated that there is the potential for mixed use although no firm plans have been made.

The adjacent properties are residential and commercial. The applicant is requesting a C-2 zone. The properties in this area are a combination of R-1-8, C-2, and MP-1.

CONFORMANCE TO THE GENERAL PLAN

The North Ogden General Plan Annexation Policy Declaration calls for this property to be annexed into North Ogden City. The property is within the Coldwater Creek Neighborhood.

The Planning Commission and City Council will decide if the zoning for this property is appropriate as part of the transition for this area and consistent with the surrounding uses.

Zoning and Land-Use Policy

The following policy consists of general statements to be used as guidelines. Such guidelines may on occasion conflict, when several are compared. In such cases, the Planning Commission will prioritize the guidelines as they pertain to the specific parameters of the issue which is pending. All zoning requests should first be evaluated for their compliance with the General Plan.

General Guidelines:

- A definite edge should be established between types of uses to protect the integrity of each use, except where the mixing of uses is recommended in the General Plan.

  Staff Comment: The General Plan map calls for this property to be developed as residential low density; properties to the east and south have a mixed-use designation. Across 2000 North to the south are storage units with MP-1 zoning. This area is a blend of commercial, manufacturing, and residential uses.

  This is a policy decision. The question before the Planning Commission and City Council is where should the transition be established between the mix of uses within this neighborhood and commercial district occur?

- Zoning should reflect the existing use of property to the greatest extent possible, unless the area is in transition or is in conflict with the General Plan.

  Staff Comment: This property is transitioning to a new use and the zoning will determine the range of uses.

- Where possible, properties which face each other, across a local street, should be the same or a similar zone. Collector and arterial roads may be sufficient buffers to warrant different zones.

  Staff Comment: 2000 North is a collector street. Having a commercial use across from the Manufacturing zone with storage units would be appropriate.

- Zoning boundaries should not cut across individual lots or developments (i.e., placing the lot in two separate zones). Illogical boundaries should be redrawn to follow property or established geographical lines.

  Staff Comment: The parcel will be entirely within one zone.

- The Planning Commission may choose to use mixed use, multiple family, or professional office zoning as a buffer between commercial and residential uses.

  Staff Comment: This policy reflects the need to determine the relationship between this mix of uses.

- Any non-residential zone abutting residential zones should be a mixed use, or planned zone (e.g., CP-2, MP- 1) to help minimize the impacts on residential zones. Transitions between uses should be carefully thought through.

  Staff Comment: The proposal is for this property should be weighed against the zoning standards for buffering, etc. The potential exists to identify and address buffering provisions and incorporate them into a development agreement.

Commercial Guidelines:

- Generally commercial zones should be located along Washington Blvd. and 2700 North streets, avoiding local streets which serve residential zones. Access to commercial zones should avoid local streets within residential zones.

  Staff Comment: Commercial and manufacturing zoning has also extended along 2000 North, a collector street.

- Adhere to the General Plan recommendations for the Downtown and Southtown.

Staff Comment: This property is adjacent to the Southtown boundary. The properties to the east have been identified as mixed use.

- If compatible with the General Plan, existing businesses on collectors and arterials should be allowed to expand while providing an adequate buffer with adjacent residential zones.
  Staff Comment: Zoning for commercial would allow for the eventual expansion of the Bull Frog Spa business.

- Encourage commercial uses to be developed with a focus toward walkable streets, with buildings approaching the sidewalk, rather than as standard strip commercial with parking adjacent to the road.
  Staff Comment: This policy could be incorporated into a development agreement that would incorporate these design principles into a future site plan.

- Consider development agreements to assure higher quality development.
  Staff Comment: This is addressed in earlier comments and is a possibility to insure the appropriate transition and compatibility with the surrounding uses.

- Promote mixed use developments.
  Staff Comment: This neighborhood already is a mixture of residential, commercial, and manufacturing uses.

The memo offered the following summary of potential Land Use Authority considerations:

- Is the annexation and zoning proposal consistent with the General Plan?
- Is the property located within the North Ogden City annexation declaration boundary?
- What is the appropriate zoning for this property?
- Where should the transition be established the mix of uses within this neighborhood and commercial district?

The memo concluded staff recommends that the Planning Commission recommend that the City Council annex this property. The Planning Commission should also make a recommendation on the appropriate zone.

Mr. Scott reviewed his staff memo.

Commissioner Nancarrow referenced the aerial photo of the subject property and stated it appears as if there are two parcels within the island of unincorporated Weber County property; she asked if the parcel to the east is the only parcel subject to this annexation. Mr. Scott answered yes. Commissioner Nancarrow asked if the other parcel is owned by the same property owner, to which Mr. Scott answered no and noted it contains a home.

Commissioner Barker asked if the recommendation of C-2 zoning would also include a requirement for a development agreement. Mr. Scott stated staff recommends both the C-2 zone and a development agreement. Commissioner Barker stated he wonders if that is truly a transitional zone for the property's surroundings.

Chairman Thomas invited input from the applicant.

Shawn Maynard stated he is the owner of The Cannery building and he has requested the C-2 zone; his plans are to expand the operations of The Cannery building onto the subject property. He originally had a contract to purchase the property to the north of his property, but for reasons that he does not understand, the City allowed that property to be developed as townhomes rather than commercial use. This is the only opportunity for The Cannery to expand and thrive. He understands it abuts residential uses and is prepared to provide appropriate buffering to address any concerns about that relationship.

Vice Chairman Mason asked if the development would promote walkability in the area. Mr. Maynard stated that the current sidewalk layout does not encourage walkability, but as development continues, he expects he will dedicate a defined amount of space for an appropriate setback to accommodate a park strip and improved sidewalk. He expects to engage in conversations about those issues, as well as landscaping, as the project moved forward.

There was a brief discussion about the ownership and uses of surrounding properties, after which the discussion recentered on the relationship between the subject property and the residential properties immediately to the west. Mr. Maynard reiterated he feels he can implement adequate buffering measures to limit the impact that his project will have on adjacent residential properties.

Chairman Thomas invited public input. There were no persons appearing to be heard.

Vice Chairman Mason made a motion to forward a positive recommendation to the City Council to annex the property located at approximately 304 E. 2000 N. and to zone the property C-2, based on the findings and subject to the conditions listed in the staff report. Commissioner Lunt seconded the motion.

Commissioner Barker asked if the motion includes a requirement for a development agreement. Vice Chairman Mason stated he left that out of his motion because he feels any concerns will be adequately addressed if the project conforms with the City's development standards for a C-2 property.

Commissioner Nancarrow stated that the General Plan calls for low-density residential for the subject property, but the applicant makes an excellent point that the highest and best use of the property is not single-family homes as it is surrounded by manufacturing uses. She feels the expansion of the businesses in The Cannery is an appropriate suggestion. Commissioner Barker agreed. Commissioner Nancarrow added, however, that she does feel it would be appropriate to include a recommendation for a development agreement in the motion.

Commissioner Nancarrow offered a friendly amendment to suggest that the City Council consider negotiating a development agreement with the applicant.

Vice Chairman Mason asked the applicant if he is willing to enter into a development agreement for the project. Mr. Maynard stated that he expects that what he will produce on the property will be better than what is currently there or other projects that could be allowed there. He would rather work through the defined application process to determine the design of the project rather than be constrained by a development agreement.

Chairman Thomas asked Commissioner Nancarrow to express the types of things she would like a development agreement to address. Commissioner Nancarrow stated that the development agreement would run with the land in perpetuity rather than just for this application. She stated that it may be the case that the applicant does not proceed with this current proposal and, instead, sells his property five or 10 years down the road; she would like for the City to be able to require a development agreement for other development proposals for the property. Chairman Thomas stated he would be open to recommending a development agreement that solely addresses walkability and frontage on 2000 North, but he feels that commercial development is appropriate for the area and it is not appropriate to negotiate a development agreement that addresses every single detail of the project. Mr. Scott added that a development agreement could also be used to determine the appropriate buffering between commercial zoning and the existing residential development to the west. This would give assurances to those property owners as well as the City. Mr. Maynard stated that he feels the City's land use code already includes mechanisms to ensure that level of protection. Chairman Thomas agreed and stated that he does not believe a development agreement is needed in this circumstance.

Vice Chairman stated that he does not accept the friendly amendment to his motion based upon the conversation about the subject matter.

Mr. Scott stated that Commissioner Nancarrow has the option to make a substitute motion that, if seconded, would be voted upon before the original motion. Commissioner Nancarrow stated she does not feel strongly enough about the issue, but since it was mentioned in the staff report she wanted to have the discussion.

Voting on the original motion:

Chairman Thomas	**aye**
Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**
Commissioner Webb	**absent**

The motion carried.

LEGISLATIVE ITEMS:

8. **ZTA 2018-03 CONSIDERATION AND RECOMMENDATION ON A LEGISLATIVE AMENDMENT TO CREATE A SENSITIVE LANDS CHAPTER, AMEND THE DEVELOPMENT CONSTRAINTS CHAPTER, AND AMEND THE DEFINITIONS CHAPTER**
PRESENTER: ROB SCOTT, PLANNING DIRECTOR

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

Commission give a recommendation to the City Council. Typically, the criteria for making a decision, related to a legislative matter, require compatibility with the general plan and existing codes.

BACKGROUND

The Planning Commission first discussed this amendment on August 19, 2020. Since then, the Planning Commission has had 7 additional discussions regarding the amendment. On February 17, 2021, the Planning Commission requested that a public hearing be set to consider this amendment. A public hearing was conducted for this amendment on March 17, 2021.

Wasatch Civil Comments

Comments from Wasatch Civil Consulting Engineering were received and presented at the meeting. There were three comments in the memorandum. The fist was a concern about the provision limiting development to properties under 20% slope. This standard is not new to the sensitive lands amendment; this is an existing standard. Further there may be some isolated slopes above 20% but very few.

The second comment suggested a change to the low impact design provision. Staff has made an edit to this provision regarding the low impact design standards. The reference regarding 80th percentile standard is deleted and changed to reference the city low impact design provision in the Public Works Standards.

The third provision is concerned about streets crossing slopes over 20% is limited to 200 feet. The reason for this provision is to limit the amount of excessive cuts and fills. There are very few slopes in the city that are over 20%. Staff recommends retraining this provision.

Staff met with Kami Marriott, Wasatch Civil, and Bruce Parker on April 15, 2021. They will be submitting additional comments prior to the Planning Commission meeting. Staff will transmit their comments along with a staff analysis.

Amendment Summary

The following summary and outline are provided to assist the Commission in your review.

The draft amendment (See Exhibit A) amends Chapter 11-25 Development Constraints to retain the requirement to retain specific studies prior to development that apply to all of North Ogden; it references the study details found in the new Chapter 27. Chapter 11-2 Definitions is also amended.

A new chapter 11-27 Sensitive Area Overlay Zone SA creates measurable standards that are lacking in the current Development Constraints chapter. This is consistent with State land use law that requires clear and objective standards rather than general statements.

The consultants working on the Land Use Code have been consulted regarding the draft and will make the appropriate process changes.

11-2: DEFINITIONS

The definitions chapter defines various terms in the ordinance. All definitions in the code are being located in one chapter 11-2 DEFINITIONS.

The open space definition has been edited to included trail heads and references a new natural open space definition.

The park definition has been amended to clarify its function and references natural open space.

There are two new definitions natural trail and trail heads.

11-27 SENSTIVE LANDS OVERLAY
There are seven sections in the Sensitive Lands amendment. A brief synopsis is given for each section.

11-27-1: PURPOSE AND INTENT
The purpose and intent statement emphasizes public safety as the primary focus of the ordinance. The purpose statement addresses natural hazards, storm water design, removal of natural vegetation, fire hazard, natural features, public access, transportation network, emergency access, and development designs.

11-27-2: SCOPE AND APPLICATION
This section identifies that an overlay map will be created for the application of this zone.

A map identifying the overlay is shown in Attachment A. The overlay follows lands that are north and east of the existing or future Mountain Road alignment.

11-27-3: DENSITY, LOT SIZE, WIDTH AND CHARACTERISTICS
This section identifies the relationship between slope and density. Properties that have slopes below 10% are allowed to have the density for the underlying zone. Slopes between 10-20% have a minimum 15,000 square foot lot size with a minimum 100 feet of frontage. The HP-3 zone has a 2-acre minimum, and this is retained. No development is permitted when slopes are above 20%. This is consistent with existing standards.

PUDs will have the same maximum density for the underlying zone.

Impervious materials coverage standards are given.

Alternatives for incorporating areas that are above 20% into subdivisions are given.

A buildable area definition standard is given.

A flag lot provision is provided for properties within the overlay.

Only single-family projects are allowed, but with a PUD attached units would be allowed.

11-27-4: DEVELOPMENT STANDARDS
Standards are created for Drainage and Erosion, Vegetation and Revegetation, Fire Protection, Geology, Grading, Cuts and Fill, Streets and Ways, Building Design, and On-Site Development.

11-27-5: REVIEW AND APPROVAL PROCEDURE

The review process for projects with the overlay zone is a three-step process, i.e., conceptual review, preliminary, and final. Special studies are identified as part of these reviews. The requirements for each step are provided. This section will be shifted into the administrative review process in the new land use code.

11-27-6: ISSUANCE OF BUILDING PERMITS
There is a separate provision for building permit issuance.

11-27-7: APPENDIX A
Appendix A identifies the standards for each of the various reports. The reports include Soil Characteristics, Grading or Erosion Control, Geology, Vegetation and Preservation Report, Hydrology and Storm Drainage, Low Impact Design, and Fire Protection.

CONFORMANCE WITH THE GENERAL PLAN
The General Plan identifies physical hazards for development in the Environmental Chapter along with appropriate goals and strategies starting on page 62. The Housing Chapter related goals and strategies are found starting on page 22.

Environmental

Goals

- Protect sensitive lands within the existing and future City boundaries.
- Protect the water quality of existing wetlands, springs, streams, ponds, and aquifers.

Goal #1 - Protect sensitive lands within the existing and future City boundaries.

Strategies

- Continue to use the land use approach found in the Hillside Protection zones to incentivize developers to avoid sensitive lands.
- Reduce and avoid impacts on sensitive lands. Sensitive lands include wetlands, riparian corridors, steep slopes, land slide runway areas, avalanche paths, and others.
- Establish preserved natural areas within the City and along the mountains.
- Proactively reassess potential sensitive land impacts at least every 5 years.
- Maintain existing landslide debris catchment basins.
- Create and reinforce use of rigorous disclosure statements for all property and home sales so buyers are aware of potential dangers. Add these to the Hillside Protection chapters of the Zoning Ordinance.
- Work with developers to dedicate open space natural areas, especially those that are sensitive and not developable such as riparian areas, drainages, rock outcroppings, steep slopes, avalanche prone areas, mud slide prone areas, wetlands, etc.

Housing

Goal #1 – Increase Housing Quality and Variety

- Establish and adhere to high quality building and design standards for all housing types so that development enhances the community character.

Strategies

- Proactively evaluate current ordinances and policies to determine whether there are obstacles that can be removed or modified to achieve the community's housing goals.
- Create design standards to improve the overall quality of North Ogden's housing.

The memo offered the following summary of Land Use Authority considerations:

- Should the City create standards for development on sensitive lands?
- Should definitions be amended regarding open space and trails?
- Is the amendment consistent with the General Plan?

The memo concluded staff recommends the Commission review the forthcoming comments and staff review. Consider the General Plan's environmental goals regarding sensitive lands and make a positive recommendation to the City Council. The Planning Commission can find that the amendment is consistent with the General Plan and Staff recommends adoption.

Mr. Scott reviewed his staff memo and facilitated a review of the proposed text of the sensitive lands ordinance.

Chairman Thomas invited public input.

Richard Hall, 2781 N. 1375 W., stated he is a lifelong North Ogden, fourth generation resident. He is one of the managers of the Hall Brother's Land Company and this issue is very concerning to them as they continue to try to developer their land extending further east towards the canyon. He stated he wished he had been privy to the conversations that Mr. Scott had with other landowners that could be impacted by this ordinance. Mr. Scott stated he is willing to have a similar conversation with Mr. Hall. Mr. Hall then stated that his family has been working to develop the land for the last 35 years and immediate plans include development of the property east of Mountain Road; it appears to his family that the land is highly developable, though the portion of the land at the mouth of the canyon may be more sensitive in nature. He has enjoyed the family his entire life and he understands that many others have enjoyed it well, but he is concerned about the placement of unreasonable regulations on the development of the land. It is his understanding that the ordinance will place undue restraints on the property and is aimed at deterring development rather than assisting landowners in developing their property.

There were no additional persons appearing to be heard.

Vice Chairman Mason stated he would like to understand Mr. Hall's specific concerns about how the ordinance would hinder development of the land. Chairman Thomas stated his interpretation of the concerns that have been voiced are that the City is 'painting broad brush strokes' by indicating that all land north and east of Mountain Road is sensitive and may not be developable. He stated he does not believe that entire area is sensitive; he would rather consider each property on its own merits and perhaps modify the hillside protection zones in which the properties are currently located to address any of the concerns that the sensitive lands ordinance was intended to address. He noted that just because a property is steep, does not mean that it is undevelopable. This led to high level discussion among the group about the types of issues that could be addressed within existing hillside protection zoning ordinances, including grade of a road and/or building lot; building heights; clustering provisions; and minimum/maximum lot sizes. Mr. Scott stated that the reason that this issue came to light is because most of the area below Mountain Road is already developed and it is not appropriate to place an overlay on land that is already developed. Chairman Thomas agreed, but noted he is concerned about implementing more restrictive development standards along a large portion of undeveloped land in the City rather than readdressing the requirements in existing zoning. He added, however, that he does not feel the proposed ordinance is more restrictive than any of the overlay hillside protection zones. He does not necessarily agree to leaving it up to the City Engineer

to decide if a land is truly a sensitive land. Mr. Scott stated that the City Engineer would rely upon defined standards in order to determine if a property is a sensitive land.

Vice Chairman Mason stated he disagrees with Chairman Thomas; he likes the idea of a sensitive lands overlay for the areas in which it would be appropriate. He stated that this is a topic that staff and the Commission has expended a great deal of effort to develop, and he feels it is in a form that it is actionable. Chairman Thomas stated that he has been in favor of an overlay zone that is not overly restrictive, but it seems that this overlay zone is much more detailed in terms of design standards and regulations for hillside properties, and he feels those are issues that should be addressed by the underlying zoning of a property. Vice Chairman Mason stated he understands but feels that it is necessary to be somewhat more restrictive for lands further on the eastern and northern benches of the City as they are more sensitive and unmeasured development could have more severe impacts on the City than may be the case for developments lower on the hillside. Chairman Thomas stated that he is concerned about regulations or standards that exceed maximum requirements in the underlying zone; he does not want to treat one property different than another unless absolutely necessary.

Continued high level, philosophical discussion and debate centered on specific differences between regulations in the underlying zone and the sensitive lands overlay zone and whether those differences are appropriate or if they should be adjusted. Mr. Scott stated that any decision to impose the sensitive lands overlay zone would be based on a valid hillside study, which would be triggered by a development application for a given property. He noted that many of the requirements and standards of the hillside protection zones have been transferred to this sensitive lands overlay zone; he emphasized that the main reason this project was undertaken by City staff was to ensure safety for residents that may ultimately live in a home that is built on the City's hillside.

Commissioner Nancarrow stated that she agrees with Vice Chairman Mason's position that it is appropriate to consider implementing the Sensitive Overlay standards; she believes they are aimed at protecting the severe hillsides in the City. There may be some standards that can be reevaluated and adjusted, but she supports the concept of an overlay zone. Commissioner Lunt agreed; the areas upon which the overlay zone would be applied are truly sensitive lands as they can be seen from any location in the City and the way they are developed should be treated in a sensitive matter. He agreed with Chairman Thomas that some adjustments to things such as building heights or grades could be adjusted, but he supports moving forward with a positive recommendation on the Sensitive Overlay Zone. This led Chairman Thomas to facilitated conversation among the Commission regarding the items that should be adjusted; the Commission determined to recommend an adjustment to building heights and rely upon the building height standards that are included in the underlying zone; adding a clustering provision; and removing the requirement for 7,500 square feet of impervious material and rely upon the 30 percent standards in the underlying zone. Mr. Scott and City Engineer Gardner expressed concern about reducing the requirements relating to impervious materials; the purpose of this standard is to reduce the amount of runoff water in the City, which ultimately impacts the entire City. Chairman Thomas stated there may be instances where a developer is required to build detention basins to keep impervious water onsite and, in those cases, it would be appropriate to waive the 7,500 square foot requirement and revert to the 30 percent requirements. Chairman Thomas then stated he would like to adjust the allowed slope for a driveway; if a street can have a 12 percent grade, he is unsure why a driveway cannot have a 12 percent grade. Vice Chairman stated it may be the transition from a street to a driveway would be difficult for emergency response apparatus. Mr. Gardner added that a 12 percent grade is only allowed for a short segment of a

roadway; otherwise, a 10 percent grade is the standard and that is why that is the maximum grade allowed for a driveway. Mr. Scott suggested this is a detail that the City Council can formally address as they are considering final action on the proposed ordinance. Chairman Thomas stated he is comfortable forwarding a recommendation to the City Council if the items that have been raised are addressed.

Vice Chairman Mason wondered if it is appropriate to table action on this item until Mr. Scott can have a discussion with Mr. Hall. Mr. Scott stated he can relay the conversation with Mr. Hall to the City Council and Mr. Hall will also have an opportunity to address the City Council when the item is on the agenda.

Vice Chairman Mason made a motion to forward a positive recommendation to the City Council for application ZTA 2018-03, creation of a Sensitive Lands Chapter, amending the Development Constraints Chapter, and amending the Definitions Chapter of the North Ogden City Code, based on the findings and subject to the conditions listed in the staff report, and subject to the changes discussed throughout deliberation of the application. Commissioner Lunt seconded the motion.

Voting on the original motion:

Chairman Thomas	**aye**
Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**
Commissioner Webb	**absent**

The motion carried.

9. REMARKS FROM PLANNING COMMISSIONERS:

Vice Chairman Mason stated he feels the forum of tonight's meeting was effective; he asked if the Commission feels the same about allowing some members, staff, and public to participate electronically via Zoom. The Commission discussed the format and indicated the only concern is that those participating in person cannot see the faces of those participating via Zoom. They concluded to continue with the hybrid meeting format to give everyone options for participating in public meetings.

10. REPORT FROM PLANNING DIRECTOR:

Mr. Scott reported that the project to rewrite the City's land use code is progressing; he was hoping to present a few sections to the Commission tonight, but is still working on it. He hopes to present some of the material to the Commission in the coming weeks. He added the new Planning Director, Scott Hess, will begin his employment on May 10, but he wants to stay on at the City in order to finish a few projects he has been working on.

11. **REMARKS – CITY MANAGER/ATTORNEY:**

City Manager/Attorney Call reported that the City Council will soon be discussing the format of Planning Commission minutes; most cities do not have minutes that are as detailed as North Ogden's and staff is working towards indexing YouTube recordings to point a listener to the segment of the minutes document where an item is discussed. These adjustments will make things easier for staff who are responsible for preparing minutes and meeting summaries.

12. **ADJOURNMENT:**

Commissioner Arner made a motion to adjourn the meeting. Commissioner Barker seconded the motion.

Voting on the motion:

Chairman Thomas	**aye**
Vice Chairman Mason	**aye**
Commissioner Arner	**aye**
Commissioner Barker	**aye**
Commissioner Lunt	**aye**
Commissioner Nancarrow	**aye**
Commissioner Webb	**excused**

The motion carried.

The meeting adjourned at 8:46 p.m.

VICE-CHAIR

Planning Commission Chair

City Recorder

5/5/21

Date approved

NORTH OGDEN CITY
SETTLED 1851

Staff Report to the North Ogden City Council

SYNOPSIS / APPLICATION INFORMATION

Application Request:	Consideration and action on a legislative application to consider an amendment to the Patriot Pointe site plan related to setbacks between buildings and from the property line
Date:	April 29, 2021
Applicant:	Patriot Pointe LLC
File Number:	SPR 2021-04

PUBLIC NOTICE:

Mailed Notice:	N/A
Newspaper:	N/A
City Website:	April 30, 2021

PROPERTY INFORMATION

Address:	Approximately 150 East and 2225 N.
Project Area:	Approximately 20 Acres
Existing Land Use:	Vacant
Proposed Land Use:	Residential
Parcel ID:	181630001

ADJACENT LAND USE

North: Residential
South: Residential / Vacant
East: Residential
West: Residential

STAFF INFORMATION

Jon Call
jcall@nogden.org
801-737-9846

APPLICABLE ORDINANCES

North Ogden City Zoning Ordinance 11-7-K Master Planned Community Zone (PP)

BACKGROUND

Patriot Pointe LLC is currently beginning construction of the first few phases of their townhome project at 2225 N. 150 East. In obtaining the building permits and beginning construction it was discovered by the building department that the building plans submitted are larger than the plans proposed in the original site plan approval. In fact, two of the footings and foundations were poured resulting in a reduced setback on the eastern property line of approximately three feet.

To resolve this issue the developer has two options 1) request a site plan amendment and get council approval for modification of the setback numbers 2) redo all, or a portion of the footings and foundations.

For some additional background information, the building permits were approved by the building department. When the footings were inspected the contractors were informed that the setbacks couldn't be verified and that they were pouring at their own risk. When the foundation walls were formed up the

building inspectors were able to get accurate enough measurements to reach the conclusion that the foundations and footings were off by three feet and were not approved and again be "poured at their own risk". The error apparently came as a result in drafting the original site plan and using footprints that were 4.5 inches smaller per unit than they were supposed to be. On an 8 unit building this ends up being 3 feet.

The Planning Commission reviewed the setbacks and has made a recommendation for the Council to just approve the setback on buildings 1 and 2 so the project may continue to work forward while working through all the other setbacks.

One planning commissioner expressed concerns that amending this setback could be seen as setting a bad precedence for setbacks in the city moving forward. The Council should discuss this concern and if the Council supports the change, provide some reasoning to help clarify future situations. On items mentioned by the Planning Commission was the eastern setback concern was not as big of a deal since the fence was coming down along that property line and that the same landowners own both projects.

As a legislative decision the Council has the ability to make any decision it feels best fits the goals and needs of the city.

The following setbacks would be approved based on that recommendation.

- Building 1
    - Reduction in east setback by 3 feet.
        - Original distance to property line was 11.3 feet, proposed 8.3.
        - Original distance to neighboring building was 41.3 feet, proposed 38.3.
    - Increase in south setback by 5.2 feet.
    - Increase in west setback, from 150 East, by 1.5 feet to 20.4 feet.
    - North setback to the road from 2225 North would stay at 20 feet.
- Building 2
    - Reduction in east setback by 3 feet.
        - Original distance to property line was 13.8 feet, proposed 10.8 feet
        - Original distance to neighboring building was 43.7 feet, proposed 40.8
    - South setback to the road from 2225 North would stay at 20 feet.
    - Reduction in west setback, from 150 East, by 1 feet to 20.1 feet.
    - North setback would be 24.4 feet between a new building in the next phase of work.

The City Council should review the site plan and determine whether or not the site plan should be amended to include the proposed revisions. This will require an amendment to the development agreement. I've attached a copy of what that provision would look like and the Council should discuss the project and any potential friction points with the current development agreement and other agreements related to this project.

RECOMMENDATION

This is a Legislative Decision so the Council has wide discretion on whether or not to accept the proposed change and whether or not any other considerations should be resolved at this time as well. The Council should weigh its options and make a decision which they feel is the best for the City, residents, landowners, and other stakeholders.

EXHIBITS

A. Application
B. Original Site Plan
C. Revised Site Plan
D. Proposed Development Agreement Amendment

NORTH OGDEN CITY
SETTLED 1851

LAND USE DEVELOPMENT APPLICATION

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

*May be submitted by email to: lbexell@nogden.org (If you don't receive a response with confirmation of receipt - please call 801-737-2215)

APPLICANT INFORMATION	
Name: Patriot Pointe LLC	Company:
Address: 5730 S. 1475 E. #200, Ogden UT 84403	
Email: jhansen@johnwhansen.com	Phone: 801-479-1500
OWNER INFORMATION	
Name: SAME AS ABOVE	
Address:	
Email:	Phone:
PROJECT INFORMATION	
Project Name: Patriot Pointe	
Project Address: Approx. 150 E. 2225 N.	
Parcel #:	Subdivision: Lot #:
Acreage:	Current Zoning: MPC

APPLICATION TYPE AND FEE *(CHECK ALL THAT APPLY):

☐ **Subdivision:** # of lots_____ ☐ Preliminary Approval - $800 plus $50 per lot ☐ Final Approval - $1000 plus $30 per lot ☐ Special Exception Application - $835	☐ **Zoning Amendment:** ☐ Text - $350 ☐ Map - $875 ☐ Annexation City - $800 plus actual cost of postage and publication
☐ **Minor Subdivision - $750** ☐ **Minor Subdivision without Technical Review - $580** ☐ **Amendment or Vacation of Subdivision - $695** ☐ **Boundary Line Adjustment - $675**	☐ **Hearing Officer** ☐ Variance - $565 ☐ Appeal - $565 ☐ **Conditional Use Permit:** ☐ City Fee (with technical review) - $1,550 ☐ City Fee (no technical review) - $730
☐ **Site Plan Review:** ☐ With Technical Review - $1,390 ☒ No Technical Review - $730	☐ **Planned Residential Unit Development (PRUD) - $1,695** ☐ **Subdivision Extention/Expired Subdivision renewal - $200**

Applicant's Signature — Date 4/26/21

Owner's Signature — Date 4/26/21

To be filled out by North Ogden City

Date Received _____ Received by _____ ☐ Fees paid: _____

NORTH OGDEN CITY
SETTLED 1851

SITE PLAN REVIEW APPLICATION

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

PLEASE ATTACH ONE COPY OF A SITE PLAN ON 24" X 36" PAPER AND AN ELECTRONIC COPY (PDF) OF A SITE PLAN. THE SITE PLAN SHALL BE DRAWN TO SCALE AND PREPARED BY A UTAH REGISTERED LAND SURVEYOR, CIVIL ENGINEER, OR DESIGN PROFESSIONAL WITH THE FOLLOWING INFORMATION:

Required	Submitted	
☐	☐	1. The application shall be signed by the landowner or his duly authorized representative and shall be accompanied by the necessary fee as shown on the applicable fee schedule.
☐	☐	2. Existing site characteristics (e.g. terrain, vegetation, watercourses, and wetlands, etc.) and proposed contours at two-foot intervals.
☐	☐	3. Inventory of existing general land use types located within the project.
☐	☐	4. Location of existing main accessory buildings, structures, facilities, and open space on the site and in relation to one another.
☐	☐	5. Surrounding land uses and ownership and distances to any existing buildings.
☐	☐	6. Architectural rendering of proposed building(s) including the height, bulk and character, structures, facilities, and open space with the project.
☐	☐	7. Building materials and colors.
☐	☐	8. Access and traffic circulation patterns, the provision for ingress and egress, driveways, and provision for off street parking area(s) and striping patterns.
☐	☐	9. Written explanation and visual illustration showing project density and mass/scale.
☐	☐	10. If signs are proposed, the site plan shall include a comprehensive sign plan in accordance with CCNO 11-22-5
☐	☐	11. Landscape plan and fencing.
☐	☐	12. Location of all existing and proposed utility lines.
☐	☐	13. A table showing the breakdown by amount and percentage of the project uses, e.g., buildings, open space, landscaping, and parking.
☐	☐	14. Walls designed to further the purpose of the regulations for commercial, manufacturing and multiple housing zones, and such features shall be provided and maintained as a condition of the establishment and the maintenance of any use to which they are appurtenant.

Applicant's Signature: _____ Date: 4/26/21

Updated September 2020

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

Phase 2
16 Buildings
79 Rear Load Units
86,254 Sq. Ft. (1.980 Acres)
3 Open Space Parcels
238,295 Sq. Ft. (5.471 Acres)
14.4 Units per Acre
61,329 Sq. Ft. (1.408 Acres) Roadways
90,712 Sq. Ft. (2.070 Acres) Open Space
38.8% Open Space
158 Parking Stalls Required / 182 Provided / 2.3 Stalls per Unit

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

Phase 4
24 Lots
148,306 Sq. Ft. (3.405 Acres)
2 Open Space Parcels
261,163 Sq. Ft. (5.995 Acres)
4.0 Lots per Acre
72,304 Sq. Ft. (1.660 Acres) Roadways
39,553 Sq. Ft. (0.908 Acres) Open Space
15.14% Open Space
48 Parking Stalls Required / 48 Provided / 2 Stalls per Unit

Phase 5
1 Lot
144 Apartment Units
387,551 Sq. Ft. (8.897 Acres)
16.2 Units per Acre
288 Parking Stalls Required / 319 Provided / 2.2 Stalls per Unit

Phase 6
1 Lot
87,505 Sq. Ft. (2.009 Acres)
104 Parking Stalls

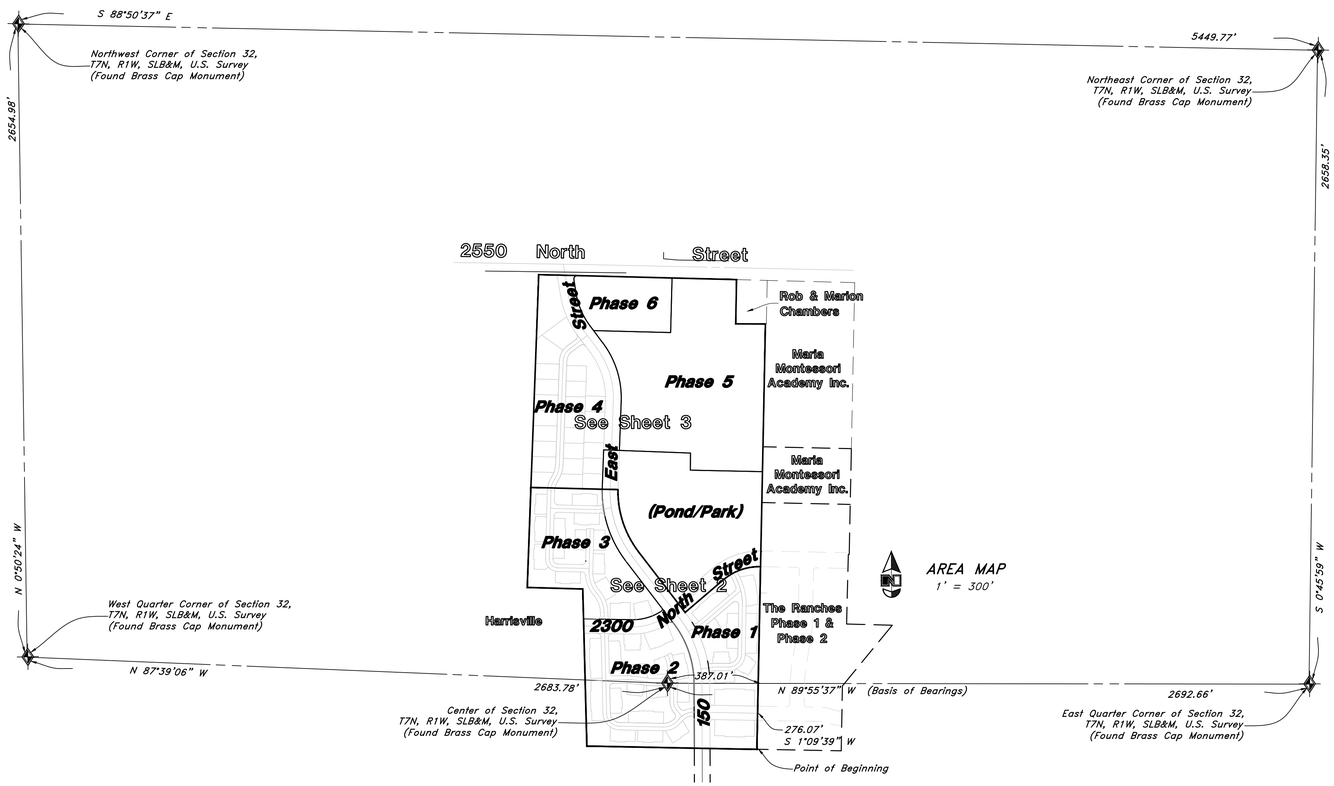
Overall
365 Lots/Units
13 Open Space Parcels
1,722,271 Sq. Ft. (39.538 Acres)
10.83 Lots/Units per Acre
541,450 Sq. Ft. (12.430 Acres) Open Space
31.44% Open Space (Including Park Parcel)

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

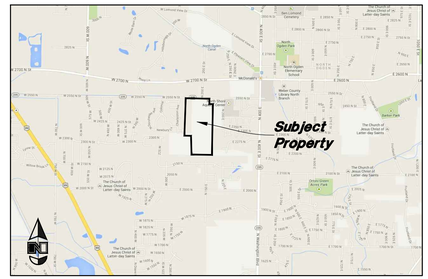
Preliminary Plan for

Patriot Pointe

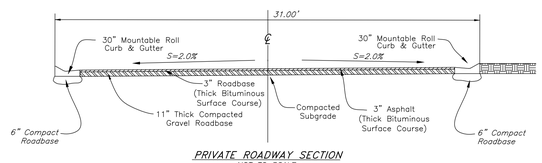
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey
North Ogden City, Weber County, Utah
December 2019



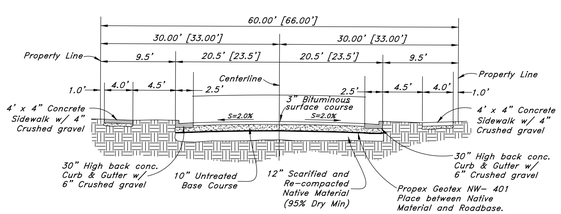
AREA MAP
1" = 300'



VICINITY MAP
Not to Scale



PRIVATE ROADWAY SECTION
NOT TO SCALE



Typical Public Street Section
Not to Scale

DESCRIPTION

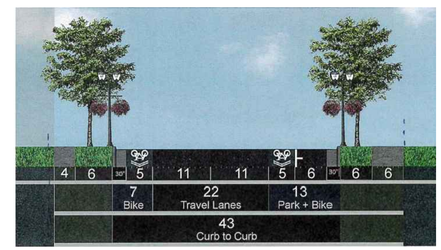
A part of Section 32, Township 7 North, Range 1 West, Salt Lake Base and Meridian, U.S. Survey, North Ogden City, Weber County, Utah:

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

Contains 39.538 Acres, more or less

NOTES

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



Typical Boulevard Street Section
Not to Scale

FLOOD PLAIN

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

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

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

PRELIMINARY

REV | DESCRIPTION | DATE

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

Preliminary Plan

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

23 Oct, 2019

SHEET NO.
1

07N711 Patriot Pointe

LEGEND

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

100
261843 sq.ft.
Detention Pond/Park Area

Possible Detention Area

24 Unit Apartment Complex

Private Street — **Public Street** — **Clubhouse** — **Dog Park**

A 12509 sq.ft. — **B** 23808 sq.ft. — **C** 7758 sq.ft. — **D** 17114 sq.ft. — **E** 31919 sq.ft. — **F** 34273 sq.ft. — **G** 35198 sq.ft. — **H** 21241 sq.ft. — **I** 54653 sq.ft. — **J** 30602 sq.ft. — **K** 8896 sq.ft.

Scale: 1" = 50'

Graphic Scale 50 0 25 50 60 70 80 90 100

See Sheet 1 for Boundary and Section Information

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REV | DATE | DESCRIPTION

Preliminary Plan

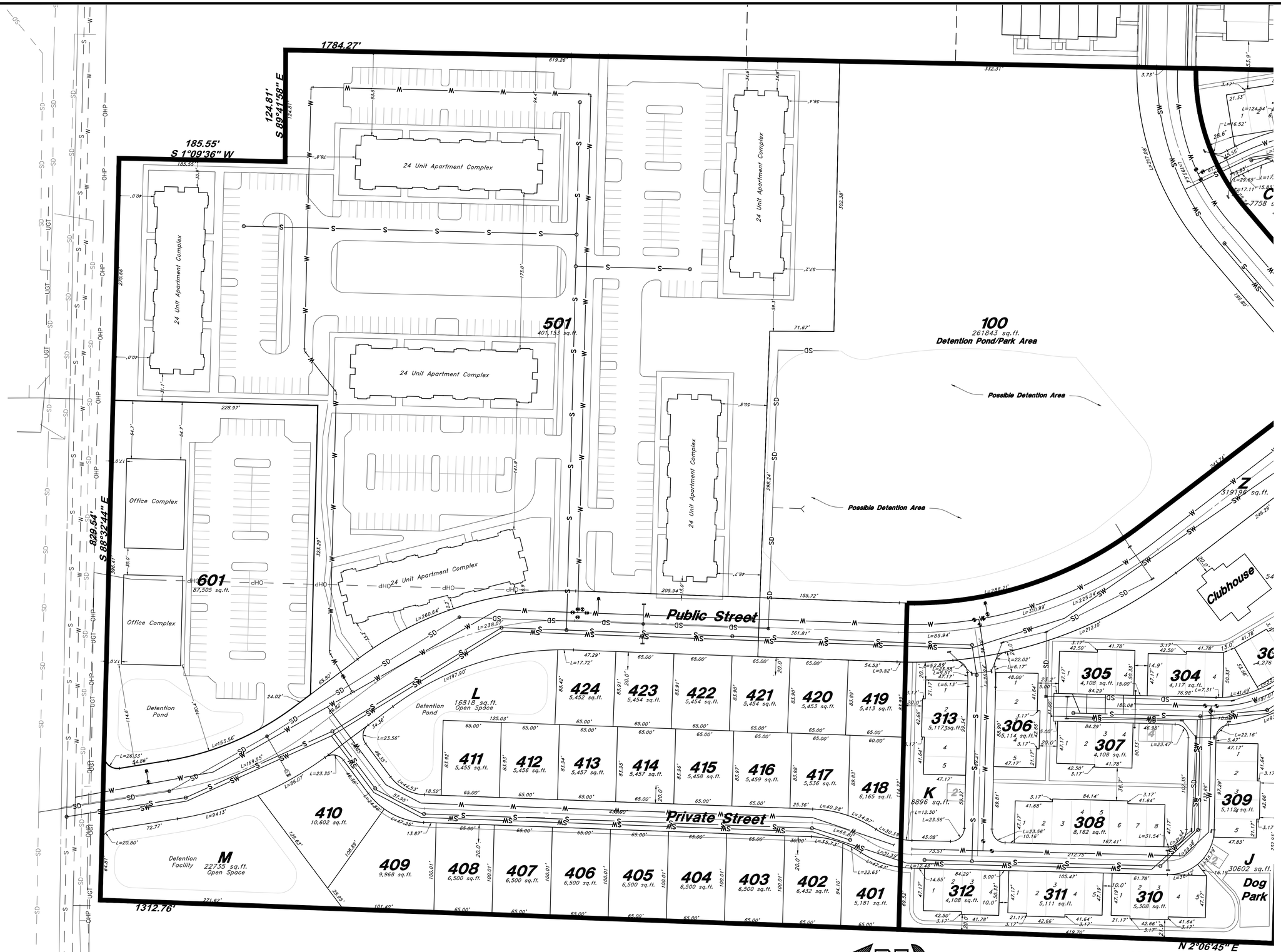
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23 Oct, 2019

SHEET NO. 2

07N711 Patriot Pointe



LEGEND

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OHP	Overhead Power line
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W	Culinary Water line
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SD	Storm Drain line
SW	Secondary Waterline
LD	Land Drain line
IW	Irrigation Waterline
X X X	Fence Power Meter
	Power Pole
	Post
WM	Water Meter
GM	Gas Meter
PM	Power Meter
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	Sewer Manhole
	Drain Manhole
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ARP	Area Reference Plat
COL	Building Columns
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Scale: 1" = 50'

50 0 25 50 60 70 80 90 100

Graphic Scale

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23 Oct, 2019

SHEET NO.
3

07N711 Patriot Pointe

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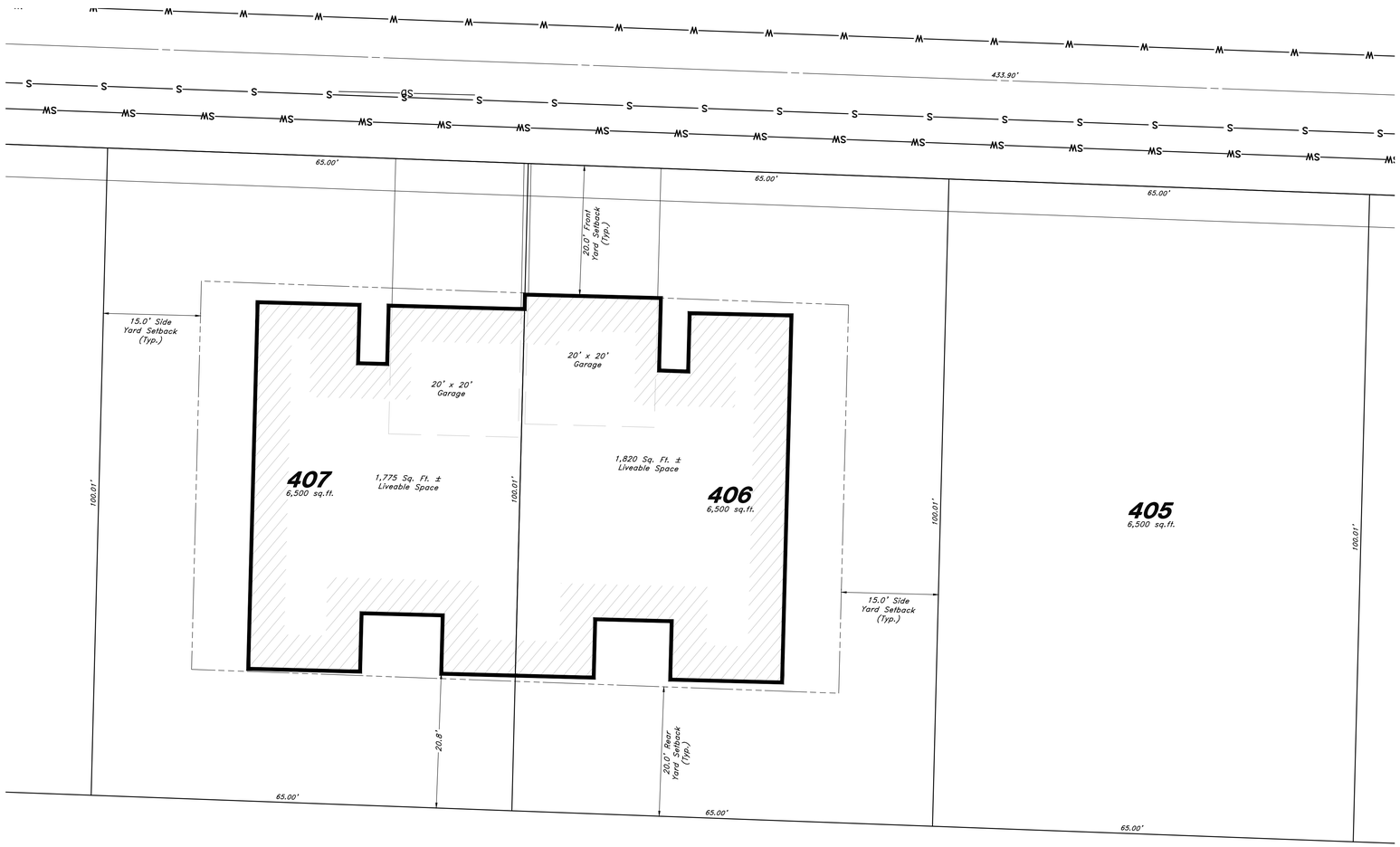
Scale: 1" = 10'

10 0 5 10 15 20

Graphic Scale

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Preliminary Plan

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

23 Oct, 2019

SHEET NO.

4

07N711 Patriot Pointe

LEGEND

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- Deciduous Tree
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- LS Landscaping

Private Street
Public Street
Private Street
Public Street
Private Street
Private Street
Private Street
Dog Park
Clubhouse
24 Unit Apartment Complex
Possible Detention Area
Possible Detention Area
100 Detention Pond/Park Area
277 318,182 sq.ft.
1 24,846 sq.ft.
2 17,194 sq.ft.
3 41,647 sq.ft.
4 29,868 sq.ft.
5 13,956 sq.ft.
6 48,362 sq.ft.
7 40,919 sq.ft.
8 70,971 sq.ft.
9 22,290 sq.ft.
10 94,267 sq.ft.
11 14,078 sq.ft.
12 55,083 sq.ft.
401 5,535 sq.ft.
402 6,673 sq.ft.
403 6,741 sq.ft.
404 6,741 sq.ft.
405 6,741 sq.ft.
414 5,407 sq.ft.
415 5,458 sq.ft.
416 5,459 sq.ft.
417 5,556 sq.ft.
418 6,092 sq.ft.
419 5,413 sq.ft.
420 5,453 sq.ft.
421 5,454 sq.ft.
422 5,454 sq.ft.
423 5,454 sq.ft.

Scale: 1" = 50'

Graphic Scale

See Sheet 1 for Boundary and Section Information

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

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

REV	DATE	DESCRIPTION
1	4-29-2021	Updated Building Footprint

GREAT BASIN ENGINEERING

5746 SOUTH 1475 EAST OGDEN, UTAH 84403
MAIN (801)394-4515 FAX (801)392-7544
WWW.GREATBASINENGINEERING.COM

Preliminary Plan

Patriot Pointe

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

23 Oct, 2019

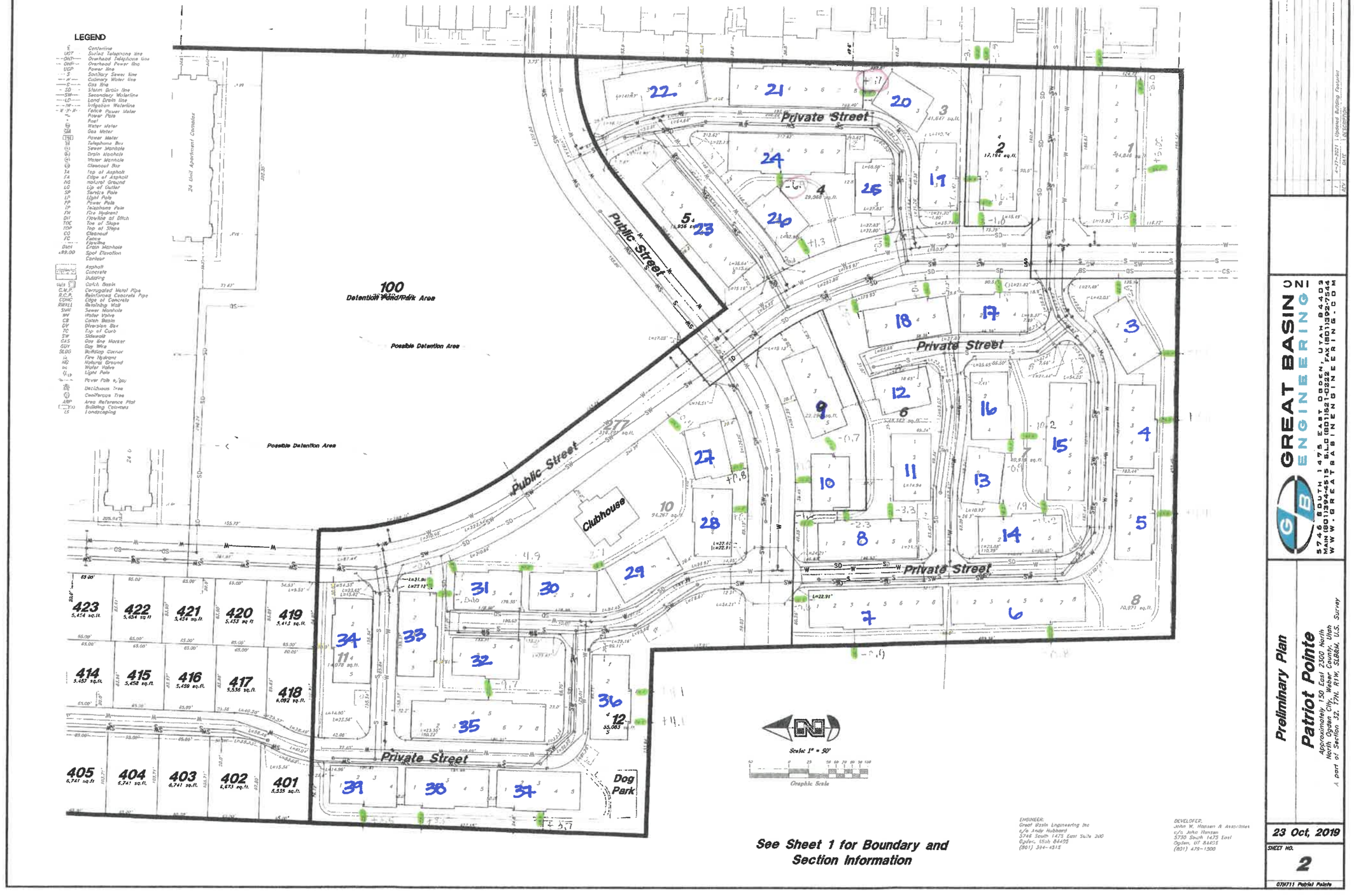
SHEET NO.
2

07N711 Patriot Pointe

Comparison Table - Patriot Pointe *(in inches/clockwise)

Building Number	Original	New	Difference
1	41.3	38.3	**-3**
	11.3	8.3	**-3**
	50.6	55.8	**5.2**
	18.9	20.4	**1.5**
2	13.8	10.8	**-3**
	43.7	40.8	**-2.9**
	21.1	20.1	**-1**
	27.6	27.2	**-0.4**
	N/A	24.4	
3	20	22.9	**2.9**
	20.1	20	**-0.1**
4	20.3	23.7	**3.4**
5	20.1	25	**4.9**
6	20.8	20	**-0.8**
7	21	20.1	**-0.9**
	21.2	20.5	**-0.7**
8		29.2	**29.2**
		11.7	**11.7**
		22.1	**22.1**
9	28.2	27.5	**-0.7**
10	20	21.2	**1.2**
11	N/A	N/A	
12	N/A	N/A	
13	24.4	16.5	**-7.9**
14	29.8	16.6	**-13.2**
15	54	43.8	**-10.2**
16	19.4	18.5	**-0.9**
17	20	17	**-3**
18	20	20.1	**0.1**
	20.7	20	**-0.7**
19	20.6	20	**-0.6**
20	5.1	20.8	**15.7**
21	N/A	N/A	
22	N/A	N/A	
23	N/A	N/A	
24	22.3	15.4	**-6.9**
25	22.4	22.5	**0.1**
26	26.6	27.9	**1.3**
27	25.9	25.5	**-0.4**
	20.4	21.2	**0.8**
28	20.9	20.4	**-0.5**
29	13	10.3	**-2.7**

30	14.9	10	**-4.9**
31	N/A	15	
	23.2	22.6	**-0.6**
32	36.7	27	**-9.7**
33	N/A	23.1	
34	N/A	N/A	
35	N/A	N/A	
36	20.6	24.7	**4.1**
	20.2	24.3	**4.1**
37	21.9	25.6	**3.7**
38	N/A	23.5	
39	20	22.7	**2.7**


LEGEND
Centerline
Buried Telephone line
Overhead Telephone line
Overhead Power line
Power line
Sanitary Sewer line
Culinary Water line
Gas line
Storm Drain line
Secondary Waterline
Land Drain line
Irrigation Waterline
Fence Power Meter
Power Pole
Post
Water Meter
Gas Meter
Power Meter
Telephone Box
Sewer Manhole
Drain Manhole
Water Manhole
Cleanout Box
Top of Asphalt
Edge of Asphalt
natural Ground
Lip of Gutter
Service Pole
Light Pole
Power Pole
Telephone Pole
Fire Hydrant
Flowline of Ditch
Toe of Slope
Top of Slope
Cleanout
Fence
Retaining
Drain Manhole
Spot Elevation
Contour
Asphalt
Concrete
Building
Catch Basin
Corrugated Metal Pipe
Reinforced Concrete Pipe
Edge of Concrete
Retaining Wall
Sewer Manhole
Water Valve
Catch Basin
Direction Box
Top of Curb
Sidewalk
Gas Line Marker
Guy Wire
Retaining Corner
Fire Hydrant
Natural Ground
Water Valve
Light Pole
Power Pole w/guy
Deciduous Tree
Coniferous Tree
Area Reference Plat
Building Columns
Landscaping
24 Unit Apartment Complex
100
Detention Pond/Park Area
Possible Detention Area
Possible Detention Area
Public Street
Private Street
Private Street
Private Street
Clubhouse
Dog Park
Scale: 1" = 50'
Graphic Scale
See Sheet 1 for Boundary and Section Information
ENGINEER:
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1 11-7-2021 Updated Building Footprint
NO. DATE DESCRIPTION
Preliminary Plan
Patriot Pointe
Approximately 150 East 2300 North
North Ogden City, Weber County, Utah
A part of Section 32, T7N, R1W, SLB&M, U.S. Survey
23 Oct, 2019
SHEET NO.
2
07N711 Patriot Pointe

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT A22-2019
FOR THE
PATRIOT POINTE PROJECT
A___-2021

THIS AMENDMENT TO THE ORGINAL DEVELOPMENT AGREEMENT A22-2019 is made and entered into as of the ____ day of May, 2021, by and between NORTH OGDEN CITY, a Utah municipal corporation, hereinafter referred to as the "City," and., Patriot Pointe, LLC, a Utah, limited liability company, a successor in interest to Double Ott Ranch, LLC, hereinafter referred to as "Developer.",

The attached site plan shall be a supplement to the original adopted sit plan for buildings 1 and 2 allowing for the amended setbacks. No other provisions are modified by this First Amendment to the Development Agreement A22-2019 for the Patriot Pointe Project.

"CITY"

NORTH OGDEN CITY

ATTEST:

_____ By:_____

Recorder Neal Berube, Mayor

"DEVELOPER"

PATRIOT POINTE, LLC

By:_____

Its: _____

CITY ACKNOWLEDGMENT

STATE OF UTAH)
:ss.
COUNTY OF WEBER)

On the _____ day of May, 2021, personally appeared before me **Brent Chugg**, who being duly sworn, did say that he is the Mayor of **NORTH OGDEN CITY**, a municipal corporation of the State of Utah, and that the foregoing instrument was signed in behalf of the City by authority of its governing body and said **Brent Chugg** acknowledged to me that the City executed the same.

_____
Notary Public

DEVELOPER ACKNOWLEDGMENT

STATE OF UTAH)
: ss.
COUNTY OF _____)

On the _____ day of May, 2021, personally appeared before me **Gordon Lindstrom,** who being by me duly sworn did say that he is the Manager of **JACK COVE, LLC,** and that the foregoing instrument was signed in behalf of said corporation by authority of a resolution of its Board of Directors; and said Gordon Lindstrom acknowledged to me that said corporation executed the same.

_____
Notary Public

NORTH OGDEN CITY
STAFF REPORT

TO: North Ogden City Council

FROM: Evan Nelson, Finance Director

SUBJECT: Proposed Tentative Budget FY2022

DATE: 5/11/2021

Attached is the proposed Tentative Budget for North Ogden City for the 2022 Fiscal Year. The Mayor and City Council members have worked with staff over several months to develop these proposals. As required by State law, the City Council will approve a Tentative Budget on May 11th. A public hearing and open house will be held on June 8th. If the Council chooses to go through the Truth in Taxation process, final budget adoption will be proposed in August. Otherwise, final adoption will be proposed on June 22nd.

Changes Since Last Discussion

- It is proposed that excess Class C road money from the current fiscal year be combined with Class C road money in Fiscal Year 2022, for a total road maintenance budget of $800,000 in Fiscal Year 2022.
- It is proposed that the $500,000 that was budgeted to remain in the General Fund for future use on the Public Safety Building be transferred to the Capital Improvement Fund.
- It is proposed that the property tax rate be maintained generating an additional $162,646 in the General Fund. This is proposed to be transferred to the Capital Improvement Fund for use on the Public Safety Building or other capital projects.
- Replacement of the playground at Lomond View Park was removed from the Tentative Budget, pending further discussion.
- The budgeted cost of the vactor truck in the Storm Water Fund was increased to $410,000. This would be paid out of fund balance.

Impact on Residents

- It is proposed that service charges be implemented on some types of credit card transactions, such as building fees, parks and recreation fees, and court fees. Service charges would not be added to utility bills.
- Central Weber Sewer District is increasing the amount charged to the City by $87,980 in Fiscal Year 2022. To cover this cost, it is proposed that the sewer rate to residents be increased by $1.10 per month. Central Weber Sewer District is proposing an additional increase in Fiscal Year 2023. Consideration of the impacts of the second increase will be addressed in the FY2023 Budget.
- As listed above, it is proposed that the property tax rate for North Ogden City. Weber County will provide accurate numbers related to this proposal in the next month. Preliminary estimates indicate that maintaining the rate would generate an additional $162,646. $46,000 of this is anticipated to come from new growth. The remaining $116,646 would be generated from existing property owners at an estimated average of $17.15 per year.

General Budget Highlights

- Health insurance has been bid out. The details of the plan have not been finalized, but a 4.5% savings in premium rates is expected, plus a one-time $35,000 rebate. It is expected that the network will be similar enough to the current network that it will cause very little disruption.
- Wage increases are included at 3%, to be allocated according to department needs. Some certification and targeted market increases are also included.
- Leave payout is included at 40 hours, same as current year.
- One new full-time Police officer is budgeted to start in January 2022.
- One part-time Accountant at 10 hours/week.
- One new snowplow on a 6-year lease. $41,025/year.
- One mini excavator on a 5-year lease. $11,584/year.
- Vehicle rotation net cost is $8,879.
- One Parks mower at $15,000.
- One Parks trailer at $7,000.
- 4 Police vehicles replaced.
- The Aquatic Center has an RDA operational subsidy of $188,281.
- Implement a credit card service charge on various City fees. $101,000.

Capital Improvement Fund Highlights

- The Council has identified a new Public Safety Building as a high priority. Other major capital projects are also being considered. The Tentative Budget includes a transfer of $682,735 from the General Fund to the Capital Improvement Fund to be applied to these projects.
- $13,557 for new carpet at the Parks and Recreation Office. Source of revenue is fund balance.
- $80,000 for a new playground at McGriff Park. This project is budgeted in the current year, but may be bumped to FY 2022, depending on the availability of concrete. This is funded 50% through a RAMP grant and 50% through fund balance.
- $1,651,278 for the park portion of the Community Pond project. 50% of this amount is grant-funded. The remaining part would be paid with fund balance and Park Impact Fee revenue.
- $800,000 of Class C road revenue to be expended on road maintenance projects.
- $284,000 to be spent on the 2600 North Intersection project.
- $4,486,000 on the 400/450 East Widening Project. Sources of revenue include grants, transportation impact fees, and transportation sales tax.

Water Fund Highlights

- $40,000 for surveillance cameras as pump houses.
- $100,000 for PRV maintenance.
- $2 million for a 2-million-gallon reservoir, including a land purchase.
- $650,000 for the Fruitland Drive water main line.
- $220,000 water line from 1700 N. to 1500 N.
- $50,000 Woodfield Farms water line up-size.
- $50,000 meter station with Pleasant View.
- $50,000 Northview pump line.
- $85,000 PRV at 600 E. 2300 N.

Sewer Fund Highlights

- $60,179 for a new full-time position. Revenue source is existing utility fees.
- $87,980 increase in fees paid to the Central Weber Sewer District. A $1.10 increase to the Sewer rate is proposed to offset this increase.
- $377,000 for the ongoing sewer pipe lining project. Revenue source is fund balance.

Storm Water Fund Highlights

- $44,022 to move one part-time employee to full-time.
- $410,000 for a vactor truck. Revenue source is fund balance.
- $3,031,304 for the Storm Water portion of the Community Pond project. This is mostly grant funded. The City's portion is estimated to be $500,000.
- $70,000 for a bubble-up box at 3100 N. 1080 E.

Solid Waste Fund Highlights

- $535,707 for waste hauling. This is a reduction from the previous year as a result of bidding out the service.
- The proposed budget has an operating loss of $15,721. The Council is proposing to use fund balance to cover this in order to avoid increasing garbage rates.

Report Criteria:
- Accounts to include: With balances or activity
- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
GENERAL FUND						
TAXES						
10-31-100	PROPERTY TAX	1,208,013.17	1,479,189.00	1,479,189.00	1,671,418.00	192,229.00
10-31-120	RDA TAX INCREMENT	.00	85,000.00	85,000.00	.00	85,000.00-
10-31-121	CDA TAX INCREMENT	.00	25,000.00	25,000.00	.00	25,000.00-
10-31-200	DELINQUENT PROPERTY TAX	34,391.62	16,000.00	16,000.00	16,000.00	.00
10-31-300	SALES TAX	3,217,437.38	2,559,272.00	3,061,098.00	3,466,145.00	906,873.00
10-31-400	UTILITY REVENUE TAX	1,027,007.03	977,600.00	977,600.00	1,105,649.00	128,049.00
10-31-700	MOTOR VEHICLE TAX	123,332.38	100,000.00	100,000.00	130,000.00	30,000.00
Total TAXES:		5,610,181.58	5,242,061.00	5,743,887.00	6,389,212.00	1,147,151.00
LICENSES & PERMITS						
10-32-100	BUSINESS LICENSES	31,775.00	25,000.00	25,000.00	30,000.00	5,000.00
10-32-150	BUSINESS LICENSES - LANDLORDS	2,500.00	400.00	400.00	2,000.00	1,600.00
10-32-210	BUILDING PERMITS	391,940.66	302,250.00	302,250.00	401,000.00	98,750.00
10-32-250	ANIMAL LIC & IMP FEES	7,548.00	12,000.00	12,000.00	7,000.00	5,000.00-
10-32-255	CHICKEN LICENSES	190.00	100.00	100.00	.00	100.00-
Total LICENSES & PERMITS:		433,953.66	339,750.00	339,750.00	440,000.00	100,250.00
INTERGOVERNMENTAL REVENUE						
10-33-560	STATE ROAD ALLOTMENT	790,747.24	526,819.00	526,819.00	800,000.00	273,181.00
10-33-580	STATE LIQUOR ALLOTMENT	14,754.36	14,100.00	14,100.00	15,000.00	900.00
10-33-581	HWY SAFETY GRANT	2,733.69	.00	.00	.00	.00
10-33-585	VICTIM ADVOCATE GRANT	25,058.42	.00	.00	.00	.00
10-33-590	WEBER COUNTY SCHOOL DISTRICT	46,875.00	46,875.00	46,875.00	46,875.00	.00
10-33-592	EMERGENCY MGMT - CARES	595,434.00	.00	1,125,371.00	.00	.00
Total INTERGOVERNMENTAL REVENUE:		1,475,602.71	587,794.00	1,713,165.00	861,875.00	274,081.00
CHARGES FOR SERVICES						
10-34-130	ZONING & SUBDIVISION FEES	41,518.00	15,000.00	15,000.00	36,000.00	21,000.00
10-34-140	PLAN CHECKING FEES	154,433.31	112,500.00	112,500.00	200,500.00	88,000.00
10-34-145	ANNEXATION FEES	1,737.25	3,600.00	3,600.00	2,000.00	1,600.00-
10-34-190	CREDIT CARD SERVICE FEE	.00	.00	.00	101,000.00	101,000.00
10-34-310	STREET CUT FEE	125.00	.00	.00	.00	.00
10-34-312	EXCAVATION PERMIT FEE	5,900.00	4,000.00	4,000.00	4,000.00	.00
10-34-314	DEVELOPER STREET SIGNS	.00	3,000.00	3,000.00	3,000.00	.00
10-34-700	RECREATION	43,219.71	76,250.00	76,250.00	80,000.00	3,750.00
10-34-750	PARK RENTAL FEES	9,783.00	2,500.00	2,500.00	5,000.00	2,500.00
10-34-790	CHERRY DAYS	3,782.61-	.00	.00	4,000.00	4,000.00
10-34-815	YOUTH COUNCIL PROJECTS	363.00	.00	.00	.00	.00
10-34-820	AMPHITHEATER REVENUE	.00	20,000.00	20,000.00	30,000.00	10,000.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Total CHARGES FOR SERVICES:	253,296.66	236,850.00	236,850.00	465,500.00	228,650.00
FINES & FORFEITURES						
10-35-110	COURT	182,639.12	210,000.00	210,000.00	165,000.00	45,000.00-
10-35-150	YOUTH CITY COURT	1,150.00	1,800.00	1,800.00	1,800.00	.00
10-35-200	CODE ENFORCEMENT	125.00	.00	.00	.00	.00
	Total FINES & FORFEITURES:	183,914.12	211,800.00	211,800.00	166,800.00	45,000.00-
MISCELLANEOUS						
10-36-100	INTEREST EARNINGS	41,269.03	20,000.00	20,000.00	25,000.00	5,000.00
10-36-200	RENTS	.60	.00	.00	.00	.00
10-36-210	NORTHVIEW COMMUNITY CENTER R	3,010.00	3,000.00	3,000.00	3,000.00	.00
10-36-300	REPORTS PRINTS & COPIES	94.10	100.00	100.00	100.00	.00
10-36-310	POLICE REPORTS	6,914.00	7,500.00	7,500.00	7,500.00	.00
10-36-400	SALE OF ASSETS	.00	.00	.00	.00	.00
10-36-500	MISCELLANEOUS REVENUE	2,780.43	2,000.00	2,000.00	25,738.00	23,738.00
10-36-505	HERO'S BLVD	2,820.00	.00	.00	.00	.00
10-36-530	TRAFFIC SCHOOL	18,180.00	20,000.00	20,000.00	7,000.00	13,000.00-
10-36-600	COMMUNITY GARDEN	475.00	700.00	700.00	.00	700.00-
	Total MISCELLANEOUS:	75,543.16	53,300.00	53,300.00	68,338.00	15,038.00
CONTRIBUTIONS & TRANSFERS						
10-38-110	GRANTS	61,537.21	95,191.00	95,191.00	86,691.00	8,500.00-
10-38-111	GRANTS - CARES	.00	1,125,371.00	.00	.00	1,125,371.00-
10-38-121	TRANSFER FROM RDA	.00	11,000.00	11,000.00	11,000.00	.00
10-38-130	DONATIONS	35.47-	5,000.00	5,000.00	5,000.00	.00
10-38-132	DONATIONS - PARKS & REC	13,163.00	20,000.00	20,000.00	20,000.00	.00
10-38-133	DONATIONS - POLICE	9,098.99	10,000.00	10,000.00	15,000.00	5,000.00
10-38-816	ADMIN SERVICE FEE - WATER	.00	273,907.00	277,498.00	.00	273,907.00-
10-38-817	ADMIN SERVICE FEE - SEWER	.00	225,366.00	227,217.00	.00	225,366.00-
10-38-818	ADMIN SERVICE FEE - STORM SWR	.00	261,226.00	263,077.00	.00	261,226.00-
10-38-819	ADMIN SERVICE FEE-SOLID WASTE	.00	120,235.00	121,246.00	.00	120,235.00-
10-38-900	BEG BAL TO BE APPROPRIATED	.00	283,733.00	96,135.00	300,000.00	16,267.00
	Total CONTRIBUTIONS & TRANSFERS:	83,763.73	2,431,029.00	1,126,364.00	437,691.00	1,993,338.00-
COUNCIL						
10-41-110	SALARIES	.00	.00	.00	.00	.00
10-41-115	LEGISLATIVE WAGES	63,426.02	26,820.00	31,820.00	50,820.00	24,000.00
10-41-130	EMPLOYEE BENEFITS	4,972.90	2,226.00	2,641.00	4,219.00	1,993.00
10-41-210	SUBSCRIPTION & MEMBERSHIPS	10,429.77	12,349.00	12,349.00	12,349.00	.00
10-41-220	PUBLIC NOTICES	5,128.00	5,000.00	5,000.00	5,000.00	.00
10-41-230	TRAVEL & TRAINING	5,201.51	.00	.00	5,000.00	5,000.00
10-41-240	OFFICE SUPPLIES	2,304.56	700.00	700.00	700.00	.00
10-41-255	COMPUTER SERVICES	2,025.51	.00	.00	.00	.00
10-41-280	TELEPHONE	180.50	2,100.00	2,100.00	2,100.00	.00
10-41-300	ELECTIONS	24,657.90	2,000.00	2,000.00	28,000.00	26,000.00
10-41-690	SERVICES NOT CLASSIFIED	2,494.52	10,500.00	10,500.00	10,500.00	.00
10-41-740	PURCHASE EQUIPMENT	.00	.00	.00	.00	.00
10-41-990	ADMIN FEE OFFSET	48,232.46-	.00	.00	28,397.00-	28,397.00-
	Total COUNCIL:	72,588.73	61,695.00	67,110.00	90,291.00	28,596.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
JUDICIAL						
10-42-110	SALARIES	55,575.32	53,122.00	53,122.00	54,437.00	1,315.00
10-42-115	PART TIME EMPLOYEE WAGES	69,408.59	75,629.00	76,109.00	76,368.00	739.00
10-42-130	EMPLOYEE BENEFITS	51,900.39	53,694.00	53,814.00	52,198.00	1,496.00-
10-42-210	SUBSCRIPTION & MEMBERSHIPS	25.00	145.00	145.00	145.00	.00
10-42-230	TRAVEL & TRAINING	2,765.70	2,500.00	2,500.00	2,000.00	500.00-
10-42-240	OFFICE SUPPLIES	1,581.43	2,500.00	2,500.00	2,000.00	500.00-
10-42-245	POSTAGE	775.21	1,000.00	1,000.00	1,000.00	.00
10-42-310	ATTORNEY SERVICES	12,906.62	15,500.00	15,500.00	15,500.00	.00
10-42-620	WITNESS & JURY FEES	148.00	2,160.00	2,160.00	2,160.00	.00
10-42-630	WARRANTS	5,340.00	8,500.00	8,500.00	7,500.00	1,000.00-
10-42-640	BAILIFF	10,689.65	14,600.00	14,600.00	14,600.00	.00
10-42-650	CREDIT CARD FEES	6,182.82	5,000.00	5,000.00	6,000.00	1,000.00
10-42-700	SMALL EQUIPMENT	596.69	1,500.00	1,500.00	500.00	1,000.00-
Total JUDICIAL:		217,895.42	235,850.00	236,450.00	234,408.00	1,442.00-
FINANCE						
10-45-110	SALARIES	190,569.34	202,592.00	203,588.00	220,633.00	18,041.00
10-45-130	EMPLOYEE BENEFITS	95,942.66	96,694.00	96,984.00	92,199.00	4,495.00-
10-45-210	SUBSCRIPTION & MEMBERSHIPS	460.00	600.00	600.00	350.00	250.00-
10-45-230	TRAVEL & TRAINING	1,276.05	.00	.00	4,100.00	4,100.00
10-45-240	OFFICE SUPPLIES	2,092.37	2,500.00	2,500.00	2,500.00	.00
10-45-245	POSTAGE	2,010.71	2,200.00	2,200.00	2,200.00	.00
10-45-255	COMPUTER SERVICES	733.38	.00	.00	.00	.00
10-45-260	EQUIPMENT MAINTENANCE	.00	100.00	100.00	.00	100.00-
10-45-280	TELEPHONE	450.00	480.00	480.00	1,080.00	600.00
10-45-310	PROFESSIONAL SERVICES	21,815.00	24,000.00	24,000.00	29,000.00	5,000.00
10-45-695	CREDIT CARD FEES	30,420.21	29,000.00	29,000.00	122,000.00	93,000.00
10-45-700	SMALL EQUIPMENT	845.00	800.00	800.00	800.00	.00
10-45-990	ADMIN FEE OFFSET	130,570.57-	.00	.00	105,462.00-	105,462.00-
Total FINANCE:		216,044.15	358,966.00	360,252.00	369,400.00	10,434.00
ADMINISTRATIVE						
10-47-110	SALARIES	229,801.10	238,990.00	253,329.00	250,003.00	11,013.00
10-47-115	PART TIME EMPLOYEE WAGES	92,598.01	96,654.00	76,414.00	83,895.00	12,759.00-
10-47-130	EMPLOYEE BENEFITS	107,544.70	115,885.00	126,899.00	151,851.00	35,966.00
10-47-210	SUBSCRIPTION & MEMBERSHIPS	1,967.86	780.00	780.00	1,230.00	450.00
10-47-220	PUBLIC NOTICES	523.50	2,500.00	2,500.00	2,000.00	500.00-
10-47-230	TRAVEL & TRAINING	6,666.19	.00	.00	3,000.00	3,000.00
10-47-240	OFFICE SUPPLIES	3,905.09	3,500.00	3,500.00	2,000.00	1,500.00-
10-47-245	POSTAGE	298.13	400.00	400.00	400.00	.00
10-47-250	MOTOR POOL LEASE	5,070.96	5,090.00	5,146.00	11,335.00	6,245.00
10-47-251	FUEL & PARTS	3,483.63	4,000.00	4,000.00	4,000.00	.00
10-47-255	COMPUTER SERVICES	1,667.67	.00	.00	.00	.00
10-47-260	EQUIPMENT MAINTENANCE	.00	500.00	500.00	.00	500.00-
10-47-280	TELEPHONE	735.70	360.00	360.00	1,860.00	1,500.00
10-47-310	PROFESSIONAL SERVICES	4,560.00	.00	.00	.00	.00
10-47-520	LIABILITY INSURANCE DEDUCTIBLE	.00	2,000.00	2,000.00	2,000.00	.00
10-47-690	SERVICES NOT CLASSIFIED	511.73	300.00	300.00	300.00	.00
10-47-695	PERSONNEL RELATED COSTS	596.44	500.00	500.00	.00	500.00-
10-47-700	SMALL EQUIPMENT	5,690.46	.00	.00	.00	.00
10-47-990	ADMIN FEE OFFSET	83,189.55-	.00	.00	90,249.00-	90,249.00-

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
Total ADMINISTRATIVE:		382,431.62	471,459.00	476,628.00	423,625.00	47,834.00-
NON-DEPARTMENTAL						
10-49-210	SUBSCRIPTIONS & MEMBERSHIPS	7,150.00	370.00	370.00	219.00	151.00-
10-49-230	TRAVEL & TRAINING	.00	.00	.00	2,500.00	2,500.00
10-49-250	UNEMPLOYMENT	359.93	5,000.00	5,000.00	1,500.00	3,500.00-
10-49-255	COMPUTER SERVICES	2,490.09	21,046.00	21,046.00	21,046.00	.00
10-49-330	PROFESSIONAL SERVICES	93,357.66	185,148.00	205,148.00	89,013.00	96,135.00-
10-49-510	INSURANCE & SURETY BONDS	222,282.00	259,834.00	259,834.00	285,817.00	25,983.00
10-49-535	EMPLOYEE EDUCATION PROGRAM	14,601.28	.00	.00	.00	.00
10-49-600	COMMUNITY PROGRAMS/PUBLIC RE	15,945.90	12,000.00	12,000.00	10,000.00	2,000.00-
10-49-620	Economic Development	.00	.00	.00	.00	.00
10-49-625	MAYOR'S PUBLIC RELATION FUND	62.09	400.00	400.00	400.00	.00
10-49-630	YOUTH COUNCIL	5,277.89	5,000.00	5,000.00	5,500.00	500.00
10-49-640	PERSONNEL RELATED COSTS	6,729.16	20,200.00	20,200.00	40,200.00	20,000.00
10-49-650	BAD DEBT EXPENSE	8,782.38	.00	.00	.00	.00
10-49-690	MISCELLANEOUS	19,669.05	1,000.00	1,000.00	1,500.00	500.00
10-49-691	EMERGENCY MGMT - CARES	.00	1,125,371.00	1,125,371.00	.00	1,125,371.00-
10-49-700	SMALL EQUIPMENT	145.15	.00	.00	.00	.00
10-49-990	ADMIN FEE OFFSET	92,988.54-	.00	.00	118,475.00-	118,475.00-
Total NON-DEPARTMENTAL:		303,864.04	1,635,369.00	1,655,369.00	339,220.00	1,296,149.00-
GENERAL GOVERNMENT BUILDINGS						
10-51-260	BUILDING MAINTENANCE	32,675.65	29,836.00	29,836.00	29,836.00	.00
10-51-261	Utilities - City Hall/Police	23,172.39	22,000.00	22,000.00	22,000.00	.00
10-51-270	BUILDING MAINT - PUBLIC WORKS	7,705.30	19,300.00	19,300.00	19,300.00	.00
10-51-271	UTILITIES - PUBLIC WORKS	55,480.67	40,800.00	40,800.00	40,800.00	.00
10-51-280	BUILDING MAINT - SENIOR CENTER	21,701.37	17,826.00	17,826.00	17,826.00	.00
10-51-281	UTILITIES - SENIOR CENTER	17,312.70	18,000.00	18,000.00	18,000.00	.00
10-51-310	SENIOR CITIZEN PERSONNEL COSTS	27,266.48	26,000.00	26,000.00	28,000.00	2,000.00
10-51-990	ADMIN FEE OFFSET	44,474.00-	.00	.00	44,474.00-	44,474.00-
Total GENERAL GOVERNMENT BUILDINGS:		140,840.56	173,762.00	173,762.00	131,288.00	42,474.00-
POLICE DEPARTMENT						
10-54-110	SALARIES	928,762.77	1,320,731.00	1,351,023.00	1,442,789.00	122,058.00
10-54-114	SALARIES - CARES	362,476.00	.00	.00	.00	.00
10-54-115	PART TIME EMPLOYEE WAGES	80,949.96	105,443.00	96,311.00	47,129.00	58,314.00-
10-54-120	BEER TAX WAGES	6,114.78	.00	.00	6,000.00	6,000.00
10-54-121	HWY SAFETY GRANT WAGES	10,685.02	10,000.00	10,000.00	10,000.00	.00
10-54-130	EMPLOYEE BENEFITS	606,097.34	878,139.00	900,329.00	948,741.00	70,602.00
10-54-134	EMPLOYEE BENEFITS - CARES	232,958.00	.00	.00	.00	.00
10-54-140	UNIFORM ALLOWANCE	26,782.38	21,600.00	21,600.00	23,760.00	2,160.00
10-54-210	SUBSCRIPTION & MEMBERSHIPS	637.89	7,605.00	7,605.00	7,755.00	150.00
10-54-220	PUBLIC NOTICES	364.75	500.00	500.00	500.00	.00
10-54-230	TRAVEL & TRAINING	16,923.19	12,500.00	12,500.00	15,500.00	3,000.00
10-54-231	TRAINING	.00	.00	.00	.00	.00
10-54-240	OFFICE EXPENSE	6,204.79	6,500.00	6,500.00	6,500.00	.00
10-54-245	POSTAGE	686.37	400.00	400.00	800.00	400.00
10-54-250	MOTOR POOL LEASE	160,854.96	99,824.00	241,685.00	257,995.00	158,171.00
10-54-255	COMPUTER SERVICES	3,469.90	6,940.00	6,940.00	4,440.00	2,500.00-
10-54-260	EQUIPMENT MAINTENANCE	4,972.07	4,000.00	4,000.00	4,000.00	.00
10-54-280	TELEPHONE	23,157.21	23,300.00	23,300.00	13,200.00	10,100.00-
10-54-292	DONATIONS - CONTINGENT	9,191.57	10,000.00	10,000.00	10,000.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
10-54-300	INVESTIGATIONS	856.54	700.00	700.00	1,700.00	1,000.00
10-54-350	FORENSIC SERVICES	25,271.00	27,231.00	27,231.00	31,000.00	3,769.00
10-54-380	LIQUOR EDUCATION	.00	.00	.00	.00	.00
10-54-387	TRAFFIC SCHOOL EXPENDITURES	4,640.00	7,000.00	7,000.00	7,000.00	.00
10-54-390	YOUTH CITY COURT	899.90	1,800.00	1,800.00	1,800.00	.00
10-54-395	K-9 EQUIPMENT/TRAINING	948.76	1,000.00	1,000.00	1,000.00	.00
10-54-400	STRIKE FORCE	2,654.00	2,800.00	2,800.00	21,800.00	19,000.00
10-54-450	DEPARTMENT SUPPLIES	5,752.63	5,350.00	5,350.00	7,310.00	1,960.00
10-54-451	CODE ENFORCEMENT SUPPLIES	.00	375.00	375.00	.00	375.00-
10-54-640	HOMELAND SECURITY	5,451.65	5,000.00	5,000.00	5,000.00	.00
10-54-690	SERVICES NOT CLASSIFIED	4,434.14	5,100.00	5,100.00	5,200.00	100.00
10-54-700	SMALL EQUIPMENT	30,732.90	8,432.00	34,932.00	55,100.00	46,668.00
10-54-701	BEER TAX EXPENSE	8,272.85	13,500.00	13,500.00	9,000.00	4,500.00-
10-54-702	VICTIM ADVOCATE	1,695.22	2,450.00	2,450.00	5,000.00	2,550.00
10-54-703	HWY SAFETY GRANT EQUIPMENT	5,171.00	5,500.00	5,500.00	5,500.00	.00
10-54-704	JAG Block Grant	6,988.93	7,000.00	7,000.00	4,500.00	2,500.00-
10-54-705	BULLET PROOF VEST GRANT	5,254.00	4,400.00	4,400.00	4,400.00	.00
10-54-740	PURCHASE EQUIPMENT	.00	.00	.00	.00	.00
	Total POLICE DEPARTMENT:	2,590,312.47	2,605,120.00	2,816,831.00	2,964,419.00	359,299.00
PLANNING						
10-55-110	SALARIES	54,960.19	53,504.00	82,204.00	151,868.00	98,364.00
10-55-115	PART TIME EMPLOYEE WAGES	44,154.38	62,782.00	62,782.00	20,888.00	41,894.00-
10-55-130	EMPLOYEE BENEFITS	42,965.60	46,484.00	62,826.00	88,590.00	42,106.00
10-55-210	SUBSCRIPTIONS & MEMBERSHIPS	1,352.75	1,195.00	1,195.00	1,770.00	575.00
10-55-220	PUBLIC NOTICES	460.25	3,000.00	3,000.00	1,000.00	2,000.00-
10-55-230	TRAVEL & TRAINING	6,372.00	.00	.00	5,985.00	5,985.00
10-55-240	OFFICE SUPPLIES	1,143.64	1,000.00	1,000.00	1,000.00	.00
10-55-245	POSTAGE	354.76	500.00	500.00	500.00	.00
10-55-255	COMPUTER SERVICES	871.57	1,482.00	1,482.00	1,225.00	257.00-
10-55-260	EQUIPMENT SUPPLIES	157.57	.00	.00	.00	.00
10-55-280	TELEPHONE	780.00	600.00	600.00	1,320.00	720.00
10-55-310	PROFESSIONAL SERVICES	4,000.00	3,800.00	3,800.00	4,500.00	700.00
10-55-330	ENGINEERING SERVICES	1,350.00	.00	.00	.00	.00
10-55-340	PLAN COM & BD OF ADJ	.00	1,600.00	1,600.00	1,000.00	600.00-
10-55-645	PUBLIC RELATIONS	.00	500.00	500.00	500.00	.00
10-55-700	SMALL EQUIPMENT	166.92	.00	.00	800.00	800.00
	Total PLANNING:	159,089.63	176,447.00	221,489.00	280,946.00	104,499.00
BUILDING INSPECTION						
10-56-110	SALARIES	126,924.81	132,943.00	144,311.00	155,833.00	22,890.00
10-56-115	PART-TIME WAGES	15,176.14	.00	.00	15,000.00	15,000.00
10-56-130	EMPLOYEE BENEFITS	79,602.29	82,768.00	86,421.00	86,430.00	3,662.00
10-56-210	SUBSCRIPTIONS & MEMBERSHIPS	1,023.99	1,302.00	1,302.00	1,302.00	.00
10-56-220	PUBLIC NOTICES	243.75	.00	.00	.00	.00
10-56-230	TRAVEL & TRAINING	2,397.43	2,788.00	2,788.00	2,788.00	.00
10-56-240	OFFICE SUPPLIES	824.58	1,000.00	1,000.00	1,000.00	.00
10-56-245	POSTAGE	1,178.70	900.00	900.00	900.00	.00
10-56-255	COMPUTER SERVICES	2,521.00	3,140.00	3,140.00	15,140.00	12,000.00
10-56-260	EQUIPMENT MAINTENANCE	.00	1,500.00	1,500.00	1,500.00	.00
10-56-280	TELEPHONE	5,167.81	750.00	750.00	750.00	.00
10-56-310	PROFESSIONAL SERVICES	7,987.50	7,500.00	7,500.00	7,500.00	.00
10-56-450	DEPARTMENT SUPPLIES	.00	450.00	450.00	450.00	.00
10-56-700	SMALL EQUIPMENT	816.62	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Total BUILDING INSPECTION:	243,864.62	235,041.00	250,062.00	288,593.00	53,552.00
COMMUNITY SERVICE						
10-57-110	SALARIES	38,840.73	39,016.00	39,016.00	69,888.00	30,872.00
10-57-130	EMPLOYEE BENEFITS	25,429.45	26,814.00	26,814.00	32,630.00	5,816.00
10-57-140	UNIFORM ALLOWANCE	482.94	.00	.00	.00	.00
10-57-230	TRAVEL & TRAINING	835.82	125.00	125.00	2,200.00	2,075.00
10-57-240	OFFICE SUPPLIES	343.59	800.00	800.00	800.00	.00
10-57-255	COMPUTER SERVICES	.00	50.00	50.00	100.00	50.00
10-57-260	EQUIPMENT MAINTENANCE	.00	150.00	150.00	150.00	.00
10-57-280	TELEPHONE	642.75	800.00	800.00	1,000.00	200.00
10-57-370	ANIMAL SHELTER	34,900.00	35,327.00	35,327.00	38,722.00	3,395.00
10-57-450	DEPARTMENT SUPPLIES	128.83	900.00	900.00	900.00	.00
10-57-700	Small Equipment	2,714.58	.00	.00	2,750.00	2,750.00
	Total COMMUNITY SERVICE:	104,318.69	103,982.00	103,982.00	149,140.00	45,158.00
STREETS & HIGHWAY						
10-60-110	SALARIES	276,121.54	309,535.00	312,183.00	299,688.00	9,847.00-
10-60-130	EMPLOYEE BENEFITS	160,354.86	162,527.00	163,411.00	141,455.00	21,072.00-
10-60-135	SNOW REMOVAL PERSONNEL	28,293.54	.00	.00	.00	.00
10-60-140	UNIFORM ALLOWANCE	2,968.73	1,680.00	1,680.00	1,900.00	220.00
10-60-220	PUBLIC NOTICES	.00	250.00	250.00	250.00	.00
10-60-230	TRAVEL & TRAINING	3,939.84	4,000.00	4,000.00	1,600.00	2,400.00-
10-60-240	OFFICE SUPPLIES	2,909.51	2,280.00	2,280.00	2,280.00	.00
10-60-250	MOTOR POOL LEASE	87,579.04	81,283.00	81,704.00	131,975.00	50,692.00
10-60-251	FUEL & PARTS	21,784.33	23,500.00	23,500.00	23,500.00	.00
10-60-255	COMPUTER SERVICES	1,162.09	200.00	200.00	.00	200.00-
10-60-260	EQUIPMENT MAINTENANCE	.00	1,500.00	1,500.00	2,900.00	1,400.00
10-60-270	BUILDING MAINTENANCE	3,282.75	.00	.00	.00	.00
10-60-275	SAFETY TRAINING	2,385.26	1,700.00	1,700.00	1,900.00	200.00
10-60-280	TELEPHONE	11,417.40	6,400.00	6,400.00	6,400.00	.00
10-60-285	UTILITIES/STREET LIGHTS	3,907.67	14,500.00	14,500.00	14,500.00	.00
10-60-290	Street Light Maintenance	16,443.04	15,000.00	15,000.00	15,000.00	.00
10-60-330	ENGINEERING SERVICES	1,966.75	2,000.00	2,000.00	7,000.00	5,000.00
10-60-420	STREET MAINTENANCE	32,137.94	35,000.00	35,000.00	50,000.00	15,000.00
10-60-421	PARKING LOT MAINTENANCE	.00	.00	.00	.00	.00
10-60-440	SIDEWALK REPAIRS/RAMPS	50,399.48	65,000.00	65,000.00	65,000.00	.00
10-60-445	SAFE SIDEWALK	.00	.00	.00	10,000.00	10,000.00
10-60-450	DEPARTMENT SUPPLIES	5,183.45	4,800.00	4,800.00	2,800.00	2,000.00-
10-60-451	HEROS BOULEVARD	3,255.24	.00	.00	.00	.00
10-60-500	SNOW REMOVAL	43,314.38	50,000.00	50,000.00	50,000.00	.00
10-60-510	STREET SIGNS & SIGNAL LIGHTS	8,092.46	8,000.00	8,000.00	13,000.00	5,000.00
10-60-520	PAINT SUPPLIES	22,904.24	10,000.00	10,000.00	15,000.00	5,000.00
10-60-690	SERVICES NOT CLASSIFIED	9,488.19	4,280.00	4,280.00	10,000.00	5,720.00
10-60-700	SMALL EQUIPMENT	977.91	1,400.00	1,400.00	.00	1,400.00-
10-60-990	ADMIN FEE OFFSET	196,583.59-	.00	.00	218,092.00-	218,092.00-
	Total STREETS & HIGHWAY:	603,686.05	804,835.00	808,788.00	648,056.00	156,779.00-
PUBLIC WORKS						
10-61-110	SALARIES	182,946.11	213,254.00	214,281.00	221,667.00	8,413.00
10-61-130	EMPLOYEE BENEFITS	86,204.18	103,038.00	103,363.00	102,452.00	586.00-
10-61-140	UNIFORM ALLOWANCE	2,201.44	2,000.00	2,000.00	2,850.00	850.00
10-61-210	SUBSCRIPTIONS AND MEMBERSHIPS	2,254.71	8,700.00	8,700.00	8,700.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
10-61-230	TRAVEL & TRAINING	4,661.29	4,000.00	4,000.00	9,800.00	5,800.00
10-61-240	OFFICE SUPPLIES	1,482.63	1,200.00	1,200.00	3,000.00	1,800.00
10-61-250	MOTOR POOL	7,605.96	7,635.00	7,720.00	10,353.00	2,718.00
10-61-251	FUEL & PARTS	2,401.74	5,000.00	5,000.00	10,000.00	5,000.00
10-61-255	COMPUTER SERVICES	26.84	.00	.00	.00	.00
10-61-280	TELEPHONE	4,115.87	4,600.00	4,600.00	4,600.00	.00
10-61-690	SERVICES NOT CLASSIFIED	166.62	.00	.00	.00	.00
10-61-700	SMALL EQUIPMENT	4,025.00	.00	.00	.00	.00
10-61-740	CAPITAL EQUIPMENT	20.89	.00	.00	.00	.00
10-61-990	ADMIN FEE OFFSET	283,769.80-	.00	.00	314,062.00-	314,062.00-
	Total PUBLIC WORKS:	14,343.48	349,427.00	350,864.00	59,360.00	290,067.00-
PARKS & REC ADMIN						
10-62-110	SALARIES	119,960.08	129,930.00	130,867.00	136,181.00	6,251.00
10-62-115	PART TIME EMPLOYEE WAGES	675.88	5,000.00	5,000.00	2,500.00	2,500.00-
10-62-130	EMPLOYEE BENEFITS	81,084.29	95,675.00	95,982.00	91,554.00	4,121.00-
10-62-210	SUBSCRIPTION & MEMBERSHIPS	1,801.52	3,300.00	3,300.00	5,280.00	1,980.00
10-62-220	PUBLIC NOTICES	5.00	.00	.00	.00	.00
10-62-230	TRAVEL & TRAINING	761.85	3,500.00	3,500.00	2,700.00	800.00-
10-62-240	OFFICE SUPPLIES	1,639.09	1,200.00	1,200.00	1,200.00	.00
10-62-255	COMPUTER SERVICES	2,277.00	2,000.00	2,000.00	2,000.00	.00
10-62-260	EQUIPMENT MAINTENANCE	2,564.86	4,000.00	4,000.00	4,000.00	.00
10-62-280	TELEPHONE	1,585.74	.00	.00	.00	.00
10-62-285	TELEPHONE & UTILITIES	10,405.94	9,500.00	9,500.00	9,500.00	.00
10-62-410	UNIFORM MAINTENANCE	619.28	750.00	750.00	750.00	.00
10-62-420	COMMUNITY BAND	1,997.85	10,000.00	10,000.00	.00	10,000.00-
10-62-450	DEPARTMENT SUPPLIES	1,759.69	2,500.00	2,500.00	2,500.00	.00
10-62-500	MISCELLANEOUS PROGRAMS	3,763.65	5,250.00	5,250.00	7,250.00	2,000.00
10-62-510	MUNICIPALITIES RAMP PROGRAMS	25,057.59	18,791.00	18,791.00	18,791.00	.00
10-62-605	CHERRY DAYS	485.34	15,000.00	15,000.00	24,000.00	9,000.00
10-62-627	AMPHITHEATER PROGRAMS	1,000.00	20,000.00	20,000.00	30,000.00	10,000.00
10-62-650	COMMUNITY GARDEN	1,141.93	.00	.00	.00	.00
10-62-690	SERVICES NOT CLASSIFIED	4,904.03	600.00	600.00	600.00	.00
10-62-695	CREDIT CARD FEES	250.82	1,200.00	1,200.00	1,200.00	.00
10-62-700	SMALL EQUIPMENT	762.00	750.00	750.00	750.00	.00
	Total PARKS & REC ADMIN:	264,503.43	328,946.00	330,190.00	340,756.00	11,810.00
PARKS						
10-64-110	SALARIES	295,265.96	292,367.00	292,658.00	321,159.00	28,792.00
10-64-115	PART TIME EMPLOYEE WAGES	63,138.74	88,000.00	88,000.00	62,000.00	26,000.00-
10-64-130	EMPLOYEE BENEFITS	171,267.79	192,312.00	192,401.00	171,645.00	20,667.00-
10-64-210	SUBSCRIBTIONS & MEMBERSHIPS	80.00	730.00	730.00	1,375.00	645.00
10-64-220	PUBLIC NOTICES	339.17	500.00	500.00	500.00	.00
10-64-230	TRAVEL & TRAINING	4,949.00	4,400.00	4,400.00	6,400.00	2,000.00
10-64-240	OFFICE SUPPLIES	338.79	200.00	200.00	200.00	.00
10-64-250	MOTOR POOL LEASE	49,545.51	39,677.00	40,098.00	73,260.00	33,583.00
10-64-251	FUEL & PARTS	19,985.93	20,200.00	20,200.00	20,200.00	.00
10-64-255	COMPUTER SERVICES	1,500.00	1,500.00	1,500.00	1,500.00	.00
10-64-260	EQUIPMENT MAINTENANCE	1,938.46	2,500.00	2,500.00	2,500.00	.00
10-64-265	BUILDING MAINTENANCE	13,947.90	11,000.00	14,000.00	11,000.00	.00
10-64-280	TELEPHONE & UTILITIES	1,364.51	.00	.00	.00	.00
10-64-285	TELEPHONE & UTILITIES	33,646.83	33,000.00	33,000.00	33,000.00	.00
10-64-290	PINEVIEW WATER ASSESSMENT	21,284.05	21,000.00	21,000.00	21,000.00	.00
10-64-292	DONATIONS - CONTINGENT	2,886.08	20,000.00	20,000.00	20,000.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
10-64-310	PROFESSIONAL SERVICES	975.12	1,000.00	1,000.00	1,000.00	.00
10-64-410	UNIFORM MAINTENANCE	3,834.09	5,000.00	5,000.00	5,700.00	700.00
10-64-420	FIELD MAINTENANCE	2,997.47	4,500.00	4,500.00	5,500.00	1,000.00
10-64-425	TRAIL MAINTENANCE	2,442.01	2,000.00	2,000.00	2,000.00	.00
10-64-430	CHEMICALS	18,291.87	12,500.00	12,500.00	21,500.00	9,000.00
10-64-440	IRRIGATION SUPPLIES	8,082.46	8,500.00	8,500.00	8,500.00	.00
10-64-450	DEPARTMENT SUPPLIES	9,418.42	6,000.00	6,000.00	8,000.00	2,000.00
10-64-460	BARKER PARK	.93	.00	.00	.00	.00
10-64-465	FORESTRY-TREE REMOVAL	5,040.96	3,000.00	7,500.00	4,500.00	1,500.00
10-64-475	GRAFFITTI REMOVAL	206.95	1,000.00	1,000.00	1,000.00	.00
10-64-480	PLAYGROUND MAINTENANCE	5,117.63	2,500.00	5,000.00	5,000.00	2,500.00
10-64-485	RESTROOM RENOVATION	2,650.03	1,500.00	1,500.00	1,500.00	.00
10-64-530	VOLUNTEER PROJECTS	989.68	.00	.00	.00	.00
10-64-610	RENTAL OF EQUIPMENT	5,418.71	2,500.00	2,500.00	4,000.00	1,500.00
10-64-615	CHRISTMAS DECORATIONS	3,871.87	.00	.00	4,500.00	4,500.00
10-64-690	SERVICES NOT CLASSIFIED	835.00	900.00	900.00	900.00	.00
10-64-695	CREDIT CARD FEES	369.82	300.00	300.00	300.00	.00
10-64-700	SMALL EQUIPMENT	7,548.49	2,100.00	2,100.00	3,300.00	1,200.00
10-64-740	PURCHASE EQUIPMENT	.00	.00	.00	.00	.00
10-64-990	ADMIN FEE OFFSET	6,000.00-	.00	.00	6,000.00-	6,000.00-
Total PARKS:		753,570.23	780,686.00	791,487.00	816,939.00	36,253.00
RECREATION						
10-68-110	SALARIES	72,359.31	75,080.00	75,750.00	78,996.00	3,916.00
10-68-115	PART TIME EMPLOYEE WAGES	7,803.73	23,000.00	23,000.00	23,000.00	.00
10-68-130	EMPLOYEE BENEFITS	29,010.50	28,473.00	28,656.00	29,094.00	621.00
10-68-210	SUBSCRIBTIONS & MEMBERSHIPS	127.63	.00	.00	.00	.00
10-68-220	PRINTING & PUBLICATIONS	169.98	300.00	300.00	300.00	.00
10-68-230	TRAVEL & TRAINING	.00	.00	.00	350.00	350.00
10-68-255	COMPUTER SERVICES	1,500.00	1,500.00	1,500.00	1,500.00	.00
10-68-410	UNIFORMS	319.24	250.00	250.00	250.00	.00
10-68-450	DEPARTMENT SUPPLIES	10.23	500.00	500.00	1,000.00	500.00
10-68-500	COMMUNITY PROGRAMS	943.33	4,000.00	4,000.00	2,500.00	1,500.00-
10-68-501	SUMMER CAMPS	4,399.47	17,250.00	17,250.00	17,250.00	.00
10-68-630	BASEBALL	11,253.04	14,000.00	14,000.00	16,000.00	2,000.00
10-68-650	FOOTBALL	18,791.11	14,750.00	14,750.00	18,500.00	3,750.00
10-68-660	BASKETBALL	18,555.50	15,500.00	15,500.00	15,500.00	.00
10-68-690	SERVICES NOT CLASSIFIED	765.00	2,500.00	2,500.00	2,500.00	.00
10-68-695	CREDIT CARD FEES	2,458.39	3,500.00	3,500.00	3,500.00	.00
Total RECREATION:		168,466.46	200,603.00	201,456.00	210,240.00	9,637.00
AQUATIC CENTER						
10-69-255	COMPUTER SERVICES	.00	.00	.00	.00	.00
Total AQUATIC CENTER:		.00	.00	.00	.00	.00
CONTRIBUTIONS AND TRANSFERS						
10-80-230	TRANS TO CAPITAL IMPROV FUND	800,000.00	.00	.00	682,735.00	682,735.00
10-80-235	TRANS TO CAP IMPROVE - CLASS C	500,000.04	300,000.00	300,000.00	800,000.00	500,000.00
10-80-700	TRANSFER - AQUATIC CENTER FUND	138,172.00	170,396.00	170,396.00	.00	170,396.00-
10-80-810	TRANSFER TO FUND BALANCE	.00	.00	.00	.00	.00
10-80-876	TRANSFER TO RDA/CDA	.00	110,000.00	110,000.00	.00	110,000.00-

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Total CONTRIBUTIONS AND TRANSFERS:	1,438,172.04	580,396.00	580,396.00	1,482,735.00	902,339.00
	GENERAL FUND Revenue Total:	8,116,255.62	9,102,584.00	9,425,116.00	8,829,416.00	273,168.00-
	GENERAL FUND Expenditure Total:	7,673,991.62	9,102,584.00	9,425,116.00	8,829,416.00	273,168.00-
	Net Total GENERAL FUND:	442,264.00	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
AQUATIC CENTER FUND						
OPERATIONAL REVENUE						
22-36-500	ADMISSION FEES	216,645.58	230,000.00	230,000.00	230,000.00	.00
22-36-600	GROUP RESERVATIONS	38,372.50	40,000.00	40,000.00	40,000.00	.00
22-36-700	SWIM LESSONS	66,666.00	75,000.00	75,000.00	70,000.00	5,000.00-
22-36-800	CONCESSIONS	10,624.08	8,500.00	8,500.00	10,000.00	1,500.00
22-36-850	BOWERY RENTALS	2,470.00	2,400.00	2,400.00	2,400.00	.00
22-36-900	MERCHANDISE	4,462.50	3,000.00	3,000.00	5,000.00	2,000.00
22-36-950	MISCELLANEOUS REVENUE	3,769.48	9,000.00	9,000.00	4,765.00	4,235.00-
	Total OPERATIONAL REVENUE:	343,010.14	367,900.00	367,900.00	362,165.00	5,735.00-
TRANSFERS-IN						
22-38-100	TRANSFER IN - GENERAL FUND	138,172.00	170,396.00	170,396.00	.00	170,396.00-
22-38-200	TRANSFER IN - RDA FUND	283,491.60	282,610.00	282,610.00	188,281.00	94,329.00-
	Total TRANSFERS-IN:	421,663.60	453,006.00	453,006.00	188,281.00	264,725.00-
GENERAL EXPENDITURES						
22-69-110	SALARIES	75,503.61	75,069.00	76,126.00	79,912.00	4,843.00
22-69-115	PART TIME EMPLOYEE WAGES	181,922.81	198,000.00	198,000.00	198,000.00	.00
22-69-130	EMPLOYEE BENEFITS	59,602.32	61,857.00	62,201.00	61,234.00	623.00-
22-69-140	UNIFORM ALLOWANCE	4,868.76	4,700.00	4,700.00	4,700.00	.00
22-69-141	Uniform - Employee Paid	.00	.00	.00	5,000.00	5,000.00
22-69-210	SUBSCRIPTION & MEMBERSHIPS	68.95	600.00	600.00	600.00	.00
22-69-220	PUBLIC NOTICES	.00	250.00	250.00	250.00	.00
22-69-225	ADVERTISING	141.31	700.00	700.00	1,200.00	500.00
22-69-230	TRAVEL & TRAINING	3,209.40	1,800.00	1,800.00	1,800.00	.00
22-69-240	OFFICE SUPPLIES	1,861.76	2,800.00	2,800.00	2,800.00	.00
22-69-250	MOTOR POOL LEASE	146.00	.00	.00	.00	.00
22-69-255	COMPUTER SERVICES	1,608.08	2,000.00	2,000.00	2,000.00	.00
22-69-260	EQUIPMENT MAINTENANCE	4,057.72	7,000.00	7,000.00	7,000.00	.00
22-69-265	BUILDING MAINTENANCE	6,154.43	4,500.00	4,500.00	4,500.00	.00
22-69-285	TELEPHONE & UTILITIES	61,912.31	65,500.00	65,500.00	65,500.00	.00
22-69-310	PROFESSIONAL & TECHNICAL	2,967.00	3,100.00	3,100.00	3,100.00	.00
22-69-430	CHEMICALS	36,610.18	35,000.00	35,000.00	35,000.00	.00
22-69-450	DEPARTMENT SUPPLIES	7,129.96	11,100.00	11,100.00	11,500.00	400.00
22-69-455	RETAIL SALES	2,865.72	5,000.00	5,000.00	5,000.00	.00
22-69-550	POOL MAINTENANCE	31,961.88	22,000.00	22,000.00	25,500.00	3,500.00
22-69-690	SERVICES NOT CLASSIFIED	4,402.04	4,400.00	4,400.00	4,400.00	.00
22-69-695	CREDIT CARD FEES	8,706.56	8,500.00	8,500.00	8,500.00	.00
22-69-700	SMALL EQUIPMENT	3,012.38	2,950.00	2,950.00	2,950.00	.00
22-69-740	CAPITAL EQUIPMENT PURCHASES	.00	20,000.00	20,000.00	20,000.00	.00
22-69-810	BOND PRINCIPAL EXPENSE	251,000.00	256,000.00	256,000.00	.00	256,000.00-
22-69-820	BOND INTEREST EXPENSE	32,491.60	26,610.00	26,610.00	.00	26,610.00-
	Total GENERAL EXPENDITURES:	782,204.78	819,436.00	820,837.00	550,446.00	268,990.00-
	AQUATIC CENTER FUND Revenue Total:	764,673.74	820,906.00	820,906.00	550,446.00	270,460.00-
	AQUATIC CENTER FUND Expenditure Total:	782,204.78	819,436.00	820,837.00	550,446.00	268,990.00-
	Net Total AQUATIC CENTER FUND:	17,531.04-	1,470.00	69.00	.00	1,470.00-

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
TRANSPORTATION UTILITY FUND						
INTEREST						
23-36-100	Interest Earned	17,471.33	.00	.00	.00	.00
Total INTEREST:		17,471.33	.00	.00	.00	.00
UTILITY REVENUE & FUND BALANCE						
23-37-110	Transportation Utility Fee	133,906.73	.00	.00	.00	.00
23-37-120	APPROPRIATE FUND BALANCE	.00	234,000.00	234,000.00	.00	234,000.00-
Total UTILITY REVENUE & FUND BALANCE:		133,906.73	234,000.00	234,000.00	.00	234,000.00-
UTILITY FEE EXPENDITURES						
23-40-560	Bad Debt	10,600.21	.00	.00	.00	.00
23-40-562	FEE REFUNDS	.00	234,000.00	234,000.00	.00	234,000.00-
Total UTILITY FEE EXPENDITURES:		10,600.21	234,000.00	234,000.00	.00	234,000.00-
TRANSPORTATION UTILITY FUND Revenue Total:		151,378.06	234,000.00	234,000.00	.00	234,000.00-
TRANSPORTATION UTILITY FUND Expenditure Total:		10,600.21	234,000.00	234,000.00	.00	234,000.00-
Net Total TRANSPORTATION UTILITY FUND:		140,777.85	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
TRANSPORTATION IMPACT FEE FUND						
IMPACT FEE REVENUE						
24-37-100	Interest	27,139.99	6,000.00	6,000.00	3,500.00	2,500.00-
24-37-110	TRANSPORTATION IMPACT FEE	370,779.97	280,700.00	280,700.00	395,684.00	114,984.00
24-37-120	APPROPRIATE FUND BALANCE	.00	847,300.00	847,300.00	250,816.00	596,484.00-
	Total IMPACT FEE REVENUE:	397,919.96	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
IMPACT FEE EXPENDITURES						
24-40-800	TRANSFER TO CAPITAL PROJECTS	.00	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
	Total IMPACT FEE EXPENDITURES:	.00	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
	TRANSPORTATION IMPACT FEE FUND Revenue Total:	397,919.96	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
	TRANSPORTATION IMPACT FEE FUND Expenditure Total:	.00	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
	Net Total TRANSPORTATION IMPACT FEE FUND:	397,919.96	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
TRANSPORTATION SALES TAX FUND						
INTEREST						
25-36-100	INTEREST EARNED	13,724.69	3,000.00	3,000.00	2,000.00	1,000.00-
Total INTEREST:		13,724.69	3,000.00	3,000.00	2,000.00	1,000.00-
SALES TAX REVENUE						
25-37-110	TRANSPORT. SALES TAX REVENUE	270,248.11	187,600.00	187,600.00	249,000.00	61,400.00
25-37-120	APPROPRIATE FUND BALANCE	.00	.00	.00	470,000.00	470,000.00
Total SALES TAX REVENUE:		270,248.11	187,600.00	187,600.00	719,000.00	531,400.00
SALES TAX EXPENDITURES						
25-40-800	TRANSFER TO OTHER FUNDS	.00	100,000.00	100,000.00	721,000.00	621,000.00
25-40-810	PROJECT RESERVES	.00	90,600.00	90,600.00	.00	90,600.00-
Total SALES TAX EXPENDITURES:		.00	190,600.00	190,600.00	721,000.00	530,400.00
TRANSPORTATION SALES TAX FUND Revenue Total:		283,972.80	190,600.00	190,600.00	721,000.00	530,400.00
TRANSPORTATION SALES TAX FUND Expenditure Total:		.00	190,600.00	190,600.00	721,000.00	530,400.00
Net Total TRANSPORTATION SALES TAX FUND:		283,972.80	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
SEWER IMPACT FEE FUND						
INTEREST						
32-36-100	INTEREST EARNED	5,954.63	1,000.00	1,000.00	1,000.00	.00
Total INTEREST:		5,954.63	1,000.00	1,000.00	1,000.00	.00
IMPACT FEE REVENUE						
32-37-110	SEWER IMPACT FEE REVENUE	105,814.80	79,100.00	79,100.00	102,375.00	23,275.00
Total IMPACT FEE REVENUE:		105,814.80	79,100.00	79,100.00	102,375.00	23,275.00
IMPACT FEE EXPENDITURES						
32-40-810	PROJECT RESERVE	.00	80,100.00	80,100.00	103,375.00	23,275.00
Total IMPACT FEE EXPENDITURES:		.00	80,100.00	80,100.00	103,375.00	23,275.00
SEWER IMPACT FEE FUND Revenue Total:		111,769.43	80,100.00	80,100.00	103,375.00	23,275.00
SEWER IMPACT FEE FUND Expenditure Total:		.00	80,100.00	80,100.00	103,375.00	23,275.00
Net Total SEWER IMPACT FEE FUND:		111,769.43	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
STORM IMPACT FEE FUND						
INTEREST						
33-36-100	INTEREST EARNED	27,014.18	10,000.00	10,000.00	5,000.00	5,000.00-
Total INTEREST:		27,014.18	10,000.00	10,000.00	5,000.00	5,000.00-
IMPACT FEE REVENUE						
33-37-110	STORM WATER IMPACT FEE REVENU	282,547.14	202,825.00	202,825.00	226,928.00	24,103.00
33-37-120	APPROPRIATE FUND BALANCE	.00	100,175.00	100,175.00	.00	100,175.00-
Total IMPACT FEE REVENUE:		282,547.14	303,000.00	303,000.00	226,928.00	76,072.00-
IMPACT FEE EXPENDITURES						
33-40-330	Engineer Services	310.00	.00	.00	.00	.00
33-40-800	TRANSFER TO OTHER FUNDS	87,298.31	313,000.00	313,000.00	.00	313,000.00-
33-40-810	PROJECT RESERVE	.00	.00	.00	231,928.00	231,928.00
Total IMPACT FEE EXPENDITURES:		87,608.31	313,000.00	313,000.00	231,928.00	81,072.00-
STORM IMPACT FEE FUND Revenue Total:		309,561.32	313,000.00	313,000.00	231,928.00	81,072.00-
STORM IMPACT FEE FUND Expenditure Total:		87,608.31	313,000.00	313,000.00	231,928.00	81,072.00-
Net Total STORM IMPACT FEE FUND:		221,953.01	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
CAPITAL IMPROVEMENT FUND						
CAPITAL PROJECT REVENUE						
40-30-100	INTEREST INCOME	19,627.99	.00	.00	.00	.00
40-30-101	Miscellaneous Revenue	4,032.50	.00	.00	.00	.00
40-30-103	400/450 EAST GRANT	277,913.53	400,000.00	400,000.00	.00	400,000.00-
40-30-104	2600 NORTH GRANT	19,956.50	170,000.00	170,000.00	.00	170,000.00-
40-30-105	GRANT INCOME	164,695.47	4,969,639.00	4,969,639.00	4,224,639.00	745,000.00-
40-30-110	RAMP Grant	357,779.00	40,000.00	40,000.00	.00	40,000.00-
40-30-220	PARK IMPACT FEE	448,478.00	320,745.00	320,745.00	481,340.00	160,595.00
40-30-550	Rental Income - 400/450 E	.00	200,000.00	200,000.00	.00	200,000.00-
Total CAPITAL PROJECT REVENUE:		1,292,482.99	6,100,384.00	6,100,384.00	4,705,979.00	1,394,405.00-
SALE OF ASSETS						
40-36-400	SALE OF FIXED ASSET	3,500.00	.00	.00	.00	.00
40-36-800	REVENUE BONDS	.00	.00	.00	.00	.00
Total SALE OF ASSETS:		3,500.00	.00	.00	.00	.00
TRANSFERS-IN						
40-38-120	TRANSFER FROM GENERAL FUND	800,000.00	.00	.00	682,735.00	682,735.00
40-38-125	TRANSFER FROM CLASS C FUNDS	500,000.04	300,000.00	300,000.00	800,000.00	500,000.00
40-38-130	TRANSFER FROM ENTERPRISE FUN	6,750.00	.00	.00	.00	.00
40-38-152	TRANSFER FROM TRANSP SALES TA	.00	100,000.00	100,000.00	721,000.00	621,000.00
40-38-155	TRANSFER FROM TRANS IMPACT FE	.00	1,134,000.00	1,134,000.00	650,000.00	484,000.00-
40-38-160	Transfer from RDA	137,581.71	5,000.00	5,000.00	.00	5,000.00-
40-38-900	BEG FUND BALANCE	.00	591,459.00	591,459.00	437,856.00	153,603.00-
Total TRANSFERS-IN:		1,444,331.75	2,130,459.00	2,130,459.00	3,291,591.00	1,161,132.00
CAPITAL EXPENDITURES						
40-40-105	BARKER PARK	.00	5,000.00	5,000.00	.00	5,000.00-
40-40-108	SKATEBOARD PARK	19,926.98	.00	.00	.00	.00
40-40-116	BARKER PARK AMPHITHEATER	548,654.73	19,565.00	19,565.00	.00	19,565.00-
40-40-117	ADA UPGRADES	.00	100,000.00	100,000.00	.00	100,000.00-
40-40-119	TRAILS	25,000.00	.00	.00	.00	.00
40-40-130	CITY BUILDING IMPROVEMENTS	9,642.51	22,000.00	22,000.00	13,557.00	8,443.00-
40-40-131	POLICE BUILDING	9,670.74	.00	.00	.00	.00
40-40-145	OAKLAWN	30,709.17	.00	.00	.00	.00
40-40-146	NORTH OGDEN PARK	9,999.00	.00	.00	.00	.00
40-40-147	MCGRIFF PARK	.00	80,000.00	80,000.00	80,000.00	.00
40-40-149	LOMOND VIEW	138,260.74	.00	.00	.00	.00
40-40-150	DOG PARK CONSTRUCTION	459.90	.00	.00	.00	.00
40-40-154	COMMUNITY POND	.00	1,651,278.00	1,651,278.00	1,651,278.00	.00
40-40-160	RESTROOM RENOVATION-LOMONDVI	.00	.00	.00	.00	.00
40-40-200	LIGHTING	137,581.71	5,000.00	5,000.00	.00	5,000.00-
40-40-211	EQUIPMENT	11,720.00	.00	.00	.00	.00
40-40-212	SURVEILLANCE	49,590.22	.00	.00	.00	.00
40-40-402	ROAD RECONSTRUCTION/REPAIR	533,033.67	300,000.00	300,000.00	800,000.00	500,000.00
40-40-405	Monroe Blvd ROW Expenditures	672.00	.00	.00	.00	.00
40-40-406	400/450 East ROW	342,851.45	600,000.00	600,000.00	.00	600,000.00-
40-40-407	2600 N. Intersection	173,317.44	1,304,000.00	1,304,000.00	284,000.00	1,020,000.00-
40-40-409	400/450 E WIDENING	164,695.47	4,144,000.00	4,144,000.00	4,486,000.00	342,000.00
40-40-751	PUBLIC WORKS FACILITY	325.28	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Total CAPITAL EXPENDITURES:	2,206,111.01	8,230,843.00	8,230,843.00	7,314,835.00	916,008.00-
	CAPITAL IMPROVEMENT FUND Revenue Total:	2,740,314.74	8,230,843.00	8,230,843.00	7,997,570.00	233,273.00-
	CAPITAL IMPROVEMENT FUND Expenditure Total:	2,206,111.01	8,230,843.00	8,230,843.00	7,314,835.00	916,008.00-
	Net Total CAPITAL IMPROVEMENT FUND:	534,203.73	.00	.00	682,735.00	682,735.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
400/450 EAST IMPROVEMENT FUND						
RENTAL REVENUE						
41-30-100	INTEREST INCOME	3,456.41	1,000.00	1,000.00	800.00	200.00-
41-30-110	RENTAL PROPERTY REVENUE	135,595.00	135,000.00	135,000.00	135,000.00	.00
Total RENTAL REVENUE:		139,051.41	136,000.00	136,000.00	135,800.00	200.00-
USE OF FUND BALANCE						
41-38-900	APPROPRIATE FUND BALANCE	.00	104,000.00	104,000.00	.00	104,000.00-
Total USE OF FUND BALANCE:		.00	104,000.00	104,000.00	.00	104,000.00-
RENTAL EXPENDITURES						
41-40-410	RENTAL PROPERTY EXPENSE	1,089.03	40,000.00	40,000.00	40,000.00	.00
41-40-430	TURNOVER CLEANING	85.00	.00	.00	.00	.00
41-40-435	MANAGEMENT FEES	13,434.00	.00	.00	.00	.00
41-40-440	YARD MAINTENANCE	3,255.34	.00	.00	.00	.00
41-40-450	UTILITIES	339.47	.00	.00	.00	.00
41-40-455	REPAIRS	16,612.51	.00	.00	.00	.00
Total RENTAL EXPENDITURES:		34,815.35	40,000.00	40,000.00	40,000.00	.00
TRANSFERS-OUT						
41-80-230	TRANSFER TO CAPITAL IMP FUND	.00	200,000.00	200,000.00	.00	200,000.00-
Total TRANSFERS-OUT:		.00	200,000.00	200,000.00	.00	200,000.00-
400/450 EAST IMPROVEMENT FUND Revenue Total:		139,051.41	240,000.00	240,000.00	135,800.00	104,200.00-
400/450 EAST IMPROVEMENT FUND Expenditure Total:		34,815.35	240,000.00	240,000.00	40,000.00	200,000.00-
Net Total 400/450 EAST IMPROVEMENT FUND:		104,236.06	.00	.00	95,800.00	95,800.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
WATER FUND						
MISCELLANEOUS						
51-36-100	INTEREST EARNED	63,163.32	28,000.00	28,000.00	32,000.00	4,000.00
51-36-400	SALE OF ASSETS	61,351.99	237,000.00	237,000.00	237,000.00	.00
51-36-495	METER RENTALS	910.00	.00	.00	900.00	900.00
51-36-500	MISCELLANEOUS REVENUE	39,696.98	70,000.00	70,000.00	39,000.00	31,000.00-
51-36-600	BUILDERS SYSTEM CONTRIBUTIONS	416,136.61	.00	.00	.00	.00
Total MISCELLANEOUS:		581,258.90	335,000.00	335,000.00	308,900.00	26,100.00-
UTILITY REVENUE						
51-37-110	UTILITY BILLING	2,099,212.92	1,755,953.00	1,755,953.00	2,292,341.00	536,388.00
51-37-111	Utility Billing R&R	.00	294,704.00	294,704.00	.00	294,704.00-
51-37-200	WATER CONSTRUCTION FEES	9,744.53	.00	.00	10,000.00	10,000.00
51-37-350	CONNECTION FEES	90,517.00	75,000.00	75,000.00	80,000.00	5,000.00
Total UTILITY REVENUE:		2,199,474.45	2,125,657.00	2,125,657.00	2,382,341.00	256,684.00
IMPACT FEES						
51-39-010	IMPACT FEES	635,297.22	357,064.00	357,064.00	621,000.00	263,936.00
51-39-012	TRANSFER FROM OTHER FUNDS	31,000.00	.00	.00	.00	.00
Total IMPACT FEES:		666,297.22	357,064.00	357,064.00	621,000.00	263,936.00
WATER FUND EXPENDITURES						
51-40-110	SALARIES	342,178.09	341,733.00	342,258.00	371,548.00	29,815.00
51-40-130	EMPLOYEE BENEFITS	138,804.34	175,533.00	175,699.00	211,536.00	36,003.00
51-40-135	COMPENSATED ABSENCES	18,002.88	5,000.00	5,000.00	.00	5,000.00-
51-40-140	UNIFORM ALLOWANCE	4,349.01	3,600.00	3,600.00	6,650.00	3,050.00
51-40-210	SUBSCRIPTION & MEMBERSHIPS	21,024.54	38,000.00	38,000.00	24,650.00	13,350.00-
51-40-220	PUBLIC NOTICES	.00	2,000.00	2,000.00	2,000.00	.00
51-40-230	TRAVEL	6,235.63	6,000.00	6,000.00	9,600.00	3,600.00
51-40-240	OFFICE SUPPLIES	28.36	2,000.00	2,000.00	2,000.00	.00
51-40-245	POSTAGE & MAILING SERVICES	11,137.06	12,000.00	12,000.00	12,000.00	.00
51-40-250	MOTOR POOL LEASE	35,115.00	35,280.00	35,617.00	41,436.00	6,156.00
51-40-251	FUEL & PARTS	19,464.71	20,000.00	20,000.00	20,000.00	.00
51-40-280	TAX ASSESMENT	7,227.02	7,500.00	7,500.00	7,500.00	.00
51-40-281	TELEPHONE	6,074.11	6,600.00	6,600.00	9,530.00	2,930.00
51-40-290	POWER FOR PUMPING	65,897.23	85,000.00	85,000.00	93,500.00	8,500.00
51-40-310	PROFESSIONAL SERVICES	1,299.50	4,000.00	4,000.00	18,000.00	14,000.00
51-40-330	ENGINEER SERVICES	1,563.50	10,000.00	10,000.00	10,000.00	.00
51-40-409	Building Maintenance	24,680.00	24,000.00	24,000.00	77,000.00	53,000.00
51-40-410	PREVENTATIVE MAINTENANCE	48,064.85	30,000.00	30,000.00	133,900.00	103,900.00
51-40-411	ASPHALT/PATCH REPAIRS	20,749.50	25,000.00	25,000.00	30,000.00	5,000.00
51-40-412	REVOLVING PUMP REPAIRS	36,867.00	10,000.00	10,000.00	10,000.00	.00
51-40-450	DEPARTMENT SUPPLIES	79,495.27	79,600.00	79,600.00	79,600.00	.00
51-40-454	METERS - NEW CONNECTIONS	74,868.93	75,000.00	75,000.00	75,000.00	.00
51-40-455	Meters - Change Out	285,175.29	20,000.00	20,000.00	20,000.00	.00
51-40-490	WATER SAMPLE TESTING	21,215.00	15,000.00	15,000.00	15,000.00	.00
51-40-550	DEPRECIATION	796,044.16	840,000.00	840,000.00	810,000.00	30,000.00-
51-40-560	BAD DEBT	14,413.52	2,000.00	2,000.00	2,000.00	.00
51-40-570	COLLECTION COSTS	643.69	400.00	400.00	400.00	.00
51-40-690	SERVICES NOT CLASSIFIED	21,008.46	400.00	400.00	400.00	.00
51-40-695	CREDIT CARD FEES	7,360.52	8,000.00	8,000.00	8,000.00	.00
51-40-700	SMALL EQUIPMENT	7,239.68	7,200.00	7,200.00	10,900.00	3,700.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
51-40-740	PURCHASE EQUIPMENT	.00	242,000.00	242,000.00	242,000.00	.00
51-40-750	CAPITAL PROJECTS	.00	1,495,000.00	1,495,000.00	3,132,000.00	1,637,000.00
51-40-760	CAPITAL TO BALANCE SHEET	.00	1,832,000.00-	1,832,000.00-	3,374,000.00-	1,542,000.00-
51-40-800	TRANSFER TO OTHER FUNDS	2,250.00	.00	.00	.00	.00
51-40-900	ADMIN FEE - GENERAL FUND	270,011.20	273,907.00	277,498.00	285,598.00	11,691.00
	Total WATER FUND EXPENDITURES:	2,388,488.05	2,069,753.00	2,074,372.00	2,397,748.00	327,995.00
	WATER FUND Revenue Total:	3,447,030.57	2,817,721.00	2,817,721.00	3,312,241.00	494,520.00
	WATER FUND Expenditure Total:	2,388,488.05	2,069,753.00	2,074,372.00	2,397,748.00	327,995.00
	Net Total WATER FUND:	1,058,542.52	747,968.00	743,349.00	914,493.00	166,525.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
SEWER FUND						
MISCELLANEOUS						
52-36-100	INTEREST INCOME	24,067.09	15,570.00	15,570.00	15,000.00	570.00-
52-36-400	SALE OF ASSETS	31,923.11	83,000.00	83,000.00	81,987.00	1,013.00-
52-36-600	BUILDERS SYSTEM CONTRIBUTIONS	416,785.94	.00	.00	.00	.00
Total MISCELLANEOUS:		472,776.14	98,570.00	98,570.00	96,987.00	1,583.00-
UTILITY REVENUE						
52-37-110	UTILITY BILLING	2,191,861.01	2,045,204.00	2,045,204.00	2,401,428.00	356,224.00
52-37-111	Utility Billing R&R	.00	105,019.00	105,019.00	.00	105,019.00-
52-37-350	CONNECTION FEES	10,528.00	7,000.00	7,000.00	7,000.00	.00
Total UTILITY REVENUE:		2,202,389.01	2,157,223.00	2,157,223.00	2,408,428.00	251,205.00
SEWER FUND EXPENDITURES						
52-40-110	SALARIES	106,393.47	105,828.00	110,222.00	150,317.00	44,489.00
52-40-115	Part-time Wages	18,187.22	17,118.00	17,118.00	17,632.00	514.00
52-40-130	EMPLOYEE BENEFITS	46,882.66	78,138.00	79,146.00	105,762.00	27,624.00
52-40-135	COMPENSATED ABSENCES	10,470.76	4,753.00	4,753.00	.00	4,753.00-
52-40-140	UNIFORM ALLOWANCE	1,433.73	1,700.00	1,700.00	2,700.00	1,000.00
52-40-210	SUBSCRIPTIONS & MEMBERSHIPS	4,071.00	2,500.00	2,500.00	2,500.00	.00
52-40-220	Public Notices	.00	1,000.00	1,000.00	1,000.00	.00
52-40-230	TRAVEL & TRAINING	1,286.24	2,000.00	2,000.00	3,995.00	1,995.00
52-40-240	OFFICE SUPPLIES	.00	2,280.00	2,280.00	2,280.00	.00
52-40-245	POSTAGE & MAILING SERVICES	10,587.22	10,000.00	10,000.00	10,000.00	.00
52-40-250	MOTOR POOL LEASE	30,479.04	30,485.00	30,822.00	35,512.00	5,027.00
52-40-251	FUEL & PARTS	8,206.35	12,400.00	12,400.00	12,400.00	.00
52-40-255	COMPUTER SERVICES	.00	1,546.00	1,546.00	1,546.00	.00
52-40-281	TELEPHONE	4,018.44	2,400.00	2,400.00	2,800.00	400.00
52-40-330	ENGINEER SERVICES	586.50	2,000.00	2,000.00	2,000.00	.00
52-40-370	CENTRAL WEBER SEWER DISTRICT	1,178,785.00	1,220,446.00	1,220,446.00	1,308,426.00	87,980.00
52-40-375	SEWER CHARGES OGDEN CITY	18,858.10	20,000.00	20,000.00	20,000.00	.00
52-40-440	SEWER LINE MAINTENANCE	70,990.64	50,000.00	50,000.00	52,000.00	2,000.00
52-40-441	ASPHALT/PATCH REPAIRS	1,985.00	10,000.00	10,000.00	10,000.00	.00
52-40-450	DEPARTMENT SUPPLIES	5,746.50	7,000.00	7,000.00	8,000.00	1,000.00
52-40-550	DEPRECIATION	263,308.85	320,000.00	320,000.00	280,000.00	40,000.00-
52-40-560	BAD DEBT	10,016.34	6,600.00	6,600.00	6,600.00	.00
52-40-570	COLLECTION COSTS	.00	200.00	200.00	200.00	.00
52-40-690	SERVICES NOT CLASSIFIED	133.00	500.00	500.00	500.00	.00
52-40-695	CREDIT CARD FEES	5,888.43	5,000.00	5,000.00	5,000.00	.00
52-40-700	SMALL EQUIPMENT	.00	4,000.00	4,000.00	1,200.00	2,800.00-
52-40-740	PURCHASE EQUIPMENT	.00	85,000.00	85,000.00	84,500.00	500.00-
52-40-755	CAPITAL PROJECTS	.00	700,000.00	700,000.00	377,000.00	323,000.00-
52-40-760	CAPITAL TO BALANCE SHEET	.00	785,000.00-	785,000.00-	461,500.00-	323,500.00
52-40-800	TRANSFER TO OTHER FUNDS	2,250.00	.00	.00	.00	.00
52-40-900	ADMIN FEE - GENERAL FUND	228,282.30	225,366.00	227,217.00	232,639.00	7,273.00
Total SEWER FUND EXPENDITURES:		2,028,846.79	2,143,260.00	2,150,850.00	2,275,009.00	131,749.00
SEWER FUND Revenue Total:		2,675,165.15	2,255,793.00	2,255,793.00	2,505,415.00	249,622.00
SEWER FUND Expenditure Total:		2,028,846.79	2,143,260.00	2,150,850.00	2,275,009.00	131,749.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
Net Total SEWER FUND:		646,318.36	112,533.00	104,943.00	230,406.00	117,873.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
STORM WATER UTILITY FUND						
MISCELLANEOUS						
53-36-100	INTEREST EARNED	12,483.12	16,733.00	16,733.00	8,000.00	8,733.00-
53-36-130	DONATED REVENUE	16,191.89	.00	.00	.00	.00
53-36-400	SALE OF ASSETS	35,430.56	130,500.00	130,500.00	130,487.00	13.00-
53-36-500	MISCELLANEOUS REVENUE	4.99	.00	.00	.00	.00
53-36-560	GRANT REVENUE	110,531.99	2,718,304.00	2,718,304.00	2,718,304.00	.00
53-36-600	BUILDERS SYSTEM CONTRIBUTIONS	326,043.77	.00	.00	.00	.00
Total MISCELLANEOUS:		500,686.32	2,865,537.00	2,865,537.00	2,856,791.00	8,746.00-
UTILITY REVENUE						
53-37-110	UTILITY BILLING	1,113,223.54	855,435.00	855,435.00	1,167,282.00	311,847.00
53-37-111	Utility Billing R&R	.00	224,780.00	224,780.00	.00	224,780.00-
Total UTILITY REVENUE:		1,113,223.54	1,080,215.00	1,080,215.00	1,167,282.00	87,067.00
IMPACT FEE REVENUE						
53-39-010	TRANSFER FROM STORM IMPACT FE	87,298.31	313,000.00	313,000.00	313,000.00	.00
Total IMPACT FEE REVENUE:		87,298.31	313,000.00	313,000.00	313,000.00	.00
STORM FUND EXPENDITURES						
53-40-110	SALARIES	148,368.98	123,258.00	124,308.00	165,419.00	42,161.00
53-40-115	Part-time Employee Wages	20,282.15	17,118.00	17,118.00	.00	17,118.00-
53-40-130	EMPLOYEE BENEFITS	53,539.02	62,941.00	63,242.00	92,524.00	29,583.00
53-40-135	COMPENSATED ABSENCES	8,775.95	2,300.00	2,300.00	.00	2,300.00-
53-40-140	UNIFORM	1,867.06	2,000.00	2,000.00	2,850.00	850.00
53-40-210	Subscriptions & Memberships	7,955.00	6,200.00	6,200.00	2,700.00	3,500.00-
53-40-230	TRAVEL & TRAINING	419.00	1,500.00	1,500.00	2,795.00	1,295.00
53-40-240	OFFICE SUPPLIES	47.35	2,280.00	2,280.00	2,280.00	.00
53-40-245	MAILING SERVICES	10,550.14	12,500.00	12,500.00	12,500.00	.00
53-40-250	MOTOR POOL LEASE	39,558.00	39,711.00	40,104.00	46,418.00	6,707.00
53-40-251	FUEL & PARTS	10,360.44	16,800.00	16,800.00	16,800.00	.00
53-40-255	COMPUTER SERVICES	.00	8,200.00	8,200.00	9,400.00	1,200.00
53-40-281	TELEPHONE	5,049.15	3,000.00	3,000.00	3,000.00	.00
53-40-310	PROFESSIONAL SERVICES	3,200.00	3,000.00	3,000.00	3,000.00	.00
53-40-330	ENGINEER SERVICE	12,109.00	10,000.00	10,000.00	10,000.00	.00
53-40-370	PINEVIEW WATER ASSESSMENT	4,240.68	4,500.00	4,500.00	4,500.00	.00
53-40-372	NORTH OGDEN CANAL CO	.00	20,000.00	20,000.00	20,000.00	.00
53-40-375	STORM WATER CHARGES OGDEN CI	4,061.76	10,000.00	10,000.00	10,000.00	.00
53-40-410	PREVENTATIVE MAINTENANCE	18,041.21	15,000.00	15,000.00	15,000.00	.00
53-40-450	DEPARTMENT SUPPLIES	7,536.89	9,250.00	9,250.00	9,250.00	.00
53-40-550	DEPRECIATION	308,122.60	350,000.00	350,000.00	325,000.00	25,000.00-
53-40-560	BAD DEBT	4,606.24	2,200.00	2,200.00	2,200.00	.00
53-40-690	SERVICES NOT CLASSIFIED	248.78	33,500.00	33,500.00	33,500.00	.00
53-40-695	CREDIT CARD FEES	3,091.42	3,000.00	3,000.00	3,000.00	.00
53-40-700	SMALL EQUIPMENT	1,299.11	1,900.00	1,900.00	3,240.00	1,340.00
53-40-740	PURCHASE EQUIPMENT	.00	132,000.00	132,000.00	548,375.00	416,375.00
53-40-750	CAPITAL PROJECTS	.00	3,131,304.00	3,131,304.00	3,101,304.00	30,000.00-
53-40-760	CAPITAL TO BALANCE SHEET	.00	3,263,304.00-	3,263,304.00-	3,649,679.00-	386,375.00-
53-40-800	TRANSFER TO OTHER FUNDS	33,250.00	.00	.00	.00	.00
53-40-900	ADMIN FEE - GENERAL FUND	262,695.61	261,226.00	263,077.00	268,279.00	7,053.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Total STORM FUND EXPENDITURES:	969,275.54	1,021,384.00	1,024,979.00	1,063,655.00	42,271.00
	STORM WATER UTILITY FUND Revenue Total:	1,701,208.17	4,258,752.00	4,258,752.00	4,337,073.00	78,321.00
	STORM WATER UTILITY FUND Expenditure Total:	969,275.54	1,021,384.00	1,024,979.00	1,063,655.00	42,271.00
	Net Total STORM WATER UTILITY FUND:	731,932.63	3,237,368.00	3,233,773.00	3,273,418.00	36,050.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
SOLID WASTE & DISPOSAL FUND						
MISCELLANEOUS						
58-36-100	INTEREST INCOME	7,489.55	7,362.00	7,362.00	5,000.00	2,362.00-
58-36-400	SALE OF ASSETS	14,983.97	126,000.00	126,000.00	36,000.00	90,000.00-
58-36-500	MISCELLANEOUS REVENUE	19,604.02	11,000.00	11,000.00	18,000.00	7,000.00
Total MISCELLANEOUS:		42,077.54	144,362.00	144,362.00	59,000.00	85,362.00-
UTILITY REVENUE						
58-37-110	UTILITY BILLING	1,112,835.02	1,144,545.00	1,144,545.00	1,168,009.00	23,464.00
58-37-111	UTILITY BILLING - R&R	.00	.00	.00	.00	.00
Total UTILITY REVENUE:		1,112,835.02	1,144,545.00	1,144,545.00	1,168,009.00	23,464.00
NEW CAN REVENUE						
58-39-010	SPECIAL FEES BUILDERS	36,600.00	32,000.00	32,000.00	50,000.00	18,000.00
Total NEW CAN REVENUE:		36,600.00	32,000.00	32,000.00	50,000.00	18,000.00
SOLID WASTE FUND EXPENDITURES						
58-40-110	SALARIES	68,392.04	58,283.00	58,283.00	33,225.00	25,058.00-
58-40-115	PART TIME EMPLOYEE WAGES	3,170.40	3,610.00	3,610.00	6,240.00	2,630.00
58-40-130	EMPLOYEE BENEFITS	9,501.50	20,557.00	20,557.00	28,401.00	7,844.00
58-40-135	COMPENSATED ABSENCES	16,495.86	2,834.00	2,834.00	.00	2,834.00-
58-40-140	UNIFORM ALLOWANCE	664.73	800.00	800.00	950.00	150.00
58-40-230	TRAVEL & TRAINING	603.18	1,000.00	1,000.00	1,600.00	600.00
58-40-240	OFFICE SUPPLIES	9.45	2,000.00	2,000.00	2,000.00	.00
58-40-245	POSTAGE & MAILING SERVICES	10,751.72	12,500.00	12,500.00	12,500.00	.00
58-40-250	MOTOR POOL LEASE	30,479.04	30,485.00	30,822.00	35,512.00	5,027.00
58-40-251	FUEL & PARTS	2,643.93	2,000.00	2,000.00	2,000.00	.00
58-40-255	COMPUTER SERVICES	816.62	.00	.00	.00	.00
58-40-280	TELEPHONE	1,927.00	2,100.00	2,100.00	2,100.00	.00
58-40-310	PROFESSIONAL SERVICES	.00	1,000.00	1,000.00	1,000.00	.00
58-40-360	SPRING CLEANUP	659.75	12,000.00	12,000.00	12,000.00	.00
58-40-370	TRANSFER STATION FEES	335,532.18	420,000.00	420,000.00	360,000.00	60,000.00-
58-40-390	WASTE HAULING	457,796.33	572,828.00	572,828.00	535,707.00	37,121.00-
58-40-391	RECYCLED WASTE TIPPING	69,187.99	.00	.00	.00	.00
58-40-395	MULCHING	4,241.18	10,000.00	10,000.00	11,300.00	1,300.00
58-40-400	GARBAGE CAN REPLACEMENT	44,690.00	45,000.00	45,000.00	50,000.00	5,000.00
58-40-450	DEPARTMENT SUPPLIES	2,796.16	4,000.00	4,000.00	4,000.00	.00
58-40-550	DEPRECIATION	46,451.96	45,000.00	45,000.00	48,000.00	3,000.00
58-40-560	BAD DEBT	6,044.81	1,000.00	1,000.00	1,000.00	.00
58-40-690	SERVICES NOT CLASSIFIED	495.90	1,000.00	1,000.00	1,000.00	.00
58-40-695	CREDIT CARD FEES	6,330.03	5,500.00	5,500.00	5,500.00	.00
58-40-700	SMALL EQUIPMENT	800.76	5,500.00	5,500.00	.00	5,500.00-
58-40-725	EQUIPMENT LEASES	.00	166,224.00	166,224.00	.00	166,224.00-
58-40-740	PURCHASE EQUIPMENT	.00	36,000.00	36,000.00	36,000.00	.00
58-40-750	CAPITAL PROJECTS	.00	.00	.00	.00	.00
58-40-760	CAPITAL TO BALANCE SHEET	.00	81,000.00-	81,000.00-	36,000.00-	45,000.00
58-40-810	RETAINED EARNINGS	.00	.00	.00	.00	.00
58-40-900	ADMIN FEE - GENERAL FUND	124,819.40	120,235.00	121,246.00	138,695.00	18,460.00
Total SOLID WASTE FUND EXPENDITURES:		1,245,301.92	1,500,456.00	1,501,804.00	1,292,730.00	207,726.00-
SOLID WASTE & DISPOSAL FUND Revenue Total:		1,191,512.56	1,320,907.00	1,320,907.00	1,277,009.00	43,898.00-

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
SOLID WASTE & DISPOSAL FUND Expenditure Total:		1,245,301.92	1,500,456.00	1,501,804.00	1,292,730.00	207,726.00-
Net Total SOLID WASTE & DISPOSAL FUND:		53,789.36-	179,549.00-	180,897.00-	15,721.00-	163,828.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
MOTOR POOL FUND						
MISCELLANEOUS						
61-36-100	INTEREST INCOME	1,949.46	2,000.00	2,000.00	.00	2,000.00-
61-36-400	SALE OF ASSETS	54,385.31	593,000.00	593,000.00	358,661.00	234,339.00-
61-36-500	SALE OF MATERIALS & SUPPLIES	5,113.02	20,000.00	20,000.00	14,000.00	6,000.00-
61-36-550	VEHICLE PROGRAM	2,515.50	.00	.00	.00	.00
Total MISCELLANEOUS:		63,963.29	615,000.00	615,000.00	372,661.00	242,339.00-
DEPARTMENT FEE REVENUE						
61-37-800	LEASE CONTRACT GENERAL FUND	149,763.96	133,686.00	134,668.00	226,923.00	93,237.00
61-37-810	LEASE CONTRACT WATER UTILITY	35,115.00	35,280.00	35,617.00	41,436.00	6,156.00
61-37-820	LEASE CONTRACT SEWER UTILITY	30,479.04	30,485.00	30,822.00	35,512.00	5,027.00
61-37-830	LEASE CONTRACT STRM WA UTILITY	39,558.00	39,711.00	40,104.00	46,418.00	6,707.00
61-37-840	LEASE CONTRACT - SOLID WASTE	30,479.04	30,485.00	30,822.00	35,512.00	5,027.00
Total DEPARTMENT FEE REVENUE:		285,395.04	269,647.00	272,033.00	385,801.00	116,154.00
OTHER REVENUE						
61-38-120	CONTRIBUTION FROM FUND #62	39,597.96	39,824.00	40,245.00	43,895.00	4,071.00
61-38-810	APPROPRIATE FUND BALANCE	.00	24,000.00	24,000.00	.00	24,000.00-
61-38-811	UNFUNDED DEPRECIATION	.00	200,000.00	200,000.00	137,000.00	63,000.00-
Total OTHER REVENUE:		39,597.96	263,824.00	264,245.00	180,895.00	82,929.00-
MOTOR POOL EXPENDITURES						
61-40-110	SALARIES	154,113.52	152,182.00	154,315.00	163,919.00	11,737.00
61-40-115	Part Time Wages	110.00	.00	.00	.00	.00
61-40-130	EMPLOYEE BENEFITS	53,508.14	69,380.00	70,054.00	87,814.00	18,434.00
61-40-135	COMPENSATED ABSENCES	4,254.43-	2,000.00	2,000.00	.00	2,000.00-
61-40-140	UNIFORM ALLOWANCE	1,805.58	2,550.00	2,550.00	2,850.00	300.00
61-40-200	UTILITIES	.00	.00	.00	.00	.00
61-40-205	SUBSCRIPTIONS & MEMBERSHIPS	3,507.99	3,100.00	3,100.00	3,100.00	.00
61-40-210	BUILDING MAINTENANCE	2,301.86	.00	.00	.00	.00
61-40-230	TRAVEL & TRAINING	1,073.10	3,000.00	3,000.00	1,600.00	1,400.00-
61-40-250	VEHICLE MAINTENANCE	1,234.40	.00	.00	800.00	800.00
61-40-255	COMPUTER SERVICES	1,633.24	.00	.00	.00	.00
61-40-260	FUEL PURCHASES	10,350.14	20,000.00	20,000.00	14,000.00	6,000.00-
61-40-270	VEHICLE INSPECTIONS	1,406.48	.00	.00	.00	.00
61-40-280	TELEPHONE	5,108.94	4,600.00	4,600.00	4,600.00	.00
61-40-450	DEPARTMENT SUPPLIES	12,647.65	17,000.00	17,000.00	17,000.00	.00
61-40-460	DRUG TESTING	260.00	.00	.00	.00	.00
61-40-550	DEPRECIATION - SHOP	28,727.38	24,000.00	24,000.00	29,000.00	5,000.00
61-40-551	DEPRECIATION - GENERAL	108,000.00	176,000.00	176,000.00	108,000.00	68,000.00-
61-40-700	SMALL EQUIPMENT	2,151.55	2,700.00	2,700.00	2,700.00	.00
61-40-725	EQUIPMENT LEASES	17,512.14	51,988.00	51,988.00	114,097.00	62,109.00
61-40-740	CAPITAL EQUIPMENT	.00	617,000.00	617,000.00	386,040.00	230,960.00-
61-40-820	INTEREST EXPENSE	2,970.55	2,971.00	2,971.00	2,971.00	.00
Total MOTOR POOL EXPENDITURES:		404,168.23	1,148,471.00	1,151,278.00	938,491.00	209,980.00-
MOTOR POOL FUND Revenue Total:		388,956.29	1,148,471.00	1,151,278.00	939,357.00	209,114.00-
MOTOR POOL FUND Expenditure Total:		404,168.23	1,148,471.00	1,151,278.00	938,491.00	209,980.00-

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
	Net Total MOTOR POOL FUND:	15,211.94-	.00	.00	866.00	866.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
POLICE MOTOR POOL FUND						
MISCELLANEOUS						
62-36-100	INTEREST INCOME	1,611.53	.00	.00	.00	.00
62-36-400	SALE OF ASSETS	15,366.00	22,000.00	22,000.00	20,000.00	2,000.00-
62-36-500	MISCELLANEOUS REVENUE	150.00	.00	.00	.00	.00
Total MISCELLANEOUS:		17,127.53	22,000.00	22,000.00	20,000.00	2,000.00-
DEPARTMENT FEE REVENUE						
62-37-800	TRANSFER FROM GF - POLICE	160,854.96	99,383.00	241,685.00	257,995.00	158,612.00
Total DEPARTMENT FEE REVENUE:		160,854.96	99,383.00	241,685.00	257,995.00	158,612.00
OTHER REVENUE						
62-38-810	APPROPRIATE FUND BALANCE	.00	65,080.00	65,080.00	.00	65,080.00-
62-38-811	UNFUNDED DEPRECIATION	.00	120,000.00	120,000.00	120,000.00	.00
Total OTHER REVENUE:		.00	185,080.00	185,080.00	120,000.00	65,080.00-
MOTOR POOL EXPENDITURES						
62-40-250	VEHICLE MAINTENANCE	53,177.63	60,000.00	61,800.00	60,000.00	.00
62-40-270	INSPECTIONS	22.00	.00	.00	.00	.00
62-40-550	DEPRECIATION	101,975.03	120,000.00	120,000.00	120,000.00	.00
62-40-700	SMALL EQUIPMENT	51,488.96	.00	.00	.00	.00
62-40-740	CAPITAL EQUIPMENT	.00	87,080.00	226,720.00	174,100.00	87,020.00
62-40-800	TRANSFER TO FUND #61	39,597.96	39,383.00	40,245.00	43,895.00	4,512.00
Total MOTOR POOL EXPENDITURES:		246,261.58	306,463.00	448,765.00	397,995.00	91,532.00
POLICE MOTOR POOL FUND Revenue Total:		177,982.49	306,463.00	448,765.00	397,995.00	91,532.00
POLICE MOTOR POOL FUND Expenditure Total:		246,261.58	306,463.00	448,765.00	397,995.00	91,532.00
Net Total POLICE MOTOR POOL FUND:		68,279.09-	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
REDEVELOPMENT FUND						
TAXES						
65-31-100	PROPERTY TAX	62,927.55	600,000.00	600,000.00	730,000.00	130,000.00
65-31-120	TAX INCREMENT COLLECTED	645,181.51	.00	.00	.00	.00
65-31-125	BEAUTIFICATION SPONSORSHIP	1,980.00	.00	.00	.00	.00
65-31-150	TRANSFER FROM GENERAL FUND	.00	85,000.00	85,000.00	.00	85,000.00-
Total TAXES:		710,089.06	685,000.00	685,000.00	730,000.00	45,000.00
MISCELLANEOUS						
65-36-100	INTEREST	27,042.76	5,000.00	5,000.00	5,000.00	.00
Total MISCELLANEOUS:		27,042.76	5,000.00	5,000.00	5,000.00	.00
RDA EXPENDITURES						
65-40-310	PROFESSIONAL SERVICES	.00	20,000.00	20,000.00	.00	20,000.00-
65-40-420	OFFSITE IMPROVEMENTS	15,484.38	35,000.00	35,000.00	35,000.00	.00
65-40-690	PROJECT RESERVE	.00	275,508.00	275,508.00	440,719.00	165,211.00
65-40-700	OTHER FINANCING USES	1,139.65	60,000.00	60,000.00	60,000.00	.00
65-40-814	TRANSFER TO GENERAL FUND	.00	11,000.00	11,000.00	11,000.00	.00
65-40-815	TRANSFER TO AQUATIC CENTER	283,491.60	283,492.00	283,492.00	188,281.00	95,211.00-
65-40-816	Transfer to Capital Imp. Fund	137,581.71	5,000.00	5,000.00	.00	5,000.00-
Total RDA EXPENDITURES:		437,697.34	690,000.00	690,000.00	735,000.00	45,000.00
REDEVELOPMENT FUND Revenue Total:		737,131.82	690,000.00	690,000.00	735,000.00	45,000.00
REDEVELOPMENT FUND Expenditure Total:		437,697.34	690,000.00	690,000.00	735,000.00	45,000.00
Net Total REDEVELOPMENT FUND:		299,434.48	.00	.00	.00	.00

Account Number	Account Title	2019-20 Prior year Actual	2020-20 Current year Budget - OCT	2020-21 Current year Budget - FEB	2021-22 Proposed Tent. Budget	2021-21 CHANGE FROM OCT
COMMUNITY DEVELOPMENT AREA						
TAXES						
66-31-100	PROPERTY TAX	10,666.89	20,000.00	20,000.00	100,000.00	80,000.00
66-31-120	TAX INCREMENT COLLECTED	45,264.40	.00	.00	.00	.00
Total TAXES:		55,931.29	20,000.00	20,000.00	100,000.00	80,000.00
Source: 35						
66-35-150	TRANSFER FROM GENERAL FUND	.00	.00	.00	.00	.00
Total Source: 35:		.00	.00	.00	.00	.00
MISCELLANEOUS						
66-36-100	INTEREST	469.14	.00	.00	.00	.00
66-36-110	TRANSFER FROM OTHER FUNDS	.00	25,000.00	25,000.00	.00	25,000.00-
Total MISCELLANEOUS:		469.14	25,000.00	25,000.00	.00	25,000.00-
CDA EXPENDITURES						
66-40-690	PROJECT RESERVE	.00	45,000.00	45,000.00	100,000.00	55,000.00
Total CDA EXPENDITURES:		.00	45,000.00	45,000.00	100,000.00	55,000.00
COMMUNITY DEVELOPMENT AREA Revenue Total:		56,400.43	45,000.00	45,000.00	100,000.00	55,000.00
COMMUNITY DEVELOPMENT AREA Expenditure Total:		.00	45,000.00	45,000.00	100,000.00	55,000.00
Net Total COMMUNITY DEVELOPMENT AREA:		56,400.43	.00	.00	.00	.00

Report Criteria:
- Accounts to include: With balances or activity
- Print Fund Titles
- Page and Total by Fund
- Print Source Titles
- Total by Source
- Print Department Titles
- Total by Department
- All Segments Tested for Total Breaks

ORDINANCE 2021-11

AN ORDINANCE ESTABLISHING THE NORTH OGDEN CITY TENTATIVE BUDGET FOR THE FISCAL YEAR 2021-2022

WHEREAS; the City is required to adopt a Tentative Operating Budget for each fiscal year; and

WHEREAS; the approved Tentative Budget will be available for review by the public in the City Recorders Office; and

WHEREAS; the City Council will hold a public hearing to take public comment regarding the budget on June 8, 2021, whereas all persons will be heard, for or against the budget; and

WHEREAS; the City Council intends to go through the Truth in Taxation process and will consider adopting the Final Budget in August 2021; and

WHEREAS; the City Council hereby finds this action to be in the best interest of the public's health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH OGDEN, STATE OF UTAH AS FOLLOW:

Section 1. The City council hereby adopts the Tentative Budget for Fiscal Year 2021-22. The details of this budget are more specifically outlined in the document entitled "North Ogden City Tentative Budget, Fiscal Year 2021-2022" as incorporated herein, and established as the Fiscal Year 2021-22 Tentative Budget.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Resolution, and all sections, parts, and provisions of the Resolution shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF NORTH OGDEN, STATE OF UTAH, ON THIS 11th DAY OF MAY, 2021.

NORTH OGDEN CITY

_____
S. Neal Berube, Mayor

CITY COUNCIL VOTE AS RECORDED:

	Aye	**Nay**
Council Member Barker:	___	___
Council Member Cevering:	___	___
Council Member Ekstrom:	___	___
Council Member Stoker:	___	___
Council Member Swanson:	___	___
(In event of a tie vote of the Council):		
Mayor Berube:	___	___

ATTEST:

_____
Katie Gerard
City Recorder

ORDINANCE RDA2021- 12

AN ORDINANCE ESTABLISHING THE NORTH OGDEN REDEVELOPMENT AGENCY TENTATIVE BUDGET FOR THE FISCAL YEAR 2021-2022

WHEREAS; the North Ogden Redevelopment Agency is required to adopt a Tentative Operating Budget for each fiscal year; and

WHEREAS; the approved Tentative Budget will be available for review by the public in the North Ogden City Recorders Office; and

WHEREAS; the North Ogden Redevelopment Agency Board will hold a public hearing to take public comment regarding the final budget on June 8, 2021, whereas all persons will be heard, for or against the budget; and

WHEREAS; the North Ogden Redevelopment Agency Board will consider adopting the Final Budget on June 22, 2021; and

WHEREAS; the North Ogden Redevelopment Agency Board hereby finds this action to be in the best interest of the public's health, safety and general welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF NORTH OGDEN, STATE OF UTAH AS FOLLOW:

Section 1. The North Ogden Redevelopment Agency Board hereby adopts the Tentative Budget for Fiscal Year 2021-2022. The details of this budget are more specifically outlined in the Redevelopment Fund and Community Development Area Fund in the document entitled "North Ogden City Tentative Budget, Fiscal Year 2021-2022" as incorporated herein, and established as the Fiscal Year 2021-2022 Tentative Budget.

Section 2. Severability. If any section, part, or provision of this Ordinance is held invalid, or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance, and all sections, parts, and provisions of the Ordinance shall be severable.

Section 3. Effective Date. This Ordinance shall become effective immediately upon its passage.

PASSED AND ADOPTED BY THE BOARD OF THE NORTH OGDEN REDEVELOPMENT AGENCY, STATE OF UTAH, ON THIS 11th DAY OF MAY, 2021.

NORTH OGDEN REDEVELOPMENT AGENCY

_____
S. Neal Berube, Chairman

BOARD VOTE AS RECORDED:

	Aye	**Nay**
Board Member Barker:	___	___
Board Member Cevering:	___	___
Board Member Ekstrom:	___	___
Board Member Stoker:	___	___
Board Member Swanson:	___	___
(In event of a tie vote of the Board):		
Chairman Berube:	___	___

ATTEST:

_____
Katie Gerard
City Recorder

NORTH OGDEN CITY
STAFF REPORT

TO: City Council

FROM: Jonathan Call, North Ogden City Manager

DATE: 5/7/2021

RE: Community Pond/Park Update

Recently the Council asked for an update on the Community Pond/Park Project. In this discussion I would like to focus on where we are at and what our options are moving forward. I will focus on the following areas 1) Project Goal 2) City Obligations 3) Existing Basin Sale 4) other considerations

The main goal of this project is to relocate the existing 2550 detention basin off 2550 N and 2700 N so the property can be sold for commercial purposes. To accomplish that goal the City negotiated a deal for 6.6 acres of property on the Double Ott Ranch. Another agreement was signed with Pineview Irrigation to facilitate the construction of a joint-use basin with irrigation water storage in addition to the storm water storage. Here is a summary of the two agreements in regard to future obligations of the City.

City Agreements and Obligations

Double Ott Ranch Agreement A17-2019

- The City accepted a dedication in lieu of impact fees under Utah Code 11-36a-402. These fees will not be assessed against future development in Patriot Pointe and other projects across the City. The "dedication in lieu" was valued at $870,025 in park impact fee credits and $450,585 in storm impact fee credits.
- The City agreed to storm water improvements along 2100 N and 2600 N. The 2600 N improvements have been completed as part of an agreement with the Northwood Hills Subdivision. The 2100 N improvements have yet to be completed and are expected to be $85,000 though they may be higher as construction costs increase.
- The City was obligated to construct a park and detention basin on the property. No other uses are allowed under the agreement.
- The City has provided two solar inspections and building permits for the Double Ott Ranch.

- The City is obligated to install storm drain lines along the 150 E alignment in Patriot Pointe. The cost for these improvements is $202,220 with $202,220 reimbursable from the NRCS grant.
- The City is obligated to install a sewer line from 2300 N to 2225 N along 150 E. The total cost is $31,000 with $15,500 reimbursable from the NRCS grant.
- The City is obligated to install road base along the 150 E alignment. The estimate for this project cost is $421,800 with $116,622 reimbursable from the NRCS grant.
- The City is obligated to install a road along 2300 N from the eastern property line to 150 E (450 feet) for a total cost of $177,850.
- The total obligations on behalf of the City under the DOR Agreement are $917,870 with $334,342 as reimbursable expenses from the NRCS grant.
    - The total non-reimbursable project costs (no land costs), including the above items is $1,486,008.

Pineview Irrigation Agreement A19-2019

- The monetary obligations are outlined above with the City being responsible for $1,486,008.25 in non-reimbursable project costs yet to be incurred.
    - The storm line across the neighboring property (Montessori School) has already been installed at a cost of $529,002 in construction costs.
- The latest project estimates put the entire facility cost at over $10,000,000.
- Between the City and Pineview over $300,000 has been spent on engineering fees and environmental studies.

2550 Basin Property Sale and Property Taxes

The current 2550 detention basin is located on property owned by the storm sewer fund based on the review of the historical records associated with the purchase. This means any proceeds from the sale should remain in the storm water funds for additional projects, operations, and maintenance of storm programs. In the past there have been several discussions about how this money could be used. As a storm water asset, it can only be used on storm water projects. Any money spent on relocating the basin should be tied directly to the costs for storm water infrastructure. Currently the property is not under contract for sale, though there have been some inquiries lately.

With the above identified project costs the City also received an economic study from Zion's Bank outlining the potential property tax benefits of a commercial development on the old property between 2550 N and 2700 N. The Council has stated several times the plan for that property includes commercial uses so I will only include the commercial numbers provided by the Zion's Bank study. The estimated fiscal impact to the City would be $15,000 a year in property taxes and $94,000 a year in sales taxes from the development of this property as

commercial/retail space. Both revenue sources would add a direct impact to the City's general fund.

Other Considerations

The North Ogden Community Development Area includes the plan for the use of CDA taxes collected on the old basin property to reimburse the City for any out-of-pocket expenses associated with moving and filling in the detention basin. These costs can be paid to either the general fund or storm water fund. The money will eventually be available from the CDA as a reimbursement of $1,680,240 to relocate the basin and $320,000 to fill the old basin in. This money will come in over several years but will eventually be available to repay the costs of this project.

There are some other considerations related to the Federal NCRS Grant. If it isn't ultimately received the Council will need to make some hard decisions. The agreement with the Double Ott Ranch discusses and anticipates two future activities. 1) the receipt of the grant funding, and 2) the dedication of the roadway and utility easements which correlate with the installation of utility lines and road base.

If by some reason any of these agreements fall apart or are disputed as to their meaning the parties will have the option of working on solutions as anticipated in the agreement or working on an amicable dissolution of the agreements and corresponding obligations. Because of potential legal ramifications of these agreements, I will withhold any formal legal analysis of these agreements to protect the City's position should a formal legal dispute result around these agreements. I feel it is safe to say that should the agreements be cancelled, there will likely be some dispute about what obligations may survive the unwinding of the agreement and who might be entitled to compensation, potential impacts on grant monies received, and whether or not real property would need to be returned. If the Council would like to hold a closed meeting to discuss potential strategies the various parties may use in a lawsuit, we can schedule that at the next regular council meeting.

AN INTERLOCAL AGREEMENT A19-2019
FOR COMPLETION AND JOINT USE OF
STORM WATER DETENTION BASIN AND WATER RESERVOIR

This Agreement, made and entered into by and between Weber-Box Elder Conservation District (hereinafter "District"), and North Ogden City, (hereinafter "City"), a municipal corporation in Weber County, State of Utah, (hereinafter jointly referred to as "Parties").

RECITALS

WHEREAS, City desires to construct a new storm water detention basin; and

WHEREAS, District desires to construct a new secondary water reservoir; and

WHEREAS, The Parties have identified that to conserve resources and property as well as reduce ongoing expenses it would be beneficial to all involved to combine the storm water detention and secondary water reservoir into a single capital project ("Project"); and

WHEREAS, City desires to also utilize the Project for a park; and

WHEREAS, The Parties hereto have negotiated the terms of this Agreement and determined that the terms are mutually beneficial to each party and the work referenced herein will aid the Parties in completing the desired outcome.

NOW THEREFORE, in consideration of the mutual promises and covenants contained herein, the Parties agree as follows:

SECTION ONE
OBLIGATIONS OF NORTH OGDEN CITY

1.01 City will acquire approximately 6.6 acres of property and additional easements to facilitate the completion of the Project.

1.02 City will cause at least one roadway to be constructed at least to the minimum District specifications for access and load ratings.

1.03 City will construct or cause to be constructed the necessary storm drain lines and manholes to facilitate the transfer of storm water and secondary water from the existing detention basin on 2550 N. to the proposed location of the Project shown on Exhibit A. Costs shall be shared as outlined on Exhibit B.

1.04 City will participate in the share costs shown on Exhibit B by paying the cost up

front and then collecting the payment of District's portion upon the agreed upon benchmarks identified on Exhibit B.

1.05 City will cover the cost of any inspections performed by the North Ogden City Building department officials.

1.06 City will construct or cause to be constructed at its expense for the installation of storm water outfall gates, pipes, and other storm water level controls.

1.07 City shall provide District with a design and list of materials for installation of the needed storm drain and park facilities above the irrigation storage water level.

1.08 City shall process the site plan application, including the irrigation pump house facility and necessary appurtenances, and pay associated.

1.09 City shall construct or cause to be constructed all landscaping improvements in the Project. The breakdown of sharing costs is shown on Exhibit B.

1.10 City shall maintain all landscaping in the Project except any behind fencing enclosing any District pump houses or other structures.

1.11 City shall execute a perpetual easement to District for the use of the property so long as it continues to be used for secondary irrigation purposes by District.

1.12 City shall share the proportional burden of costs identified on Exhibit B which are funded by District.

SECTION TWO
DISTRICT OBLIGATIONS

2.01 District shall construct or cause to be constructed at their own cost the irrigation reservoir to a minimum depth of 9 feet of which it will contain approximately 20 acre feet of storage for irrigation water. The design shall generally follow the concept plan shown in Exhibit A. Shoreline improvements not necessary for the Project to function strictly as an irrigation pond shall be incorporated into the design of the facilities. However, the City shall bear the cost of such shoreline improvements intended for the Project to function as a park. Such work shall be completed by a mutually agreed upon date. Such costs shall include all design, site preparation, dewatering, haul off, and other costs associated with the construction of the reservoir.

2.02 District shall construct or cause to be constructed at their own cost all buildings and pumping equipment associated with the project and irrigation lines for the delivery of secondary water to their customers. District shall pay for all costs

necessary to bring adequate electrical power to the site.

2.03 District shall provide minimum design standards for the access roadway.

2.04 Parties shall provide a payment for the joint services outlined on Exhibit B within 60 days of the presenting an invoice after each benchmark is completed.

2.05 District shall construct or cause to be constructed the necessary pipes to deliver secondary water to the storm water pipes to be constructed as discussed in 1.03 above.

2.06 District acknowledges and agrees that the area around the basin/reservoir will be utilized for a public park with public access to the water and embankments. District agrees to act cooperatively to accommodate the City's need to manage the Project as a public park.

2.07 (This section is reserved)

2.08 District understands that the City will use the Project as a storm water detention facility. District and the City agree to act cooperatively to manage the Project's design and intended uses in an amicable and fair manner.

2.09 District understands that the City will not be responsible to maintain a specified level of water quality in the facility. However, the City will install appurtenances on the storm water inlet piping to capture debris and other pollutants.

2.10 District shall pay for or perform to the City's standards the maintenance of landscaping between any fencing and any separately fence above ground facilities such as a pump house as identified on Exhibit B

2.11 District shall install or cause to be installed vinyl dipped chain link fence. The fence shall be installed prior to the facility storing water. Cost sharing for the fence is shown on Exhibit B.

2.12 District shall share the proportional burden of costs identified on Exhibit B which are funded by the City.

2.13 The design of the pump station shall be subject to review by City staff and shall meet the minimum requirements of the zoning ordinance.

2.14 In addition to costs outlined in Exhibit B District will provide $118,527 to assist with expenses related to line installations, land acquisitions, and other costs necessary for the success of the project.

2.15 District will provide the City will a pressurized irrigation water connection sufficient to service the landscaping in the Project at no cost. Water shares will need to be allocated to the property for landscaping in the park and shall be provided by the City and based on the irrigated acreage.

SECTION THREE
EFFECTIVE DATE AND DURATION OF AGREEMENT

3.01 This Agreement shall be effective upon approval of the Parties hereto and shall continue so long as the secondary reservoir continues to be used by District for irrigation purposes.

SECTION FOUR
MISCELLANEOUS

4.01 **Administration.** City and District do not intend and do not create any separate legal entity to provide for the administration of the Agreement. This Agreement shall be administered by the governing body of each Party and each Party shall appoint one person as an administrative contact to facilitate the performance of this Agreement.

4.02 **Amendment.** This Interlocal Agreement can be changed, modified or amended only by written agreement of the Parties and upon meeting all other applicable requirements of the Interlocal Cooperation Act.

4.03 **Employment Status.** It is the intent of this Agreement that any staff supplied by either Party shall be deemed to be employees of that Party for all purposes, including, but not limited to, workman's compensation, social security, employment insurance, and other benefits in force in behalf of each Parties employees.

4.04 **Entire Agreement.** This Agreement shall constitute the entire agreement between the parties and by prior understanding or representation of any kind preceding the date of this Agreement shall not be binding upon either party except to the extent incorporated in this Agreement.

4.05 **Governing Law.** This Agreement shall be governed by the laws of the State of Utah.

4.06 **Indemnification.** It is mutually agreed that City and District each assume liability for the negligent or wrongful acts committed by their own agents, officials,

employees, or contractors. Neither District nor City waives any right or defenses otherwise available under the governmental immunity act. The City shall include the District as an additionally insured entity for this facility because of public access to the irrigation facility. The City will defend and hold the District harmless from all damages occurring because of the public use of the irrigation facility.

4.07 **Privileges and Immunity.** All privileges and immunities which surround the activities of town and county officers and employees shall continue in full force and effect.

4.08 **Dispute Resolution.** All Parties agree that should any dispute arise between these two Parties it shall be subject to binding arbitration with each party bearing the costs of their own attorney and half the arbitration expenses. Each Party hereby waives, to the fullest extent permitted by law, the right to trial by jury in any action, proceeding or counterclaim, whether in contract, tort or otherwise, relating to this Agreement.

4.09 **No Third Party Beneficiary.** This agreement shall not be read to provide any benefit to a party not specifically identified in this agreement.

4.10 **Illegal Provisions** If any provision of this Agreement be declared illegal or unenforceable by any court of competent jurisdiction and cannot be modified to be enforceable, excluding the release language, such provision shall immediately become null and void, leaving the remainder of this Agreement in full force and effect.

4.11 **Counterparts.** This Agreement may be executed in counterparts that, when assembled, shall form one document, and signatures executed via facsimile or electronic transmission shall have the same force and effect as originals.

IN WITNESS THEREOF the parties have hereunto set their hands as of the 23rd day of October, 2019.

NORTH OGDEN CITY

M. Brent Chugg, Mayor

ATTEST:

S. Annette Spendlove

S. Annette Spendlove, Recorder

APPROVED AS TO FORM AND AS COMPATIBLE WITH THE STATE LAW:

Jonathan Call, North Ogden Attorney

IN WITNESS THEREOF the parties have hereunto set their hands as of the _____ day of _____, 2019.

BOARD OF WEBER-BOX ELDER CONSERVATION DISTIRCT

David S. Humphreys

Chair

ATTEST:

Benjamin D. Quick

APPROVED AS TO FORM AND AS COMPATIBLE WITH THE STATE LAW:

Attorney for District

AGREEMENT #A17-2019
DEVELOPMENT AGREEMENT
For Property Located at Approximately 151 E. 2550 N.

This Agreement (the "Agreement") is made and entered into this 23 day of September, 2019, (the "Effective Date") by and between North Ogden Corporation, a governmental entity duly organized under law as a political subdivision of the State of Utah (hereinafter referred to as the "City"), of 505 East 2600 North, North Ogden, UT 84414 and Double Ott Ranch LLC, a Utah Limited Liability Company, 2600 Mountain Road, LLC, a Utah Limited Liability Company and 2100 North Investments, LP a Utah Limited Partnership all of 1025 E. 2100 N. North Ogden, Utah 84414, 2600 North (hereinafter collectively referred to as the "DOR").

WHEREAS, the City desires to construct a new storm water facility along with park improvements to provide a benefit to the community; and

WHEREAS, DOR has a desire to at some point in the future develop the property it owns at approximately 151 E. 2550 N., North Ogden, Utah 84414 known on the tax roles as parcel # 18-056-0060 ("Property"); and

WHEREAS, the City has been approached by Pineview Water Systems about locating a new secondary water storage facility in the boundaries of North Ogden City; and

WHEREAS, the City sees the opportunity to construct a fishing pond, park, and/or secondary water storage, (collectively "Project") on the Property to satisfy the needs of the City and Pineview Water Systems; and

WHEREAS, DOR sees a benefit to the remainder of the Property with the location of a City park on the Property; and

WHEREAS, DOR desires to facilitate the construction of the Project by selling the a six point six (6.6) acre parcel on the Property for the Construction of the Project; and

WHEREAS, the City and DOR find it mutually beneficial to have DOR dedicate the six point six (6.6) acres to the City in lieu of future parks and storm water impact fees as allowed for under Utah State Statute 11-36a et al; and

WHEREAS, the DOR has two additional properties located in the City that have minor development issues;

NOW THEREFORE, in consideration of the foregoing, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, accepted and agreed to, the City and DOR, intending to be legally bound, agree to the terms set forth below.

1. TERM. Commencing as of the Effective Date, and continuing until January 1, 2043.

2. DESCRIPTION OF PROJECT. The City will cause to be constructed a detention basin ("basin") which may also act as a community park, recreation pond, and/or secondary water reservoir for all residents of the City. The construction of the basin will be to the terms and conditions as outlined on **Schedule 2**.

3. Double Ott Ranch LLC's RESPONSIBILITIES. DOR will deed, via warranty deed, an approximately six point six (6.6) acre parcel plus or minus to the City for the Project as identified in **Exhibit 3**. The property will be transferred with marketable title via a properly executed warranty deed. DOR will provide an easement for the storm drain, secondary water and other utilities as outlined on Exhibit 3. It is agreed by both parties the value of the land is Two Hundred Thousand Dollars ($200,000) per acre with each party to pay its own closing costs. It is agreed by both parties that the 66 foot wide utility easement for 150 East from 2225 North to 2550 North shall be transferred to the City in exchange for the City to pay for and construct the storm drain line, sewer line, and 150 East roadway to base standards as described in Schedule 2. This means that the DOR shall be allowed to connect to the storm drain line and sewer line as provided for through the normal development process.

The City has purchased an easement from the Maria Montessori School for the storm drain/irrigation line supply piping to the Project along the eastern border of the DOR property.

4. CITY RESPONSIBILITIES.

a. The City agrees to accept a dedication in lieu of the impact fees on the Property, as outlined below.

   Parks Impact Fees – enough fees to cover 542 multifamily units which is equal to 325 equivalent residential units.

   Storm Water Impact Fees – the fee for 855,000 square feet of impervious surface which is equal to 306 equivalent residential units.

b. The City shall provide adequate vouchers valid for the 325 ERUs of park impact fees and 306 ERUs of storm water impact fees. DOR is not required to present the vouchers for redemption at the time impact fees are due, but such vouchers are not transferrable unless approved in writing by the Mayor of North Ogden City, whose signature shall not be unreasonably withheld. Any vouchers are fully transferrable by the DOR. In the event the DOR transfers the vouchers, said transferred vouchers shall be considered the property of the transferee and shall be deducted from the total vouchers originally received by DOR. Each voucher shall be valued at one (1) ERU at the time they are redeemed. This means that they will cover the full cost of

an ERU even if the impact fee changes between the time the vouchers are issued and the time at which they are redeemed.

c. The City shall provide DOR with a non-pressurized irrigation turn-out from the Project sufficient to supply irrigation water for the DOR. The DOR shall construct and pay for its own pump and facilities to irrigate the DOR property. The DOR's pump facilities shall be approved by the North Ogden Irrigation Company and equipped with a meter.

d. The City will approve a zoning on the remaining acreage of the property owned by Double Ott Ranch, LLC (**Exhibit 4b**) with a minimum density of twenty (20) multi-family units to the acre.

e. The City agrees to install a 36" storm drain on 2100 North to connect to the property owned by 2100 North Investments, LP as outlined on **Exhibit 4c**. This project is currently on the City's capital facilities plan. The storm drain line is expected to extend through property owned by the DOR. The DOR is aware that the construction of the storm drain on its property is the DOR's responsibility, however, if the storm drain needs to be larger to serve future development beyond the current boundary of 2100 North Investments, LP; the City will pay the cost to make the line bigger. The DOR shall not be responsible for any costs associated with the installation of the storm drain to its property along 2100 North. Construction shall occur at the earliest of either (1) the application from 2100 North Investments, LP for the development of the property into residential housing or (2) the construction by the City of any improvements to 2100 North.

f. The City agrees to install a storm drain relief line of sufficient capacity downstream of 2600 North and 1125 East to carry storm water from the proposed Northampton Phase 7-8 subdivision. The developer of Northampton Phase 7-8 will be required to pay for and construct a storm drain outfall line to carry the peak 100-yr storm water flow rate from Northampton Phase 7-8 to the intersection of 2600 North and 1125 East. The developer of Northampton Phase 7-8 will not be required to have onsite detention if the development is approved prior to January 1, 2019 as shown on Exhibit 4D.The reason for the deadline is to have approval prior to the date at which the City's general storm water permit will be renewed. The Department of Environmental Quality has indicated that storm water permit renewal in 2019 will require onsite retention for all new development and redevelopment.

g. The City shall cause a detention basin and public park to be constructed on the property. The parties understand that the basin and park design has not been approved and that the design and construction is the sole responsibility of the City. However, the City shall work with DOR in designing the basin and park to mutually benefit the surrounding property by providing for adequate

shoreline treatment to mitigate weeds and unsightly things. FURTHERMORE, the City shall not use or develop the purchase property for any other purpose than a detention basin, irrigation pond, and city park.

h. The City shall provide at no cost to DOR two solar inspections and building permits at a location of DOR's choosing.

5. FUTURE AGREEMENT. Though the parties anticipate the future approval of a rezone (Master Planned Community) on the Property if no agreement is reached the developer shall be authorized to develop the property under the current R4 zoning standards in effect on the date of this agreement with twenty (20) units to the acre. Provided that building heights shall not exceed 45' and there remains at least 25% vegetative open space for the entire project and all exterior materials are a mixture of cementitious siding and/or brick or natural stone. Glass, metal, and vinyl are allowed for the windows and doors and any railing within the project. DOR shall be allowed to count the 6.6 acres sold for up to 10% of the landscaping requirement on DOR's remaining property but shall still be required to provide at least 15% landscaping for each portion of development.

A site plan and other approvals will be required in accordance with the R4 zone and all relevant land use provisions in the North Ogden City Code.

6. ENTIRE AGREEMENT. This Agreement including all attached Schedules and Exhibits which are made a part hereof contains the entire agreement of the parties, and there are no other promises or conditions in any other agreement whether oral or written.

7. SEVERABILITY. If any provision of this Agreement shall be held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court finds that any provision of this Agreement is invalid or unenforceable, but that by limiting such provision it would become valid and enforceable, then such provision shall be deemed to be written, construed, and enforced as so limited.

8. APPLICABLE LAW. This Agreement shall be governed by the laws of the State of Utah.

9. TIED TO THE LAND. This Agreement shall run with the land to all successors in interest to DOR as it relates to the deeding of acreage to the City and as it relates to the vesting of density on the Property. However the ERUs granted under paragraph 4a above are completely transferrable by the DOR and the City agrees to honor those ERUs if and when presented by any successor in interest.

10. SURVIVAL CLAUSE. All relevant provisions of this Agreement shall survive the closing of any property exchanges between the parties such that this shall not be construed as a purchase agreement for the exchange of property.

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth opposite their respective signatures below.

DATED this 24th day of SEPTEMBER, 2019.

Double Ott Ranch, LLC

By: ORLIFF OPHEIKENS
Its: MANAGING PARTNER

DATED this 25th day of September, 2019.

NORTH OGDEN CITY

By: Brent Chugg
Its: Mayor

Attest: ~~S. Annette Spendlove~~
Joyce Pierson
Deputy City Recorder

Schedule 2

Construction Terms

Construction of 150 East:

1. The City shall create a final design of 150 East from the extension of 2225 North Street northward to 2550 North.
2. The City shall install the storm drain on 150 East from the extension of 2225 North Street northward to 2550 North. The discharge from the storm drain flows both to the north and the south.
3. The City shall install the sewer main on 150 East from 2300 North to 2225 North.
4. The City shall improve 150 East to road base standards. The City is not required to put in sidewalk, curb and gutter.
5. The City shall allow DOR to install additional utilities in 150 East at the discretion of the DOR. The cost of these additional utilities shall be the responsibility of the DOR. Both sides agree to work with the subcontractor chosen to improve 150 East to minimize the cost.

Construction of 2300 North:

1. The City shall design AND construct the 2300 North road from the purchased property east to the nearest city road.
2.
3. The City shall improve 2300 North to a public road standard.
4. The City shall allow DOR to install additional utilities in 2300 North at the discretion of the DOR. The cost of these additional utilities shall be the responsibility of the DOR. Both sides agree to work with the subcontractor chosen to improve 2300 North to minimize the cost.

General Construction:

1. The City shall coordinate construction with the DOR especially concerning the storage and staging areas of construction, the truck routes, temporary fencing, etc.
2. The City will cause a barrier to be constructed across 150 East to prohibit public traffic using 150 East until such time as the property west of the purchased property is developed. The City will also place permanent fencing along 2300 North's south boundary until such time as the property south of the purchased property is developed. In addition, fencing shall be placed around the purchased property.

Detention Basin Construction:

1. The City shall cause a detention basin to be constructed on the property within two years of the date of this Agreement.

2. The City agrees to install a 6 foot, commercial grade, poly vinyl chain link, black fence along the boundaries of the property.
3. The City shall install permanent bathroom facilities on the property.
4. The City shall improve 2300 North to final City standards on the property.
5. A non-pressurized irrigation turnout shall be provided from the irrigation facility at the site to divert irrigation water to the DOR property. The irrigation turnout shall be designed and constructed as part of the project. The DOR shall pay for pumping and metering equipment as required by the North Ogden Irrigation Company at the DOR's end of the turnout.

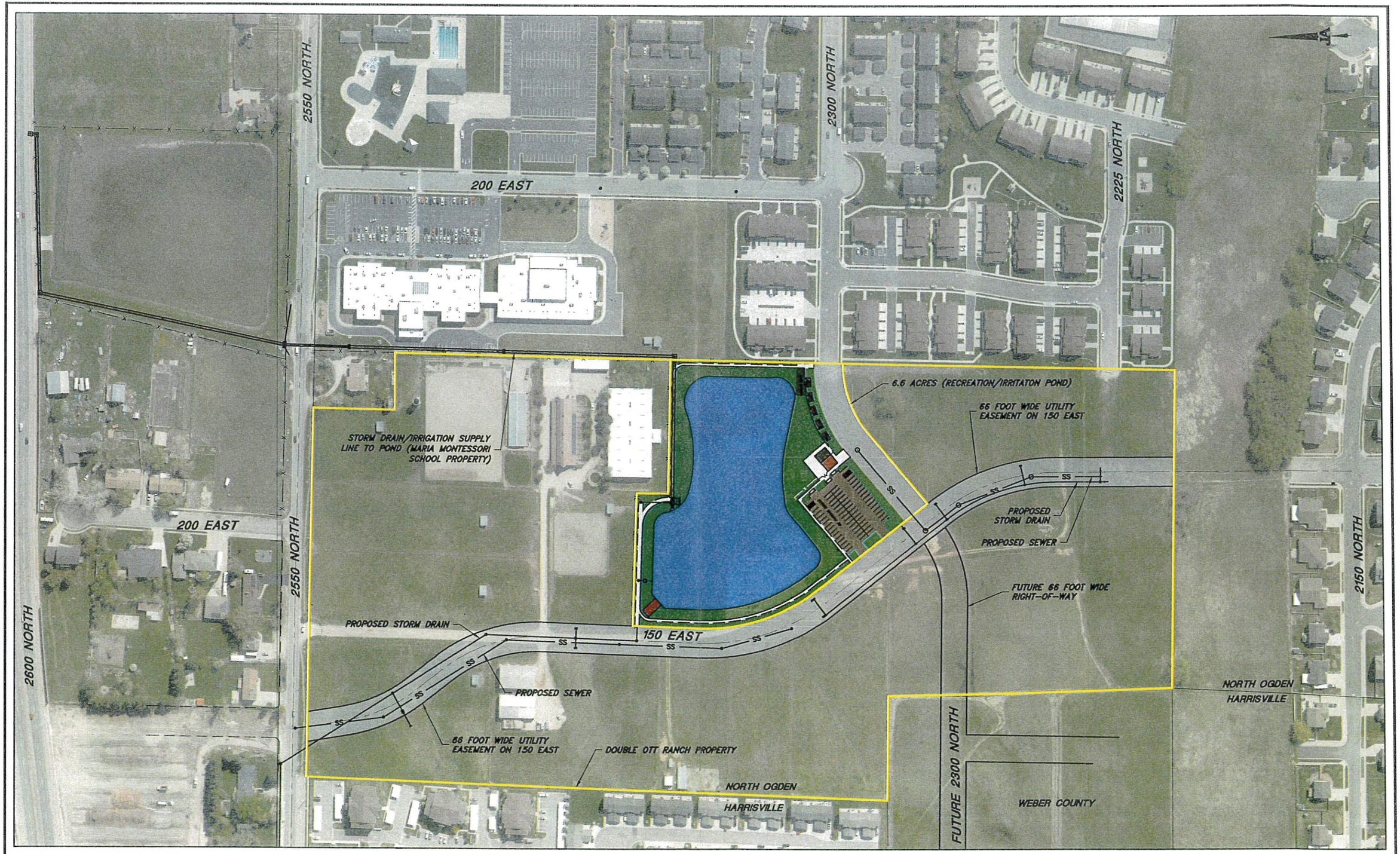
Additional Project Sponsors and Participants:

1. This agreement is subject to the cooperative efforts of North Ogden Irrigation Company, Pineview Water Systems and the Weber-Box Elder Conservation District to provide the irrigation amenities mentioned herein. The City and the DOR understand that this agreement does not obligate the North Ogden Irrigation Company, Pineview Water Systems or the Weber-Box Elder Conservation District in any way.

2. The City and DOR acknowledge that the ongoing cooperative efforts with all parties associated with the Project may not result in the Project being constructed as anticipated in this agreement or being constructed at all. Likewise, both parties agree that modifications may need to be made to this agreement to keep the Project active and will not unreasonably delay or inhibit the Project construction or timeline.

3. Both Parties acknowledge that the project may be constructed without the irrigation facility component. If the irrigation component is not incorporated into this facility the City shall not be obligated to provide an irrigation solution to the DOR. This means that the DOR shall provide their own irrigation pond, pumping facilities and other infrastructure needed to irrigate the pasture.

Exhibit 3
(This Schedule would be the Concept Plan on Double Ott's property)



PROJECT ENGINEER

DATE

REV.	DATE	APPR.

SCALE: 1" = 200'

DESIGNED MEH
DRAWN MEH
CHECKED

JA JONES & ASSOCIATES

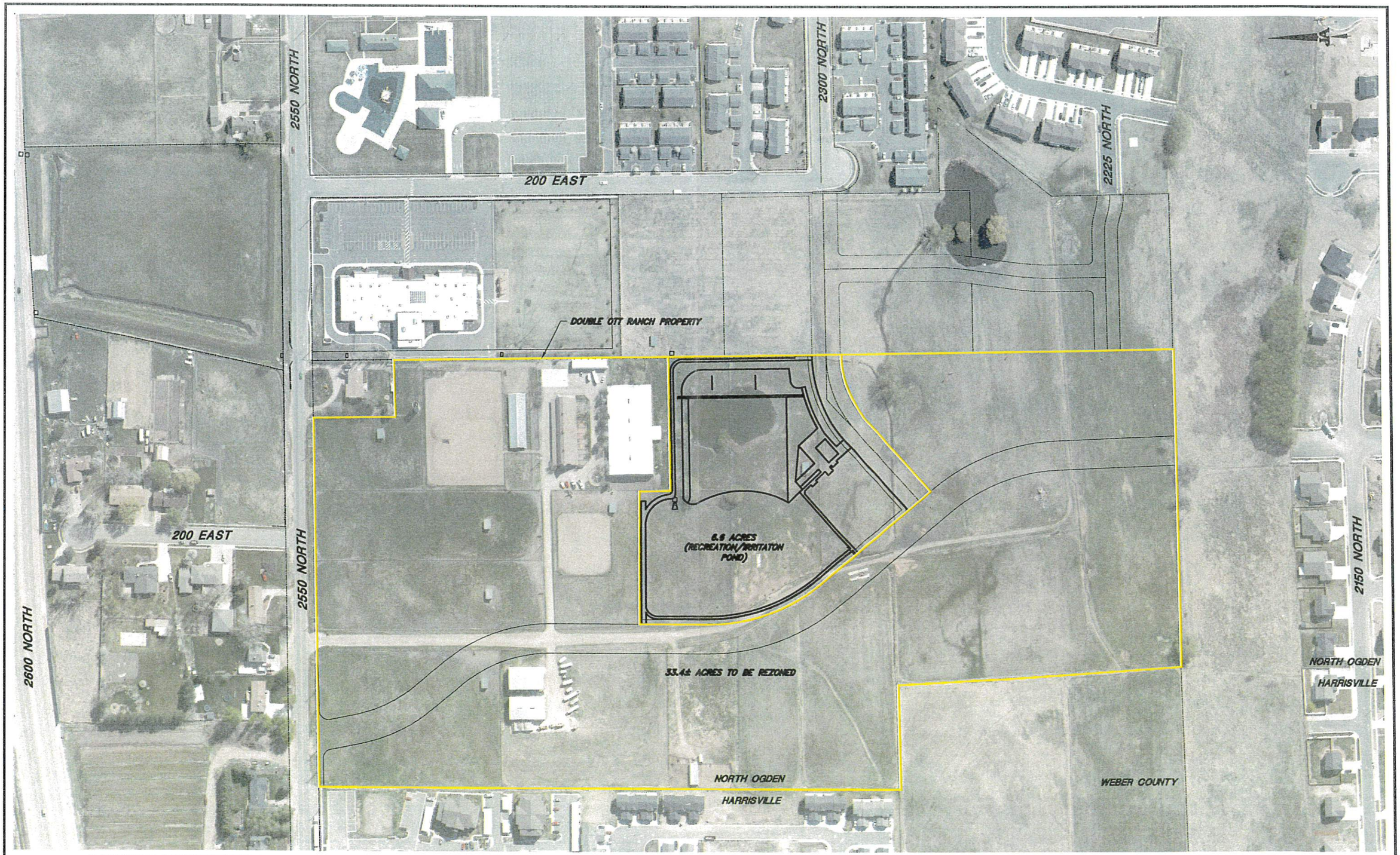
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767

NORTH OGDEN CITY CORPORATION
DOUBLE OTT RANCH (DOR) AGREEMENT
EXHIBIT 3

SHEET: 3 OF 1 SHEETS 0

Exhibit 4b

(This is a map of the area DOR wants rezoned)



PROJECT ENGINEER

DATE

REV.	DATE	APPR.

SCALE:
11 X 17
1" = 200'
24 X 36
1" = 100'

DESIGNED MEH
DRAWN MEH
CHECKED

JA JONES & ASSOCIATES
CONSULTING ENGINEERS
1716 East 5600 South
South Ogden, Utah 84403 (801) 476-9767

NORTH OGDEN CITY CORPORATION
DOUBLE OTT RANCH (DOR) AGREEMENT
EXHIBIT 4B

SHEET:
4B
OF 1 SHEETS
0

Exhibit 4c

(This is a map of the easement for the Storm Drain on 2100)



PROJECT ENGINEER

DATE

REV.	DATE	APPR.

SCALE:
24X36
1" = 40'
11X17
1" = 80'

DESIGNED MEH
DRAWN MEH
CHECKED

JA JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonescivil.com

NORTH OGDEN CITY CORPORATION
DOUBLE OTT RANCH (DOR) AGREEMENT
EXHIBIT 4C

SHEET:
4C
OF 1 SHEETS
0

Exhibit 4d

(This is a map of the 2600 North detention basin and hook-up option)



PROJECT ENGINEER

DATE

REV.	DATE	APPR.

SCALE:
24X36
1" = 80'
11X17
1" = 160'

DESIGNED MEH
DRAWN MEH
CHECKED

JONES & ASSOCIATES
CONSULTING ENGINEERS
6080 Fashion Point Drive
South Ogden, Utah 84403 (801) 476-9767
www.jonesciv il.com

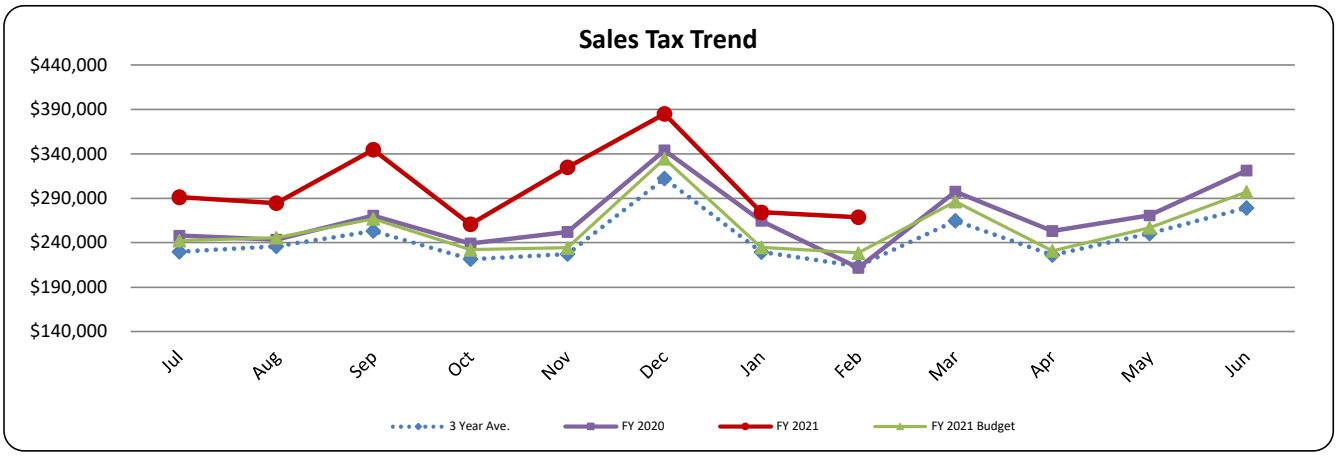
NORTH OGDEN CITY CORPORATION
DOUBLE OTT RANCH (DOR) AGREEMENT

EXHIBIT 4D

SHEET:
4D
OF 1 SHEETS
0

Sales Tax Collections - Fiscal Year 2021

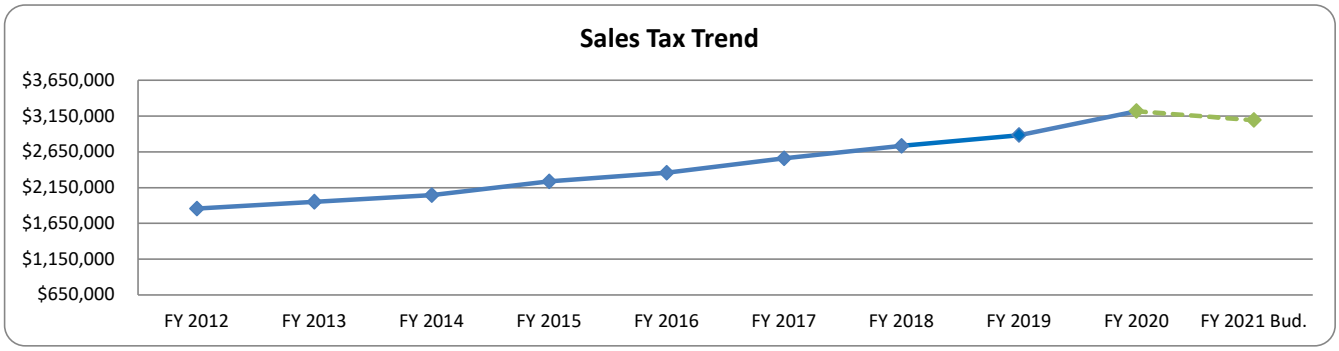
Monthly Collections					Year to Date Collections		
Month	FY 2020	FY 2021	% Change	FY 2021 Budget	FY 2020	FY 2021	% Change
Jul	$248,071	$291,422	17.48%	$242,641	$248,071	$291,422	17.48%
Aug	$243,548	$284,861	16.96%	$245,515	$491,619	$576,284	17.22%
Sep	$270,472	$344,560	27.39%	$266,963	$762,091	$920,844	20.83%
Oct	$239,340	$260,965	9.04%	$232,225	$1,001,431	$1,181,808	18.01%
Nov	$252,264	$324,936	28.81%	$234,436	$1,253,695	$1,506,744	20.18%
Dec	$344,139	$385,138	11.91%	$334,745	$1,597,834	$1,891,882	18.40%
Jan	$264,783	$274,408	3.64%	$234,817	$1,862,617	$2,166,290	16.30%
Feb	$211,837	$268,801	26.89%	$228,637	$2,074,454	$2,435,092	17.38%
Mar	$297,563			$286,382	$2,372,016	$0	
Apr	$253,317			$231,027	$2,625,333	$0	
May	$270,649			$256,893	$2,895,982	$0	
Jun	$321,455			$297,417	$3,217,437	$0	
Total	$3,217,437	$2,435,092		$3,091,698	$3,217,437		



Fiscal Year 2021 Budget = $3,091,698

Year-to-Date Budget vs. Actual Collections

	$	% of Budget	
Prior Year Collections YTD	$2,074,454	71.07%	Total amount collected at this point last year.
Projected Collections YTD	$2,019,978	65.34%	Total amount we should have collected at this point.
Actual Collections YTD	$2,435,092	78.76%	Total amount we have collected at this point.
		% Change	
YTD Variance from Prior Year (Actual less Prior Year)	$360,638	17.38%	Total increase over last year at this point.
YTD Variance from Budget (Actual less Projected)	$415,113	20.55%	Total revenue over current year projections.



NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

GENERAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	304,966.30	4,505,842.71	5,743,887.00	1,238,044.29	78.5
LICENSES & PERMITS	105,497.84	596,124.07	339,750.00	(256,374.07)	175.5
INTERGOVERNMENTAL REVENUE	11,718.75	1,730,126.58	1,713,165.00	(16,961.58)	101.0
CHARGES FOR SERVICES	54,641.39	333,170.36	236,850.00	(96,320.36)	140.7
FINES & FORFEITURES	15,931.25	103,529.22	211,800.00	108,270.78	48.9
MISCELLANEOUS	5,822.07	40,622.69	53,300.00	12,677.31	76.2
CONTRIBUTIONS & TRANSFERS	92,852.77	683,692.48	1,126,364.00	442,671.52	60.7
	591,430.37	7,993,108.11	9,425,116.00	1,432,007.89	84.8
EXPENDITURES					
COUNCIL	1,341.00	43,252.98	67,110.00	23,857.02	64.5
JUDICIAL	13,454.21	144,831.61	236,450.00	91,618.39	61.3
FINANCE	23,033.22	270,482.92	360,252.00	89,769.08	75.1
ADMINISTRATIVE	41,011.93	361,007.57	476,628.00	115,620.43	75.7
NON-DEPARTMENTAL	20,065.32	1,092,939.07	1,655,369.00	562,429.93	66.0
GENERAL GOVERNMENT BUILDINGS	13,690.79	108,663.53	173,762.00	65,098.47	62.5
POLICE DEPARTMENT	286,710.35	2,056,406.44	2,816,831.00	760,424.56	73.0
PLANNING	12,861.05	120,324.21	221,489.00	101,164.79	54.3
BUILDING INSPECTION	17,665.20	178,004.27	250,062.00	72,057.73	71.2
COMMUNITY SERVICE	13,437.05	79,942.47	103,982.00	24,039.53	76.9
STREETS & HIGHWAY	10,915.45	655,337.41	808,788.00	153,450.59	81.0
PUBLIC WORKS	23,984.47	258,129.00	350,864.00	92,735.00	73.6
PARKS & REC ADMIN	15,258.24	190,222.29	330,190.00	139,967.71	57.6
PARKS	35,451.16	534,930.40	791,487.00	256,556.60	67.6
RECREATION	8,691.17	104,881.98	201,456.00	96,574.02	52.1
CONTRIBUTIONS AND TRANSFERS	25,000.00	310,198.00	580,396.00	270,198.00	53.5
	562,570.61	6,509,554.15	9,425,116.00	2,915,561.85	69.1
	28,859.76	1,483,553.96	.00	(1,483,553.96)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

AQUATIC CENTER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
OPERATIONAL REVENUE	5,530.36	288,143.25	367,900.00	79,756.75	78.3
TRANSFERS-IN	.00	355,988.00	453,006.00	97,018.00	78.6
	5,530.36	644,131.25	820,906.00	176,774.75	78.5
EXPENDITURES					
GENERAL EXPENDITURES	14,486.65	589,602.75	820,837.00	231,234.25	71.8
	14,486.65	589,602.75	820,837.00	231,234.25	71.8
	(8,956.29)	54,528.50	69.00	(54,459.50)	79026.

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

TRANSPORTATION UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
INTEREST	320.81	3,456.78	.00	(3,456.78)	.0
UTILITY REVENUE & FUND BALANCE	211,181.47	303.00	234,000.00	233,697.00	.1
	211,502.28	3,759.78	234,000.00	230,240.22	1.6
EXPENDITURES					
UTILITY FEE EXPENDITURES	215,484.27	215,460.37	234,000.00	18,539.63	92.1
	215,484.27	215,460.37	234,000.00	18,539.63	92.1
	(3,981.99)	(211,700.59)	.00	211,700.59	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

TRANSPORTATION IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
IMPACT FEE REVENUE	120,000.84	567,781.70	1,134,000.00	566,218.30	50.1
	120,000.84	567,781.70	1,134,000.00	566,218.30	50.1
EXPENDITURES					
IMPACT FEE EXPENDITURES	.00	1,134,000.00	1,134,000.00	.00	100.0
	.00	1,134,000.00	1,134,000.00	.00	100.0
	120,000.84	(566,218.30)	.00	566,218.30	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

TRANSPORTATION SALES TAX FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
INTEREST	357.06	3,453.38	3,000.00	(453.38)	115.1
SALES TAX REVENUE	.00	182,841.61	187,600.00	4,758.39	97.5
	357.06	186,294.99	190,600.00	4,305.01	97.7
EXPENDITURES					
SALES TAX EXPENDITURES	.00	.00	190,600.00	190,600.00	.0
	.00	.00	190,600.00	190,600.00	.0
	357.06	186,294.99	.00	(186,294.99)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

SEWER IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
INTEREST	182.17	1,715.36	1,000.00	(715.36)	171.5
IMPACT FEE REVENUE	24,570.00	143,052.00	79,100.00	(63,952.00)	180.9
	24,752.17	144,767.36	80,100.00	(64,667.36)	180.7
EXPENDITURES					
IMPACT FEE EXPENDITURES	.00	.00	80,100.00	80,100.00	.0
	.00	.00	80,100.00	80,100.00	.0
	24,752.17	144,767.36	.00	(144,767.36)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

STORM IMPACT FEE FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
INTEREST	594.86	5,873.62	10,000.00	4,126.38	58.7
IMPACT FEE REVENUE	67,270.25	376,894.25	303,000.00	(73,894.25)	124.4
	67,865.11	382,767.87	313,000.00	(69,767.87)	122.3
EXPENDITURES					
IMPACT FEE EXPENDITURES	.00	2,690.75	313,000.00	310,309.25	.9
	.00	2,690.75	313,000.00	310,309.25	.9
	67,865.11	380,077.12	.00	(380,077.12)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

CAPITAL IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
CAPITAL PROJECT REVENUE	121,032.19	928,860.36	6,100,384.00	5,171,523.64	15.2
SALE OF ASSETS	.00	290,952.70	.00	(290,952.70)	.0
TRANSFERS-IN	25,000.00	1,359,000.00	2,130,459.00	771,459.00	63.8
	146,032.19	2,578,813.06	8,230,843.00	5,652,029.94	31.3
EXPENDITURES					
CAPITAL EXPENDITURES	830,894.57	3,338,907.58	8,230,843.00	4,891,935.42	40.6
	830,894.57	3,338,907.58	8,230,843.00	4,891,935.42	40.6
	(684,862.38)	(760,094.52)	.00	760,094.52	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

400/450 EAST IMPROVEMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
RENTAL REVENUE	11,481.09	112,657.86	136,000.00	23,342.14	82.8
USE OF FUND BALANCE	.00	.00	104,000.00	104,000.00	.0
	11,481.09	112,657.86	240,000.00	127,342.14	46.9
EXPENDITURES					
RENTAL EXPENDITURES	2,535.83	26,460.87	40,000.00	13,539.13	66.2
TRANSFERS-OUT	.00	.00	200,000.00	200,000.00	.0
	2,535.83	26,460.87	240,000.00	213,539.13	11.0
	8,945.26	86,196.99	.00	(86,196.99)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

WATER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	6,816.60	296,539.33	335,000.00	38,460.67	88.5
UTILITY REVENUE	190,820.59	1,764,919.03	2,125,657.00	360,737.97	83.0
IMPACT FEES	99,368.70	662,458.00	357,064.00	(305,394.00)	185.5
	297,005.89	2,723,916.36	2,817,721.00	93,804.64	96.7
EXPENDITURES					
WATER FUND EXPENDITURES	309,416.19	2,989,264.81	2,074,372.00	(914,892.81)	144.1
	309,416.19	2,989,264.81	2,074,372.00	(914,892.81)	144.1
	(12,410.30)	(265,348.45)	743,349.00	1,008,697.45	(35.7)

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

SEWER FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	467.16	85,627.31	98,570.00	12,942.69	86.9
UTILITY REVENUE	190,951.81	1,698,898.01	2,157,223.00	458,324.99	78.8
	191,418.97	1,784,525.32	2,255,793.00	471,267.68	79.1
EXPENDITURES					
SEWER FUND EXPENDITURES	68,628.44	1,965,986.39	2,150,850.00	184,863.61	91.4
	68,628.44	1,965,986.39	2,150,850.00	184,863.61	91.4
	122,790.53	(181,461.07)	104,943.00	286,404.07	(172.9)

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

STORM WATER UTILITY FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	532.51	132,359.35	2,865,537.00	2,733,177.65	4.6
UTILITY REVENUE	94,186.69	841,091.76	1,080,215.00	239,123.24	77.9
IMPACT FEE REVENUE	.00	.00	313,000.00	313,000.00	.0
	94,719.20	973,451.11	4,258,752.00	3,285,300.89	22.9
EXPENDITURES					
STORM FUND EXPENDITURES	77,615.18	901,803.65	1,024,979.00	123,175.35	88.0
	77,615.18	901,803.65	1,024,979.00	123,175.35	88.0
	17,104.02	71,647.46	3,233,773.00	3,162,125.54	2.2

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

SOLID WASTE & DISPOSAL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	5,449.57	131,588.70	144,362.00	12,773.30	91.2
UTILITY REVENUE	95,623.05	856,330.13	1,144,545.00	288,214.87	74.8
NEW CAN REVENUE	9,000.00	52,200.00	32,000.00	(20,200.00)	163.1
	110,072.62	1,040,118.83	1,320,907.00	280,788.17	78.7
EXPENDITURES					
SOLID WASTE FUND EXPENDITURES	105,685.21	1,210,066.28	1,501,804.00	291,737.72	80.6
	105,685.21	1,210,066.28	1,501,804.00	291,737.72	80.6
	4,387.41	(169,947.45)	(180,897.00)	(10,949.55)	(94.0)

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

MOTOR POOL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	871.67	452,619.08	615,000.00	162,380.92	73.6
DEPARTMENT FEE REVENUE	(11,770.25)	201,051.81	272,033.00	70,981.19	73.9
OTHER REVENUE	3,281.92	29,537.28	264,245.00	234,707.72	11.2
	(7,616.66)	683,208.17	1,151,278.00	468,069.83	59.3
EXPENDITURES					
MOTOR POOL EXPENDITURES	36,715.78	776,631.58	1,151,278.00	374,646.42	67.5
	36,715.78	776,631.58	1,151,278.00	374,646.42	67.5
	(44,332.44)	(93,423.41)	.00	93,423.41	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

POLICE MOTOR POOL FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
MISCELLANEOUS	34.18	4,682.94	22,000.00	17,317.06	21.3
DEPARTMENT FEE REVENUE	115,007.92	181,263.28	241,685.00	60,421.72	75.0
OTHER REVENUE	.00	.00	185,080.00	185,080.00	.0
	115,042.10	185,946.22	448,765.00	262,818.78	41.4
EXPENDITURES					
MOTOR POOL EXPENDITURES	27,194.99	251,700.79	448,765.00	197,064.21	56.1
	27,194.99	251,700.79	448,765.00	197,064.21	56.1
	87,847.11	(65,754.57)	.00	65,754.57	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

REDEVELOPMENT FUND

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	53,975.71	722,730.30	685,000.00	(37,730.30)	105.5
MISCELLANEOUS	1,088.79	6,361.26	5,000.00	(1,361.26)	127.2
	55,064.50	729,091.56	690,000.00	(39,091.56)	105.7
EXPENDITURES					
RDA EXPENDITURES	.00	276,677.13	690,000.00	413,322.87	40.1
	.00	276,677.13	690,000.00	413,322.87	40.1
	55,064.50	452,414.43	.00	(452,414.43)	.0

NORTH OGDEN CITY CORPORATION
FUND SUMMARY
FOR THE 9 MONTHS ENDING MARCH 31, 2021

COMMUNITY DEVELOPMENT AREA

	PERIOD ACTUAL	YTD ACTUAL	BUDGET	VARIANCE	PCNT
REVENUE					
TAXES	10,574.84	92,536.75	20,000.00	(72,536.75)	462.7
MISCELLANEOUS	102.01	373.49	25,000.00	24,626.51	1.5
	10,676.85	92,910.24	45,000.00	(47,910.24)	206.5
EXPENDITURES					
CDA EXPENDITURES	.00	.00	45,000.00	45,000.00	.0
	.00	.00	45,000.00	45,000.00	.0
	10,676.85	92,910.24	.00	(92,910.24)	.0