



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

Notice is hereby given that the Pleasant Grove City Council will hold a **regular meeting at 6:00 p.m. on Tuesday, May 21, 2013** in City Council Chambers, 86 East 100 South, Pleasant Grove, Utah. This is a public meeting and anyone interested is invited to attend and comment.

AGENDA

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. OPENING REMARKS**
- 4. APPROVAL OF MEETING'S AGENDA**
- 5. CONSENT ITEMS:** (Consent items are only those which have been discussed beforehand, are non-controversial and do not require further discussion)
 - a.** City Council and Work Session Minutes:
 - City Council Work Session Minutes for November 13, 2012
 - City Council Work Session Minutes for December 11, 2012
 - City Council Minutes for February 12, 2013
 - City Council and RDA Minutes for April 16, 2013
 - b.** To consider for approval paid vouchers for (May 09, 2013)
- 6. OPEN SESSION**
- 7. BUSINESS:**
 - a.** Terry Marchbanks to present four Pleasant Grove contestants who will be participating in the Miss Utah Pageant. Aly Johnson Miss Pleasant Grove, Chelsi Richards Miss UVU, Kylee Anderson Miss Utah County and Chelsi Lukens Miss Rocky Mountain.
 - b.** Shane Marshall, UDOT, to do a presentation on the reconstruction of State Street from 100 East Pleasant Grove to 2000 North Orem.
 - c.** Status update of the Bicycle and Pedestrian Trails Master Plan, with a decision regarding the location of the Bike Park. *Presenter: Saffron Capson*
 - d.** **Continued Public Hearing** to consider for adoption an Ordinance **(2013-12)** the request of Scott Bishop to rezone a portion of Lot 7 in the Canyon Brook Subdivision from an RR (Rural Residential) Zone to R1-20 (Single Family Residential) Zone located at approx. 359 West 2900 North (**MANILA NEIGHBORHOOD**) *Presenter: Director Young* (Continued from the May 7, 2013 meeting)

- e. **Public Hearing** to consider for adoption an Ordinance (2013-15) to amend Chapter 10-11, adding Article J, “Residential Agriculture Overlay”, providing for the increase in development of agricultural uses and facilities on properties in residential zones. *Presenter: Director Young*
- f. **Public Hearing** to consider a proposal to apply the Residential Agriculture Overlay on the Fugal property located at 500 West 1100 North. (NORTH FIELD NEIGHBORHOOD) *Presenter: Director Young*
- g. **Public Hearing** to receive input on and to consider approval and adoption of an Ordinance (2013-16) for the 2013 Storm Water Master Plan and Impact Fee Facility Plan that contains proposed revisions to Pleasant Grove City Storm Water Master Plan and Impact Fee Facility Plan which identifies the demands placed upon existing public facilities by new development activity and the proposed means by which the City will meet these demands. All interested persons will be given reasonable opportunity to be heard. Written comments are welcome; and providing for an effective date. *Presenter: Engineer Lewis*
- h. **Public Hearing** to consider for adoption an Ordinance (2013-17) to amend Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU) of the Pleasant Grove City Code, amending provisions regarding project design, open space, landscaping, design features, etc. and providing for an effective date. (OLD FORT, LITTLE DENMARK, AND STRINGTOWN NEIGHBORHOOD) Pleasant Grove City Applicant *Presenter: Director Young*
- i. **Public Hearing** to consider for adoption an Ordinance (2013-18) to amend Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU) of the Pleasant Grove City Code, amending provisions regarding density, parking and the expansion of existing multi-family developments; and providing for an effective date. (OLD FORT, LITTLE DENMARK, AND STRINGTOWN NEIGHBORHOOD) Zane Morris – Applicant – *Presenter: Director Young*

8. NEIGHBORHOOD AND STAFF BUSINESS

9. MAYOR AND COUNCIL BUSINESS

10. SIGNING OF PLATS:

11. REVIEW CALENDAR

12. ADJOURN

CERTIFICATE OF POSTING:

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

Posted by: Kathy T. Kresser, City Recorder

Date: May 17, 2013

Time: 5:00 p.m.

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

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
10-13100	GENERAL FUND - ACCTS REC. - CITY EMPLOYEES							
	1267	BURLINGTON COAT FACTORY	PD/PERSONAL SUPPLIES	79110		12/13/2012	99.98	PD
	4614	L.N. CURTIS & SONS	PD/PERSONAL SUPPLIES	313436900		05/03/2013	85.00	PD
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2038190		04/19/2013	113.99	PD
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2038200		04/19/2013	184.96	PD
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2038328		04/19/2013	6.00	PD
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2039760		04/23/2013	259.94	PD
	7505	SKAGGS COMPANIES, INC.	PD/PERSONAL SUPPLIES	2039761		04/23/2013	8.99	PD
	8085	SYMBOL ARTS	PD/PERSONAL SUPPLIES	187214		04/22/2013	150.00	PD
							908.86	*
10-15850	GENERAL FUND - POLICE WARRANT CLEARING							
	4737	LEHI JUSTICE COURT	WARRANT CLEARING	042813		04/28/2013	90.00	PD
	8884	UTAH COUNTY JUSTICE COUR1	WARRANT CLEARING	050613		05/06/2013	267.00	PD
							357.00	*
10-21220	GENERAL FUND - RETIREMENT CONTRIBUTIONS A/P							
	7866	STANDARD INSURANCE COMP/	DISABILITY PREMIUM	051013		05/10/2013	2,308.29	PD
10-21355	GENERAL FUND - CASH BONDS (NEW)							
	8712	UNITED WEST TITLE	BOND RELEASE-VOLLKOMMEN C	050613		05/06/2013	98,841.38	PD
10-22400	GENERAL FUND - COMPASS II RETIREMENT PAYABLE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	.01	PD
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	579.95	PD
							579.96	*
10-24230	GENERAL FUND - DUES POLICE DEPARTMENT							
	4423	JUST BECAUSE	PD ASSOC./FLOWERS	22634		05/01/2013	65.38	PD
10-24250	GENERAL FUND - DUE PG FIRE DEPT ASSOCIATION							
	1351	CAPITAL ONE COMMERCIAL	FIRE/ASSOCIATION EXPENSES	23932		04/16/2013	170.75	PD
	5033	MACEYS	FIRE/ASSOCIATION EXPENSE	807396		04/11/2013	110.52	PD
							281.27	*
10-24260	GENERAL FUND - AMER. FAMILY LIFE PAYABLE							
	309	AM. FAMILY LIFE ASSURANCE C	SUSPENSE PREMIUM	051013		05/10/2013	348.97	PD
	9286	WASHINGTON NATIONAL INS C	INSURANCE PREMIUM	P1233716		05/01/2013	506.40	PD
							855.37	*
10-24300	GENERAL FUND - COURT CHARGES CLEARING-35%							
	9003	UTAH STATE TREASURER	COURT/STATE MONIES	051013		05/10/2013	4,325.95	PD
10-24302	GENERAL FUND - COURT SECURITY SURCHARGE-STATE							
	9003	UTAH STATE TREASURER	COURT/STATE MONIES	051013		05/10/2013	9,607.23	PD
10-24305	GENERAL FUND - COURT CHARGES CLEARING-85%							
	9003	UTAH STATE TREASURER	COURT/STATE MONIES	051013		05/10/2013	7,965.32	PD
10-24306	GENERAL FUND - COURT CLEARING 100%							
	9003	UTAH STATE TREASURER	COURT/STATE MONIES	051013		05/10/2013	250.00	PD
10-41-160	GENERAL FUND - GENERAL GOVERNMENT - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	64.62	PD
10-41-330	GENERAL FUND - GENERAL GOVERNMENT - PROFESSIONAL SERVICES							
	3002	FORBES, TERI	TRANSCRIPTION SERVICES	043013		04/30/2013	687.50	PD
10-41-420	GENERAL FUND - GENERAL GOVERNMENT - ELECTION EXPENSE							
	3151	FREEDOM MAILING SERVICE	ELECTION INSERTS	22486		05/01/2013	129.87	PD
	8730	UPPER CASE PRINTING, INK.	ELECTION FLYER	7007		05/03/2013	376.88	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
							506.75	*
Total GENERAL GOVERNMENT							1,258.87	
10-42-160	GENERAL FUND - JUDICIAL - LIFE INSURANCE EXPENSE							
	8262 THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM		051013		05/10/2013	10.77	PD
10-42-280	GENERAL FUND - JUDICIAL - TELEPHONE EXPENSE							
	5950 PAETEC	MULTI DEPT/PHONE EXPENSE		5472487		05/06/2013	59.54	PD
10-42-285	GENERAL FUND - JUDICIAL - CELLULAR PHONE EXPENSE							
	625 AT&T MOBILITY	JUDICIAL/CELL PHONE EXPENSE		04282013		04/28/2013	60.11	PD
10-42-310	GENERAL FUND - JUDICIAL - LEGAL SERVICES							
	4376 JOHN H. JACOBS P.C.	JUDICIAL/LEGAL SERVICES		043013		04/30/2013	4,160.44	PD
	6011 PATTEN, K. SHAWN, LC	JUDICIAL/LEGAL SERVICES		043013		04/30/2013	3,125.00	PD
							7,285.44	*
10-42-330	GENERAL FUND - JUDICIAL - PROFESSIONAL SERVICES							
	222 ALL PRO SECURITY LLC	JUDICIAL/CONSTABLES		2013-133		04/19/2013	541.84	PD
	222 ALL PRO SECURITY LLC	JUDICIAL/CONSTABLES		2013-159		05/02/2013	546.00	PD
							1,087.84	*
Total JUDICIAL							8,503.70	
10-43-220	GENERAL FUND - NON-DEPARTMENTAL - PRINTING AND PUBLICATION							
	3151 FREEDOM MAILING SERVICE	NEWSLETTERS		22486		05/01/2013	146.11	PD
	8730 UPPER CASE PRINTING, INK.	NEWSLETER PRINTING		7007		05/03/2013	571.40	PD
							717.51	*
10-43-330	GENERAL FUND - NON-DEPARTMENTAL - PROFESSIONAL SERVICES							
	5550 NATIONAL BENEFIT SERVICES, FSA PLAN ADMIN FEES			416258		04/30/2013	123.00	PD
	9018 UTAH TRANSPARENCY	QUARTERLY UPLOAD		2013-056		04/30/2013	250.00	PD
							373.00	*
10-43-360	GENERAL FUND - NON-DEPARTMENTAL - COPIER MAINTENANCE							
	3849 HEWLETT-PACKARD COMPANY	COPIER MAINTENANCE PROGRA		116771		05/06/2013	1,869.31	PD
10-43-370	GENERAL FUND - NON-DEPARTMENTAL - EMPLOYEE ASSISTANCE							
	988 BLOMQUIST HALE CONSULTING	MONTHLY FEES		050113		05/01/2013	438.70	PD
10-43-430	GENERAL FUND - NON-DEPARTMENTAL - STRAWBERRY DAYS							
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		050213		05/02/2013	209.63	PD
10-43-610	GENERAL FUND - NON-DEPARTMENTAL - MISCELLANEOUS EXPENSE							
	5531 MY MOVIE ADS	THEATER ADS		444		05/01/2013	200.00	PD
10-43-760	GENERAL FUND - NON-DEPARTMENTAL - TECHNOLOGY							
	342 AMERICAN FIBER, INC.	MONTHLY INTERNET BANDWIDTH		8548		05/01/2013	735.00	PD
	343 AMERICAN FORK CITY	DARK FIBER LEASE		3057		04/01/2013	250.00	PD
	1065 BOWEN, TRENT	GEN GOV/WEB PROGRAMMING		051013		05/10/2013	1,100.00	PD
	1065 BOWEN, TRENT	REIMB FOR EXPENSES		051013		05/10/2013	13.99	PD
	3395 GOODWIN MEDIA LLC	WEBSITE MAINTENANCE		802		05/03/2013	70.00	PD
	6990 RMT	COMPUTER TECH SUPPORT		175		05/01/2013	2,235.00	PD
	9057 VALCOM SALT LAKE CITY, LC	SYSTEM UNLOCK/MICROSOFT M		378183		04/23/2013	500.00	PD
							4,903.99	*

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
Total NON-DEPARTMENTAL							8,712.14	
10-44-160	GENERAL FUND - LEGAL SERVICES - LIFE INSURANCE EXPENSE							
	8262 THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM		051013		05/10/2013	16.55	PD
10-44-285	GENERAL FUND - LEGAL SERVICES - CELLULAR SERVICES							
	625 AT&T MOBILITY	LEGAL/CELL PHONE EXPENSE		04282013		04/28/2013	60.10	PD
Total LEGAL SERVICES							76.65	
10-45-011	GENERAL FUND - PHYSICAL FACILITIES - CITY HALL - POWER EXPENSE							
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	1,796.93	PD
10-45-012	GENERAL FUND - PHYSICAL FACILITIES - CITY HALL - BLDG MAINTENANCE							
	8678 UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING		041513		04/15/2013	142.50	PD
10-45-014	GENERAL FUND - PHYSICAL FACILITIES - CITY HALL - PD BLDG MAINT.							
	8678 UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING		041513		04/15/2013	101.32	PD
	9265 WASATCH INTERGRATED WAS	PD/DESTRUCTION OF DOCUMEN		18779		04/30/2013	48.75	PD
							150.07	*
10-45-031	GENERAL FUND - PHYSICAL FACILITIES - PARKS-LIGHTS							
	7062 ROCKY MOUNTAIN POWER	150 S 100 E PARK BOUTIQUE ARI		041913		04/19/2013	10.96	PD
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	863.76	PD
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	40.74	PD
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		050213		05/02/2013	113.55	PD
							1,029.01	*
10-45-032	GENERAL FUND - PHYSICAL FACILITIES - PARKS-BUILDING MAINTENANCE							
	238 ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS		051013		05/10/2013	1,642.46	PD
	238 ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS		051013		05/10/2013	108.54	PD
	239 ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP		051013		05/10/2013	46.23	PD
	970 BJ PLUMBING SUPPLY	BUILDING MAINTENANCE		506285		04/16/2013	317.81	PD
	970 BJ PLUMBING SUPPLY	BUILDING MAINTENANCE		507315		04/23/2013	21.39	PD
	970 BJ PLUMBING SUPPLY	BUILDING MAINTENANCE		507326		04/23/2013	82.00	PD
	8678 UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING		041513		04/15/2013	72.64	PD
							2,291.07	*
10-45-062	GENERAL FUND - PHYSICAL FACILITIES - COMMUNITY CTR - BLDG MAINT							
	238 ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS		051013		05/10/2013	380.23	PD
10-45-071	GENERAL FUND - PHYSICAL FACILITIES - FIRE/AMBULANCE - POWER							
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	826.52	PD
10-45-072	GENERAL FUND - PHYSICAL FACILITIES - FIRE/AMBULANCE - BLDG MAINT							
	8678 UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING		041513		04/15/2013	69.00	PD
10-45-081	GENERAL FUND - PHYSICAL FACILITIES - CEMETERY BLDG - POWER							
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	158.86	PD
10-45-082	GENERAL FUND - PHYSICAL FACILITIES - CEMETERY BLDG - BLDG MAINT							
	238 ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS		051013		05/10/2013	142.08	PD
10-45-091	GENERAL FUND - PHYSICAL FACILITIES - LIBRARY/SENIOR - POWER							
	7062 ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI		043013		04/29/2013	961.08	PD
10-45-092	GENERAL FUND - PHYSICAL FACILITIES - LIBRARY/SENIOR - BLDG MAINT							

8678	UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING	041513	04/15/2013	74.20	PD
10-45-121	GENERAL FUND - PHYSICAL FACILITIES - PUBLIC WORKS - POWER					
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	050213	05/02/2013	927.18	PD
10-45-122	GENERAL FUND - PHYSICAL FACILITIES - PUBLIC WORKS - BLDG MAINT					
238	ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS	051013	05/10/2013	198.25	PD
10-45-133	GENERAL FUND - PHYSICAL FACILITIES - RENTAL PROPERTY EXPENSES					
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	042913	04/29/2013	103.59	PD
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013	04/29/2013	107.20	PD
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013	04/29/2013	31.30	PD
					242.09	*
10-45-134	GENERAL FUND - PHYSICAL FACILITIES - GENERAL MAINTENANCE EXPENSE					
3327	GILES, CRAIG KAY	KEYS	735455	04/22/2013	90.00	PD
3948	HOME DEPOT CREDIT SERVICE	BUILDING MAINTENANCE	4242253	04/10/2013	26.94	PD
					116.94	*
10-45-141	GENERAL FUND - PHYSICAL FACILITIES - SR CENTER-POWER					
7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013	04/29/2013	283.12	PD
10-45-142	GENERAL FUND - PHYSICAL FACILITIES - SR CENTER-BLDG MAINT					
238	ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS	051013	05/10/2013	101.38	PD
8678	UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING	041513	04/15/2013	60.00	PD
					161.38	*
10-45-152	GENERAL FUND - PHYSICAL FACILITIES - LIONS/SPORTSMAN-BLDG MAINT					
239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013	05/10/2013	7.45	PD
1980	CONTRACTORS HEATING/COOI	BUILDING MAINTENANCE SUPPL	10555404001	04/10/2013	58.94	PD
					66.39	*
Total PHYSICAL FACILITIES					<u>10,016.90</u>	
10-46-160	GENERAL FUND - ADMINISTRATIVE SERVICES - LIFE INSURANCE EXPENSE					
8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013	05/10/2013	97.72	PD
10-46-240	GENERAL FUND - ADMINISTRATIVE SERVICES - OFFICE EXPENSE					
2337	DEEP SEVEN ARCHIVE & SHRE	ADM/DOCUMENT DESTRUCTION	3014	04/30/2013	63.75	PD
3571	GURR'S COPYTEC	ADM/LAMINATION	115049	03/22/2013	1.80	PD
5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	15469976001	04/24/2013	49.37	PD
5730	OFFICE DEPOT, INC.	ADM/OFFICE SUPPLIES	14699780001	04/24/2013	43.28	PD
					158.20	*
10-46-280	GENERAL FUND - ADMINISTRATIVE SERVICES - TELEPHONE EXPENSE					
5950	PAETEC	MULTI DEPT/PHONE EXPENSE	5472487	05/06/2013	119.08	PD
10-46-285	GENERAL FUND - ADMINISTRATIVE SERVICES - CELLULAR SERVICES					
625	AT&T MOBILITY	ADM/CELL PHONE EXPENSE	04282013	04/28/2013	120.21	PD
10-46-335	GENERAL FUND - ADMINISTRATIVE SERVICES - DOCUMENT STORAGE					
6806	RECSAFE, LLC	ADM/FILE STORAGE	684	05/01/2013	70.00	PD
10-46-610	GENERAL FUND - ADMINISTRATIVE SERVICES - MISCELLANEOUS EXPENSE					
1351	CAPITAL ONE COMMERCIAL	ADM/ASSORTED SUPPLIES	032713	03/27/2013	29.33	PD
Total ADMINISTRATIVE SERVICES					<u>594.54</u>	
10-51-160	GENERAL FUND - ENGINEERING - LIFE INSURANCE EXPENSE					
8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013	05/10/2013	10.77	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
10-51-250	GENERAL FUND - ENGINEERING - VEHICLE EXPENSE							
	3468	GREASE MONKEY #790	ENG/VEHICLE MAINTENANCE	123973		05/03/2013	33.75	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	160.57	PD
	9716	WRENCHES AUTO REPAIR	ENG/VEHICLE MAINTENANCE	12646		04/23/2013	76.71	PD
	9716	WRENCHES AUTO REPAIR	ENG/VEHICLE MAINTENANCE	12654		04/25/2013	532.83	PD
							803.86	*
10-51-275	GENERAL FUND - ENGINEERING - STREET LIGHT EXPENSE							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013		04/29/2013	17,453.96	PD
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	050213		05/02/2013	84.43	PD
							17,538.39	*
10-51-285	GENERAL FUND - ENGINEERING - CELLULAR SERVICES							
	7780	SPRINT	ENG/CELL PHONE EXPENSE	9349321-036		04/27/2013	66.02	PD
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPEI	9704165250		05/01/2013	40.01	PD
							106.03	*
10-51-332	GENERAL FUND - ENGINEERING - PROFESSIONAL SERVICES							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	2,117.20	PD
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	5,920.00	PD
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVIC	81195		04/15/2013	1,008.80	PD
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVIC	81212		04/16/2013	488.05	PD
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVIC	81213		04/16/2013	9,702.92	PD
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVIC	81214		04/17/2013	4,642.60	PD
							23,879.57	*
Total ENGINEERING							42,338.62	
10-52-160	GENERAL FUND - COMMUNITY DEVELOPMENT - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	70.40	PD
10-52-240	GENERAL FUND - COMMUNITY DEVELOPMENT - OFFICE EXPENSE							
	5730	OFFICE DEPOT, INC.	COM DEV/OFFICE EQUIPMENT	11751665001		04/04/2013	421.57	PD
	5730	OFFICE DEPOT, INC.	COM DEV/OFFICE SUPPLIES	13644091001		04/16/2013	120.52	PD
							542.09	*
10-52-250	GENERAL FUND - COMMUNITY DEVELOPMENT - VEHICLE EXPENSE							
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	369.98	PD
10-52-280	GENERAL FUND - COMMUNITY DEVELOPMENT - TELEPHONE EXPENSE							
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	5472487		05/06/2013	89.31	PD
10-52-285	GENERAL FUND - COMMUNITY DEVELOPMENT - CELLULAR SERVICES							
	7780	SPRINT	COM DEV/CELL PHONE EXPENSE	9349321-036		04/27/2013	188.29	PD
10-52-332	GENERAL FUND - COMMUNITY DEVELOPMENT - PROFESSIONAL SERVICES							
	9765	YEOMAN, JAMES	COM DEV/PLAN REVIEWS	042513		04/25/2013	475.00	PD
Total COMMUNITY DEVELOPMENT							1,735.07	
10-54-160	GENERAL FUND - POLICE DEPARTMENT - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	313.91	PD
10-54-240	GENERAL FUND - POLICE DEPARTMENT - OFFICE EXPENSE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	1.43	PD
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	1237534		05/06/2013	46.98	PD
	990	BLUEFIN OFFICE GROUP	PD/OFFICE SUPPLIES	12375340		05/03/2013	52.47	PD
	2122	CULLIGAN BOTTLED WATER	PD/DRINKING WATER	50196300		04/03/2013	62.50	PD
	3571	GURR'S COPYTEC	PD/PAPER AND BINDING	114940		03/21/2013	78.15	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
	3571	GURR'S COPYTEC	PD/COLOR COPIES	115478		03/27/2013	7.40	PD
	3571	GURR'S COPYTEC	PD/COLOR COPIES	116006		04/02/2013	28.60	PD
	4655	LANGUAGE LINE SERVICES	PD/INTERPRETATION	3139043		03/31/2013	10.78	PD
	5033	MACEYS	PD/ASSORTED SUPPLIES	050213		05/02/2013	7.38	PD
							295.69	*
10-54-250	GENERAL FUND - POLICE DEPARTMENT - VEHICLE EXPENSE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	16.31	PD
	2681	ELITE REPAIRS AND SPECIALIZ	PD/VEHICLE REPAIR	3283		04/12/2013	62.29	PD
	3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	121989		03/16/2013	70.19	PD
	3468	GREASE MONKEY #790	PD/VEHICLE MAINTENANCE	123560		04/24/2013	73.79	PD
	4523	KEN GARFF FORD	PD/CREDIT	4FCS682692		04/24/2013	159.95	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829122		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829124		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829125		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829129		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829130		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829132		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829139		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829141		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829142		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829144		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829149		04/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829150		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829153		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829154		02/27/2013	20.00	PD
	4523	KEN GARFF FORD	PD/VEHICLE EXPENSE	829156		02/27/2013	20.00	PD
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623282467		04/04/2013	5.99	PD
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623284254		04/12/2013	4.39	PD
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623284417		04/13/2013	2.89	PD
	5833	O'REILLY AUTOMOTIVE INC.	PD/VEHICLE EXPENSE	3623285484		04/19/2013	19.77	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	7,341.43	PD
	8157	TECHNA GLASS	PD/NEW WINDSHIELD	547456		04/16/2013	174.90	PD
							7,912.00	*
10-54-280	GENERAL FUND - POLICE DEPARTMENT - TELEPHONE EXPENSE							
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	051013		05/10/2013	331.03	PD
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	5472487		05/06/2013	267.93	PD
							598.96	*
10-54-285	GENERAL FUND - POLICE DEPARTMENT - CELLULAR SERVICES							
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPE	9704165250		05/01/2013	2,017.81	PD
10-54-300	GENERAL FUND - POLICE DEPARTMENT - UNIFORM EXPENSE							
	7505	SKAGGS COMPANIES, INC.	PD/UNIFORM EXPENSE	2038508		04/19/2013	98.97	PD
	7505	SKAGGS COMPANIES, INC.	PD/UNIFORM EXPENSE	2038512		04/19/2013	399.90	PD
	8085	SYMBOL ARTS	PD/BADGES	187214		04/22/2013	75.00	PD
							573.87	*
10-54-480	GENERAL FUND - POLICE DEPARTMENT - DEPARTMENTAL SUPPLIES							
	6820	REDWOOD TOXICOLOGY	PD/DRUG TEST KITS	418310		04/17/2013	603.55	PD
10-54-850	GENERAL FUND - POLICE DEPARTMENT - NOVA EXPENSES (DARE)							
	5723	N.O.V.A. PRINCIPLES LC	PD/INSTRUCTOR TRAINING	62212		06/22/2012	1,000.00	PD
10-54-760	GENERAL FUND - POLICE DEPARTMENT - TECHNOLOGY							
	6990	RMT	COMPUTER TECH SUPPORT	175		05/01/2013	1,625.00	PD
Total POLICE DEPARTMENT							14,940.79	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
10-55-160	GENERAL FUND - FIRE DEPARTMENT - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	246.87	PD
10-55-210	GENERAL FUND - FIRE DEPARTMENT - MEETINGS & MEMBERSHIPS							
	5033	MACEYS	FIRE/MEETING EXPENSE	803305		05/07/2013	42.27	PD
	5033	MACEYS	FIRE/MEETING EXPENSE	805679		04/13/2013	25.41	PD
							67.68	*
10-55-250	GENERAL FUND - FIRE DEPARTMENT - VEHICLE EXPENSE							
	1436	CARTERS AUTO & REPAIR INC.	FIRE/VEHICLE EMISSIONS	4317		05/01/2013	216.00	PD
	3468	GREASE MONKEY #790	FIRE/VEHICLE EXPENSE	123298		04/17/2013	51.75	PD
	3468	GREASE MONKEY #790	FIRE/VEHICLE EXPENSE	123867		05/01/2013	77.39	PD
	3468	GREASE MONKEY #790	FIRE/VEHICLE EXPENSE	123871		05/01/2013	82.43	PD
	3468	GREASE MONKEY #790	FIRE/VEHICLE EXPENSE	123876		05/01/2013	77.39	PD
	4673	LARKIN TIRES, INC.	FIRE/VEHICLE EXPENSE	132983		05/03/2013	13.95	PD
	5833	O'REILLY AUTOMOTIVE INC.	FIRE/VEHICLE MAINTENANCE	3623286512		04/24/2013	25.98	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	1,900.71	PD
	8923	UTAH DIESEL CENTER, INC.	FIRE/VEHICLE REPAIR EXPENSE	3497		04/16/2013	357.85	PD
							2,803.45	*
10-55-280	GENERAL FUND - FIRE DEPARTMENT - TELEPHONE EXPENSE							
	5950	PAETEC	MULTI DEPT/PHONE EXPENSE	5472487		05/06/2013	59.54	PD
	7780	SPRINT	FIRE/CELL PHONE EXPENSE	9349321-036		04/27/2013	6.90	PD
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPEN	9704165250		05/01/2013	692.38	PD
							758.82	*
10-55-300	GENERAL FUND - FIRE DEPARTMENT - UNIFORM EXPENSE							
	8400	TIMP DRY CLEANERS	FIRE/CLEANING EXPENSE	818358		04/04/2013	29.94	PD
10-55-480	GENERAL FUND - FIRE DEPARTMENT - DEPARTMENTAL SUPPLIES							
	813	BATTERIES PLUS #357	FIRE/DEPARTMENTAL SUPPLIES	357-262038		04/17/2013	108.50	PD
	970	BJ PLUMBING SUPPLY	FIRE/DEPARTMENTAL SUPPLIES	505561		04/10/2013	26.51	PD
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	200314901		04/10/2013	189.50	PD
	3841	HENRY SCHEIN INC.	FIRE/DEPARTMENTAL SUPPLIE	878544901		04/18/2013	60.47	PD
	4019	HUMPHRIES, INC.	MULTI DEPT/TANK RENTAL	20132871		04/30/2013	86.40	PD
	5033	MACEYS	FIRE/DEPARTMENTAL SUPPLIES	803067		04/13/2013	124.07	PD
	5033	MACEYS	FIRE/ASSORTED EXPENSES	803346		04/29/2013	276.53	PD
							871.98	*
10-55-610	GENERAL FUND - FIRE DEPARTMENT - MISCELLANEOUS							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	283.97	PD
	5833	O'REILLY AUTOMOTIVE INC.	FIRE/VEHICLE MAINTENANCE	3623279772		03/22/2013	75.99	PD
	5833	O'REILLY AUTOMOTIVE INC.	FIRE/VEHICLE MAINTENANCE	3623279834		03/22/2013	18.00	PD
	5833	O'REILLY AUTOMOTIVE INC.	FIRE/VEHICLE MAINTENANCE	3623279937		03/22/2013	117.98	PD
							259.98	*
10-55-760	GENERAL FUND - FIRE DEPARTMENT - TECHNOLOGY							
	8822	UTAH COMMUNICATIONS AGEN	FIRE/MONTHLY RADIO SERVICE	45638		03/29/2013	860.25	PD
	8822	UTAH COMMUNICATIONS AGEN	FIRE/MONTHLY RADIO SERVICE	45902		04/30/2013	837.00	PD
							1,697.25	*
Total FIRE DEPARTMENT							6,735.97	
10-57-250	GENERAL FUND - ANIMAL CONTROL - VEHICLE EXPENSE							
	2681	ELITE REPAIRS AND SPECIALIZ	ACO/VEHICLE REPAIR EXPENSE	3272		04/08/2013	603.50	PD
	3468	GREASE MONKEY #790	ACO/VEHICLE EXPENSE	123716		04/27/2013	77.39	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	475.74	PD
							1,156.63	*
10-57-480	GENERAL FUND - ANIMAL CONTROL - DEPARTMENTAL SUPPLIES							
	238	ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS	051013		05/10/2013	387.75	PD

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Total ANIMAL CONTROL							1,544.38	
10-60-160	GENERAL FUND - STREETS - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	55.41	PD
10-60-250	GENERAL FUND - STREETS - VEHICLE EXPENSE							
	3468	GREASE MONKEY #790	STR/VEHICLE MAINTENANCE	123878		05/01/2013	4.49	PD
	4219	INTERMOUNTAIN SWEEPER CC	STR/VEHICLE MAINTENANCE	90342		04/22/2013	174.30	PD
	4748	LES SCHWAB TIRES	STR/VEHICLE EXPENSE	30800051947		05/07/2013	24.00	PD
	4748	LES SCHWAB TIRES	STR/VEHICLE EXPENSE	30800051948		05/07/2013	3,653.60	PD
	5833	O'REILLY AUTOMOTIVE INC.	STR/VEHICLE MAINTENANCE	3623283237		04/08/2013	8.09	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	2,226.85	PD
							6,091.33	*
10-60-285	GENERAL FUND - STREETS - CELLULAR SERVICES							
	7780	SPRINT	STR/CELL PHONE EXPENSE	9349321-036		04/27/2013	347.15	PD
	7780	SPRINT	PUB WORKS/CELL PHONE EXPEI	9349321-036		04/27/2013	123.66	PD
							470.81	*
10-60-330	GENERAL FUND - STREETS - ENGINEERING SERVICES							
	4292	J.U.B. ENGINEERS, INC.	STR/ENGINEERING	81215		04/17/2013	1,050.88	PD
10-60-480	GENERAL FUND - STREETS - DEPARTMENTAL SUPPLIES							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	115.03	PD
	579	ASPHALT MATERIALS INC	STR/ASPHALT	54211		04/13/2013	231.15	PD
	579	ASPHALT MATERIALS INC	STR/ASPHALT	54313		04/20/2013	599.15	PD
	1492	CENTRAL UTAH DOOR CO. LLC	STR/DEPARTMENTAL SUPPLIES	605799		05/01/2013	95.00	PD
	1492	CENTRAL UTAH DOOR CO. LLC	STR/DEPARTMENTAL SUPPLIES	689948		04/16/2013	730.00	PD
	1758	CINTAS CORPORATION #180	STR/FLOOR MATS	180448483		04/25/2013	23.36	PD
	1758	CINTAS CORPORATION #180	STR/FLOOR MATS	180450474		05/01/2013	23.36	PD
	1760	CINTAS FIRST AID & SAFETY	STR/DEPARTMENTAL SUPPLIES	199317249		04/18/2013	26.31	PD
	4019	HUMPHRIES, INC.	STR/DEPARTMENTAL SUPPLIES	1093500		04/18/2013	138.76	PD
	4019	HUMPHRIES, INC.	MULTI DEPT/TANK RENTAL	20132871		04/30/2013	29.12	PD
	4264	INTERWEST SAFETY SUPPLY, I	STR/DEPARTMENTAL SUPPLIES	1038		04/23/2013	162.00	PD
	5185	METALMART INC.	STR/DEPARTMENTAL SUPPLIES	367160		04/18/2013	95.98	PD
	5730	OFFICE DEPOT, INC.	STR/DEPARTMENTAL SUPPLIES	33979367001		04/18/2013	27.36	PD
	5730	OFFICE DEPOT, INC.	STR/DEPARTMENTAL SUPPLIES	35103869001		04/29/2013	18.40	PD
	9423	WESTROC INC.	STR/ROADBASE	83767		04/09/2013	1,303.97	PD
							3,618.93	*
10-60-485	GENERAL FUND - STREETS - TREE MAINTENANCE							
	2310	DAVIS, LAROY WILLIAM	TREE REMOVAL EXPENSE	244628		05/08/2013	350.00	PD
10-60-610	GENERAL FUND - STREETS - MISCELLANEOUS EXPENSE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	90.76	PD
	4264	INTERWEST SAFETY SUPPLY, I	STR/BREAKAWAY BRACKETS	1450		04/30/2013	95.00	PD
	5833	O'REILLY AUTOMOTIVE INC.	STR/VEHICLE MAINTENANCE	2805323695		03/22/2013	23.99	PD
	5833	O'REILLY AUTOMOTIVE INC.	STR/VEHICLE CHARGER	3623283447		04/09/2013	14.99	PD
							224.74	*
Total STREETS							11,862.10	
10-65-160	GENERAL FUND - LIBRARY - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	30.21	PD
10-65-240	GENERAL FUND - LIBRARY - OFFICE EXPENSE							
	2395	DEMCO, INC.	LIB/OFFICE SUPPLIES	4938473		04/12/2013	323.54	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount		
	5033	MACEYS	LIB/ASSORTED EXPENSES	805298		04/30/2013	8.91	PD	
	5730	OFFICE DEPOT, INC.	LIB/OFFICE SUPPLIES	55063263001		04/26/2013	171.81	PD	
							504.26	*	
10-65-280	GENERAL FUND - LIBRARY - TELEPHONE EXPENSE								
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	051013		05/10/2013	90.95	PD	
10-65-420	GENERAL FUND - LIBRARY - CHILDRENS PROGRAMING								
	5033	MACEYS	LIB/CREDIT FOR TAX	644481		04/25/2013	.66	PD	
	5033	MACEYS	LIB/ASSORTED EXPENSES	805596		04/18/2013	8.87	PD	
							8.21	*	
10-65-480	GENERAL FUND - LIBRARY - BOOKS								
	510	APPLE BOOKS	LIB/BOOKS	95654		10/26/2012	588.97	PD	
	1189	BRODART CO.	LIB/DEPARTMENTAL SUPPLIES	301402		04/23/2013	241.83	PD	
	3191	GALE	LIB/BOOKS	99089628		04/11/2013	142.44	PD	
	3191	GALE	LIB/BOOKS	99137038		04/19/2013	68.22	PD	
	3191	GALE	LIB/BOOKS	99146435		04/22/2013	44.98	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71501621		04/16/2013	134.70	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71501622		04/16/2013	22.42	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71534285		04/18/2013	38.03	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	715544964		04/19/2013	558.32	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71574592		04/22/2013	114.75	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71591119		04/23/2013	95.04	PD	
	4159	INGRAM LIBRARY SERVICES	LIB/BOOKS	71632880		04/25/2013	78.11	PD	
	8255	THE BOOK FARM, INC.	LIB/BOOKS	30933		04/02/2013	450.35	PD	
	8255	THE BOOK FARM, INC.	LIB/BOOKS	31018		04/10/2013	104.43	PD	
							2,682.59	*	
10-65-485	GENERAL FUND - LIBRARY - AUDIO/VISUAL MATERIALS								
	2870	FINDAWAY WORLD, LLC	LIB/BOOKS	96190		04/25/2013	346.45	PD	
	6791	RECORDED BOOKS, INC.	LIB/ BOOKS ON CD	74716090		04/24/2013	224.17	PD	
							570.62	*	
10-65-610	GENERAL FUND - LIBRARY - MISCELLANEOUS EXP.								
	4019	HUMPHRIES, INC.	MULTI DEPT/TANK RENTAL	20132871		04/30/2013	9.60	PD	
10-65-760	GENERAL FUND - LIBRARY - TECHNOLOGY								
	6870	RESEARCH TECHNOLOGY	LIB/OFFICE SUPPLIES	174479		04/26/2013	114.95	PD	
Total LIBRARY							4,011.39		
10-67-210	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - MEETINGS & MEMBERSHIPS								
	1760	CINTAS FIRST AID & SAFETY	SC/FIRST AID SUPPLIES	199314174		03/11/2013	40.19	PD	
10-67-280	GENERAL FUND - SR. CITIZEN CTR & AUDITORIUM - TELEPHONE EXPENSE								
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	051013		05/10/2013	107.34	PD	
Total SR. CITIZEN CTR & AUDITORIUM							147.53		
10-70-160	GENERAL FUND - PARKS - LIFE INSURANCE EXPENSE								
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	73.29	PD	
10-70-200	GENERAL FUND - PARKS - MOWER EXPENSE								
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	13.19	PD	
	4673	LARKIN TIRES, INC.	PARK/TIRE REPAIR	132449		04/09/2013	16.00	PD	
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	624.32	PD	
	8692	UNITED SERVICE & SALES	PARKS/VEHICLE REPAIR	8921		03/19/2013	592.81	PD	

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							1,246.32	*
10-70-210	GENERAL FUND - PARKS - MEETINGS & MEMBERSHIPS							
	5033 MACEYS		PARK/MEETING EXPENSE	805403		04/23/2013	8.99	PD
10-70-250	GENERAL FUND - PARKS - VEHICLE EXPENSE							
	5833 O'REILLY AUTOMOTIVE INC.		PARK/VEHICLE EXPENSE	3623286283		04/23/2013	15.28	PD
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	1,051.64	PD
							1,066.92	*
10-70-285	GENERAL FUND - PARKS - CELLULAR SERVICES							
	9131 VERIZON WIRELESS		MULTI DEPT/CELL PHONE EXPEI	9704165250		05/01/2013	487.39	PD
10-70-320	GENERAL FUND - PARKS - SPRINKLER & LANDSCAPE							
	239 ALLRED BUILDERS SUPPLY		MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	5.72	PD
	970 BJ PLUMBING SUPPLY		PARK/DEPARTMENTAL SUPPLIE:	506360		04/16/2013	15.28	PD
	970 BJ PLUMBING SUPPLY		PARK/DEPARTMENTAL SUPPLIE:	507376		04/23/2013	18.13	PD
	2428 DIAMOND RENTAL INC.		PARK/TRENCHER	116874-14		05/06/2013	73.78	PD
	2766 EWING IRRIGATION PRODUCTS		PARK/DEPARTMENTAL SUPPLIE:	6160985		04/12/2013	285.67	PD
							398.58	*
10-70-330	GENERAL FUND - PARKS - PLAYGROUND SUPPLIES							
	239 ALLRED BUILDERS SUPPLY		MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	31.38	PD
10-70-340	GENERAL FUND - PARKS - DIAMOND CREW SUPPLIES							
	239 ALLRED BUILDERS SUPPLY		MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	385.85	PD
10-70-480	GENERAL FUND - PARKS - DEPARTMENTAL SUPPLIES							
	239 ALLRED BUILDERS SUPPLY		MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	313.76	PD
	3948 HOME DEPOT CREDIT SERVICE		PARK/BUILDING MAINTENANCE	9013912		04/15/2013	14.28	PD
	4019 HUMPHRIES, INC.		MULTI DEPT/TANK RENTAL	20132871		04/30/2013	9.60	PD
							337.64	*
10-70-482	GENERAL FUND - PARKS - TREE MAINTENANCE							
	78 ACE RENTS, INC		PARK/STUMP GRINDER	1419471		04/23/2013	282.95	PD
10-70-670	GENERAL FUND - PARKS - SAFETY EQUIP. & SUPPLIES							
	1760 CINTAS FIRST AID & SAFETY		PARK/FIRST AID SUPPLIES	199317246		04/18/2013	21.41	PD
Total PARKS							4,340.72	
10-71-160	GENERAL FUND - RECREATION - LIFE INSURANCE EXPENSE							
	8262 THE HARTFORD-PRIORITY ACC		INSURANCE PREMIUM	051013		05/10/2013	32.31	PD
10-71-210	GENERAL FUND - RECREATION - MEETINGS & MEMBERSHIPS							
	6196 PETTY CASH-RECREATION		PETTY CASH RECREATION	051013		05/10/2013	64.77	PD
10-71-240	GENERAL FUND - RECREATION - OFFICE EXPENSE							
	5730 OFFICE DEPOT, INC.		REC/OFFICE SUPPLIES	34416587001		04/23/2013	39.99	PD
	5730 OFFICE DEPOT, INC.		REC/OFFICE SUPPLIES	34417701001		04/22/2013	290.15	PD
	5730 OFFICE DEPOT, INC.		REC/OFFICE SUPPLIES	3441770200		04/20/2013	1.65	PD
	5730 OFFICE DEPOT, INC.		REC/OFFICE SUPPLIES	34552091001		04/23/2013	1,115.90	PD
	5730 OFFICE DEPOT, INC.		REC/OFFICE SUPPLIES	34552124001		04/23/2013	62.64	PD
	6196 PETTY CASH-RECREATION		PETTY CASH RECREATION	051013		05/10/2013	78.97	PD
							1,589.30	*
10-71-250	GENERAL FUND - RECREATION - VEHICLE EXPENSE							
	7925 STATE OF UTAH GASCARD		MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	62.75	PD
10-71-270	GENERAL FUND - RECREATION - POWER EXPENSE							
	7062 ROCKY MOUNTAIN POWER		MULTI DEPT/ELECTRICITY EXPEI	042913		04/29/2013	13.13	PD

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	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	050213		05/02/2013	22.40	PD
							35.53	*
10-71-280	GENERAL FUND - RECREATION - TELEPHONE EXPENSE							
	1518	CENTURY LINK	MULTI DEPT/PHONE EXPENSE	051013		05/10/2013	193.80	PD
10-71-285	GENERAL FUND - RECREATION - CELLULAR SERVICES							
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPEI	9704165250		05/01/2013	211.90	PD
10-71-480	GENERAL FUND - RECREATION - DEPARTMENTAL SUPPLIES							
	15	1 PROMOTIONAL PRODUCTS, II	REC/UNIFORMS	1624		04/17/2013	368.41	PD
Total RECREATION							<u>2,558.77</u>	
10-72-160	GENERAL FUND - LEISURE SERVIVES - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	16.55	PD
10-72-250	GENERAL FUND - LEISURE SERVIVES - VEHICLE							
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	85.32	PD
10-72-285	GENERAL FUND - LEISURE SERVIVES - CELLULAR SERVICES							
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPEI	9704165250		05/01/2013	52.30	PD
10-72-480	GENERAL FUND - LEISURE SERVIVES - DEPARTMENTAL SUPPLIES							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	100.18	PD
Total LEISURE SERVIVES							<u>254.35</u>	
10-73-160	GENERAL FUND - SWIMMING POOL - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	10.77	PD
Total SWIMMING POOL							<u>10.77</u>	
10-74-250	GENERAL FUND - CUSTODIAL SERVICES - VEHICLE							
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	44.29	PD
10-74-285	GENERAL FUND - CUSTODIAL SERVICES - CELLULAR SERVICES							
	9131	VERIZON WIRELESS	MULTI DEPT/CELL PHONE EXPEI	9704165250		05/01/2013	52.30	PD
10-74-480	GENERAL FUND - CUSTODIAL SERVICES - DEPARTMENTAL SUPPLIES							
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPL	77161		04/16/2013	50.16	PD
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPL	77217		04/17/2013	439.00	PD
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPL	77447		04/26/2013	461.14	PD
							950.30	*
10-74-481	GENERAL FUND - CUSTODIAL SERVICES - CHEMICALS							
	5724	NUKLEAN, LLC	BUILDING MAINTENANCE SUPPL	77222		04/17/2013	155.85	PD
Total CUSTODIAL SERVICES							<u>1,202.74</u>	

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Total GENERAL FUND							247,192.01	
15-70-862	3970	HORROCKS ENGINEERS, INC.	STORM DRAIN IMPACT FEE - STORM DRAIN PROJECTS - STORM DRAIN MASTER PLAN STRM DRN/MASTER PLAN	31373		04/12/2013	1,324.10	PD
Total STORM DRAIN PROJECTS							1,324.10	
Total STORM DRAIN IMPACT FEE							1,324.10	
16-70-864	3970	HORROCKS ENGINEERS, INC.	WATER IMPACT FEES - 16-70 - CULINARY MASTER PLAN MULTI DEPT/ENGINEERING	31375		04/12/2013	264.82	PD
Total 16-70							264.82	
Total WATER IMPACT FEES							264.82	
20-40-480	4292	J.U.B. ENGINEERS, INC.	CLASS C ROAD FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES STR/MICROSURFACE	81221		04/17/2013	1,169.58	PD
	4292	J.U.B. ENGINEERS, INC.	STR/ENGINEERING	81222		04/17/2013	1,169.58	PD
							2,339.16 *	
Total EXPENDITURES							2,339.16	
Total CLASS C ROAD FUND							2,339.16	
21-84-620	3970	HORROCKS ENGINEERS, INC.	Grants - GRANT EXPENDITURES - BLUE ENERGY EXPENDITURES MULTI DEPT/ENGINEERING	31375		04/12/2013	132.41	PD
Total GRANT EXPENDITURES							132.41	
Total Grants							132.41	
41-40-160	8262	THE HARTFORD-PRIORITY ACC	E-911 - EXPENDITURES - LIFE INSURANCE EXPENSE INSURANCE PREMIUM	051013		05/10/2013	30.21	PD
41-40-260	1516	CENTURY LINK	E-911 - EXPENDITURES - MAINTENANCE E-911/PHONE LINES	042813		04/28/2013	83.51	PD
	1516	CENTURY LINK	E-911/MAINTENANCE	051013		05/10/2013	4,260.32	PD

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							4,343.83	*
41-40-490	E-911 - EXPENDITURES - SCHOOLING & TRAINING							
	5545	NATIONAL ACADEMIES OF	E-911/CONFERENCE REGISTRAT	N13-14936		04/30/2013	145.00	PD
Total EXPENDITURES							4,519.04	
Total E-911							4,519.04	
48-41-160	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	24.02	PD
48-41-250	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - VEHICLE EXPENSE							
	3270	GENE HARVEY CHEVROLET, IN	STRM DRN/VEHICLE MAINTENAN	303424		04/29/2013	193.36	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	485.79	PD
							879.15	*
48-41-285	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - CELLULAR SERVICES							
	7780	SPRINT	STR DRN/CELL PHONE EXPENSE	9349321-036		04/27/2013	185.49	PD
48-41-330	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - ENGINEERING SERVICES							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	1,324.10	PD
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	468.80	PD
							1,792.90	*
48-41-430	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - LEASE PAYMENTS							
	1506	CENTURY EQUIPMENT COMPAI	STRM DRN/SERVICE CALL	2672		03/19/2013	125.00	PD
	1853	CNH CAPITAL AMERICA LLC	STRM DRN/CASE LOADER LEASE	504657		04/19/2013	645.00	PD
							770.00	*
48-41-480	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT - DEPARTMENTAL SUPPLIES							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	22.03	PD
	3270	GENE HARVEY CHEVROLET, IN	STRM DRN/VEHICLE MAINTENAN	703629		05/03/2013	192.15	PD
	5185	METALMART INC.	STRM DRN/DEPARTMENTAL SUP	366849		04/15/2013	330.87	PD
	5188	METRO READY MIX	STRM DRN/DEPARTMENTAL SUP	76379		04/17/2013	360.00	PD
	9423	WESTROC INC.	STRM DRN/ROCKS	87882		05/01/2013	203.00	PD
							1,108.05	*
48-41-610	STORM DRAIN UTILITY FUND - GENERAL GOVERNMENT~ MISCELLANEOUS EXPENSE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	38.19	PD
	993	BLUE STAKES OF UTAH UTILITY	EXCAVATION NOTIFICATION	201300941		04/30/2013	133.39	PD
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	22486		05/01/2013	820.64	PD
							992.22	*
Total GENERAL GOVERNMENT							5,551.83	
48-70-420	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - BATTLE CREEK/GROVE CREEK							
	3970	HORROCKS ENGINEERS, INC.	GROVE CREEK IRRIGATION PIPE	31374		04/12/2013	1,909.17	PD
48-70-811	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - LAND ACQUISITION							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	264.82	PD
48-70-843	STORM DRAIN UTILITY FUND - STORM DRAIN PROJECTS - DETENTION POND 1100 W 2600 N							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	435.52	PD
Total STORM DRAIN PROJECTS							2,609.51	

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Total STORM DRAIN UTILITY FUND							8,161.34	
49-40-023	CAPITAL PROJECTS FUND - EXPENDITURES - SHANNON FIELD-UDOT							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	042913		04/29/2013	25.87	PD
49-40-610	CAPITAL PROJECTS FUND - EXPENDITURES - MISCELLANEOUS EXPENSE							
	4292	J.U.B. ENGINEERS, INC.	GEN ENGINEERING	81218		04/17/2013	3,155.61	PD
Total EXPENDITURES							3,181.48	
49-50-834	CAPITAL PROJECTS FUND - 49-50 - 100 EAST EIS							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	3,681.38	PD
Total 49-50							3,681.38	
49-90-814	CAPITAL PROJECTS FUND - MISC PROJECTS - PUBLIC WORKS VEHICLES							
	1393	CARPENTER SEED CO. INC.	PARKS/MOWERS	70207		04/17/2013	10,298.36	PD
	1393	CARPENTER SEED CO. INC.	PARKS/MOWERS	70241		04/22/2013	569.99	PD
							10,868.35	*
49-90-858	CAPITAL PROJECTS FUND - MISC PROJECTS - DEVELOPMENT PROJECT							
	4292	J.U.B. ENGINEERS, INC.	GENERAL ENGINEERING SERVIC	81209		04/16/2013	8,970.13	PD
Total MISC PROJECTS							19,838.48	
Total CAPITAL PROJECTS FUND							26,701.34	
51-40-160	WATER FUND - EXPENDITURES - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	60.29	PD
51-40-210	WATER FUND - EXPENDITURES - MEETINGS & MEMBERSHIPS							
	9030	UTAH WATER USERS ASSOC.	WATER/ANNUAL DUES	2013		05/10/2013	250.00	PD
51-40-240	WATER FUND - EXPENDITURES - OFFICE EXPENSE							
	320	AMFAX CORPORATION	WATER/VOICE BROADCASTS	21304810		04/30/2013	24.00	PD
	3151	FREEDOM MAILING SERVICE	WATER INSERT	22486		05/01/2013	129.87	PD
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	22486		05/01/2013	1,641.30	PD
	3571	GURR'S COPYTEC	WATER/COLOR COPIES	118327		04/24/2013	48.00	PD
	8730	UPPER CASE PRINTING, INK.	WATER QUESTIONS FLYERS	7007		05/03/2013	376.88	PD
	8730	UPPER CASE PRINTING, INK.	WATER/BACK OF BILL PRINTING	7007		05/03/2013	87.25	PD
							2,307.30	*
51-40-250	WATER FUND - EXPENDITURES - VEHICLE EXPENSE							
	5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE	3623286572		04/24/2013	11.97	PD
	5833	O'REILLY AUTOMOTIVE INC.	WATER/VEHICLE MAINTENANCE	3623286573		04/24/2013	3.00	PD
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	1,181.10	PD

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							1,190.07	*
51-40-270	WATER FUND - EXPENDITURES - POWER EXPENSE							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013		04/29/2013	19,799.54	PD
51-40-285	WATER FUND - EXPENDITURES - CELLULAR SERVICES							
	7780	SPRINT	WATER/CELL PHONE EXPENSE	9349321-036		04/27/2013	625.83	PD
51-40-330	WATER FUND - EXPENDITURES - ENGINEERING							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	402.59	PD
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	1,254.27	PD
							1,656.86	*
51-40-420	WATER FUND - EXPENDITURES - STREET REPAIRS							
	3312	GENEVA ROCK PRODUCTS	WATER/ASPHALT	1410339		04/26/2013	151.90	PD
	3312	GENEVA ROCK PRODUCTS	WATER/ASPHALT	1410340		04/26/2013	98.49	PD
	3312	GENEVA ROCK PRODUCTS	WATER/ASPHALT	1413454		04/30/2013	94.53	PD
							344.92	*
51-40-480	WATER FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	64.74	PD
	974	BISCO	WATER/DEPARTMENTAL SUPPLI	1516877		05/07/2013	276.66	PD
	3424	GRAINGER, W.W. INC.	WATER/DEPARTMENTAL SUPPLI	9127953280		04/29/2013	549.00	PD
	3424	GRAINGER, W.W. INC.	WATER/DEPARTMENTAL SUPPLI	9127953298		04/29/2013	758.85	PD
	5482	MOUNTAINLAND SUPPLY CO.	MULTI DEPT/DEPARTMENTAL SL	051013		05/10/2013	2,363.72	PD
							4,012.97	*
51-40-600	WATER FUND - EXPENDITURES - REPAIR & MAINTENANCE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	4.30	PD
	688	B&D PUMP & ELECTRIC	WATER/ WELL MAINTENANCE	10274		04/26/2013	260.00	PD
	5482	MOUNTAINLAND SUPPLY CO.	MULTI DEPT/DEPARTMENTAL SL	051013		05/10/2013	2,461.19	PD
	6938	RICHARDS LABORATORIES OF	WATER/COLIFORM	18159		04/29/2013	351.76	PD
	6938	RICHARDS LABORATORIES OF	WATER/COLIFORM	18171		05/02/2013	110.00	PD
							3,187.25	*
51-40-603	WATER FUND - EXPENDITURES - SECONDARY WATER PHASE 2							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	042913		04/29/2013	396.63	PD
51-40-610	WATER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	28.78	PD
	993	BLUE STAKES OF UTAH UTILIT)	EXCAVATION NOTIFICATION	201300941		04/30/2013	133.39	PD
							162.17	*
51-40-760	WATER FUND - EXPENDITURES - TECHNOLOGY							
	9430	WETCO, INC.	WATER/WELL MAINTENANCE	10722		04/20/2013	980.00	PD
Total EXPENDITURES							34,973.83	
51-70-826	WATER FUND - WATER CAPITAL PROJECTS - MANILA WATER SYSTEM CHLORINATI							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	856.95	PD
51-70-840	WATER FUND - WATER CAPITAL PROJECTS - PG IRRIGATION DISSOLUTION							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	605.64	PD
51-70-872	WATER FUND - WATER CAPITAL PROJECTS - 220 S/200 S 700 W UPSIZE							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	6,884.32	PD
Total WATER CAPITAL PROJECTS							8,346.91	

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Total WATER FUND							43,320.74	
52-21320	SEWER FUND - ACCTS PAYABLE-TIMP SERV DIST.							
	8422	TIMP. SPECIAL SERVICE DISTR	IMPACT FEES	043013		04/30/2013	99,607.56	PD
52-40-160	SEWER FUND - EXPENDITURES - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	57.81	PD
52-40-210	SEWER FUND - EXPENDITURES - MEETINGS & MEMBERSHIPS							
	5033	MACEYS	SEWER/MEETING EXPENSE	805351		04/30/2013	23.66	PD
52-40-240	SEWER FUND - EXPENDITURES - OFFICE EXPENSE							
	3151	FREEDOM MAILING SERVICE	UTILITY BILL MAILING	22486		05/01/2013	1,641.30	PD
	5033	MACEYS	SEWER/DEPARTMENTAL SUPPLI	803543		05/08/2013	21.59	PD
	5730	OFFICE DEPOT, INC.	SEWER/OFFICE SUPPLIES	5103800001		04/29/2013	66.88	PD
							1,729.77	*
52-40-250	SEWER FUND - EXPENDITURES - VEHICLE EXPENSE							
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	567.69	PD
52-40-270	SEWER FUND - EXPENDITURES - POWER EXPENSE							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013		04/29/2013	62.02	PD
52-40-285	SEWER FUND - EXPENDITURES - CELLULAR SERVICES							
	7780	SPRINT	SEWER/CELL PHONE EXPENSE	9349321-036		04/27/2013	123.66	PD
52-40-330	SEWER FUND - EXPENDITURES - ENGINEERING SERVICES							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	950.49	PD
52-40-350	SEWER FUND - EXPENDITURES - CHARGES FOR TREATMENT							
	1780	CITY OF CEDAR HILLS	WEDGEWOOD DRIVE SEWER	051013		05/10/2013	154.16	PD
52-40-480	SEWER FUND - EXPENDITURES - DEPARTMENTAL SUPPLIES							
	6443	PR DIAMOND PRODUCTS, INC.	SEWER/DEPARTMENTAL SUPPLI	27653		04/26/2013	184.00	PD
52-40-610	SEWER FUND - EXPENDITURES - MISCELLANEOUS EXPENSE							
	993	BLUE STAKES OF UTAH UTILITY	EXCAVATION NOTIFICATION	201300941		04/30/2013	133.39	PD
Total EXPENDITURES							3,986.65	
Total SEWER FUND							103,594.21	
53-12100	METROPOLITAN WATER DIST. - ZIONS ESCROW BOND FUND							
	9803	ZIONS FIRST NATIONAL BANK	UMFA 2002A-METRO WATER BOI	051013		05/10/2013	19,583.34	PD
Total METROPOLITAN WATER DIST.							19,583.34	
54-40-160	SECONDARY WATER - EXPENDITURES - LIFE INSURANCE EXPENSE							
	8262	THE HARTFORD-PRIORITY ACC	INSURANCE PREMIUM	051013		05/10/2013	8.67	PD

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54-40-250	SECONDARY WATER - EXPENDITURES - VEHICLE							
	7925	STATE OF UTAH GASCARD	MULTI DEPT VEHICLE FUEL EXPI	051013		05/10/2013	1,181.10	PD
54-40-330	SECONDARY WATER - EXPENDITURES - ENGINEERING							
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	2,129.28	PD
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	1,254.28	PD
	3970	HORROCKS ENGINEERS, INC.	MULTI DEPT/ENGINEERING	31375		04/12/2013	3,332.82	PD
	4292	J.U.B. ENGINEERS, INC.	PRESSURE IRRIGATION SYSTEM	81120		04/11/2013	3,195.46	PD
							9,911.84	*
54-40-600	SECONDARY WATER - EXPENDITURES - REPAIR & MAINTENANCE							
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	53.31	PD
	814	BATTERY SYSTEMS INC	SEC WATER/ BATTERIES	62-075469		05/02/2013	28.08	PD
	2330	DCD TRANSFER -LINDON	SEC WATER/ASPHALT	6034		04/30/2013	80.00	PD
	3305	GENEVA PIPE	SEC WATER/DEPARTMENTAL SL	121755		04/18/2013	435.80	PD
	3305	GENEVA PIPE	SEC WATER/DEPARTMENTAL SL	122072		05/01/2013	435.80	PD
	3312	GENEVA ROCK PRODUCTS	SEC WATER/ASPHALT	1410341		04/26/2013	191.99	PD
	5482	MOUNTAINLAND SUPPLY CO.	MULTI DEPT/DEPARTMENTAL SL	051013		05/10/2013	174.26	PD
	5482	MOUNTAINLAND SUPPLY CO.	MULTI DEPT/DEPARTMENTAL SL	051013		05/10/2013	3,736.77	PD
							4,787.49	*
Total EXPENDITURES							15,889.10	
Total SECONDARY WATER							15,889.10	
55-40-180	UNEMPLOY & DISAB RESERVE FUND - EXPENDITURES - UNEMPLOYMENT RESERVE EXPENSE							
	8920	UTAH DEPT OF WORKFORCE S	UNEMPLOYMENT INSURANCE	043013		04/30/2013	2.86	PD
Total EXPENDITURES							2.86	
Total UNEMPLOY & DISAB RESERVE FUND							2.86	
57-40-110	SELF FUNDED DENTAL - EXPENDITURES - DENTAL CLAIM PAYMENTS							
	977	BLACKHURST, ROBERT R	DDS DENTAL SERVICES	042213		04/22/2013	100.00	PD
	977	BLACKHURST, ROBERT R	DDS DENTAL SERVICES	042313		04/22/2013	337.50	PD
	1205	BROWN, GARRY DDS	DENTAL SERVICES	042813		04/29/2013	81.00	PD
	1205	BROWN, GARRY DDS	DENTAL SERVICES	042913		04/29/2013	81.00	PD
	3422	GRAF, DR. BRIAN	DMD PC DENTAL SERVICES	022813		02/28/2013	225.00	PD
	3422	GRAF, DR. BRIAN	DMD PC DENTAL SERVICES	043013		04/30/2013	22.50	PD
	3422	GRAF, DR. BRIAN	DMD PC DENTAL SERVICES	113012		11/30/2012	225.00	PD
	4065	HYDE, JEFFREY D. DDS, MSD, I	DENTAL SERVICES	050113		05/01/2013	508.30	PD
	4406	JONES, AMMON G DDS	DENTAL SERVICES	042313		04/23/2013	142.00	PD
	5141	MCIFF, STEVEN F, DDS	DENTAL SERVICES	042913		04/29/2013	180.00	PD
	5514	MURDOCK & SEARLE	DENTAL SERVICES	013013		01/31/2013	84.00	PD
	5514	MURDOCK & SEARLE	DENTAL SERVICES	041413		04/15/2013	88.60	PD
	5514	MURDOCK & SEARLE	DENTAL SERVICES	041513		04/15/2013	140.80	PD
	8893	UTAH COUNTY SMILES	DENTAL SERVICES	041713		04/17/2013	86.00	PD
	9023	UTAH VALLEY ORAL &	DENTAL SERVICES	041813		04/18/2013	36.50	PD
	9797	ZEH, GLENN A.	DENTAL SERVICES	042313		04/23/2013	12.00	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
							2,350.20	*
Total EXPENDITURES							2,350.20	
Total SELF FUNDED DENTAL							2,350.20	
62-40-430	SANITATION FUND - EXPENDITURES - GARBAGE COLLECTION							
	238	ALLIED WASTE SERVICES #864	RESIDENTIAL SERVICE	051013		05/10/2013	43,387.02	PD
	238	ALLIED WASTE SERVICES #864	CITY CLEAN UP WEEK	051013		05/10/2013	6,066.13	PD
							49,453.15	*
62-40-432	SANITATION FUND - EXPENDITURES - TIPPING FEES							
	5715	NORTH POINTE SOLID WASTE	GARBAGE DISPOSAL FEE	043013		04/30/2013	25,723.78	PD
62-40-435	SANITATION FUND - EXPENDITURES - RECYCLING COLLECTION							
	238	ALLIED WASTE SERVICES #864	RESIDENTIAL RECYCLING SERVI	051013		05/10/2013	21,535.80	PD
Total EXPENDITURES							96,712.73	
Total SANITATION FUND							96,712.73	
71-73-380	SWIMMING POOL - SWIMMING POOL - HEATING							
	3800	HEARTH STONE MNGMNT GRO	ANALYSIS FEES	15951		04/23/2013	39.79	PD
71-73-382	SWIMMING POOL - SWIMMING POOL - POWER							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013		04/29/2013	1,811.32	PD
71-73-390	SWIMMING POOL - SWIMMING POOL - BUILDING MAINTENANCE							
	238	ALLIED WASTE SERVICES #864	ALL DEPT/WASTE COLLECTIONS	051013		05/10/2013	316.20	PD
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	55.82	PD
	1338	C.E.M.	POOL/SWIM POOL MAINTENANC	97978		04/23/2013	136.95	PD
	1338	C.E.M.	POOL/SWIM POOL MAINTENANC	97979		04/23/2013	303.95	PD
	1338	C.E.M.	POOL/SWIM POOL MAINTENANC	97980		04/23/2013	37.20	PD
	1338	C.E.M.	POOL/SWIM POOL MAINTENANC	97981		04/23/2013	149.77	PD
	3327	GILES, CRAIG KAY	NEW KEYS	735459		05/01/2013	45.00	PD
	5482	MOUNTAINLAND SUPPLY CO.	MULTI DEPT/DEPARTMENTAL SL	051013		05/10/2013	152.45	PD
	8678	UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING	041513		04/15/2013	37.23	PD
							1,234.57	*
71-73-420	SWIMMING POOL - SWIMMING POOL - CONTRACTED SERVICES							
	8156	TCI SECURITY OF UTAH	POOL/SECURITY MONITORING	201680		04/24/2013	28.00	PD
Total SWIMMING POOL							3,113.68	
Total SWIMMING POOL							3,113.68	
72-71-061	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - POWER							
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	042913		04/29/2013	2,413.09	PD
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPEI	043013		04/29/2013	5,299.44	PD

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount		
							7,712.53	*	
72-71-062	COMMUNITY CENTER - RECREATION - COMMUNITY CTR - BLDG MAINT								
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	19.65	PD	
	1980	CONTRACTORS HEATING/COOLING	BUILDING MAINTENANCE SUPPL	10568342001		04/22/2013	132.30	PD	
	8678	UNIFIRST CORPORATION	MULTI DEPT/ RUG CLEANING	041513		04/15/2013	212.53	PD	
							364.48	*	
72-71-270	COMMUNITY CENTER - RECREATION - POWER EXPENSE								
	3800	HEARTH STONE MNGMNT GRO	ANALYSIS FEES	15951		04/23/2013	208.28	PD	
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPE	043013		04/29/2013	420.43	PD	
	7062	ROCKY MOUNTAIN POWER	MULTI DEPT/ELECTRICITY EXPE	050213		05/02/2013	16.08	PD	
							644.79	*	
72-71-410	COMMUNITY CENTER - RECREATION - PROGRAM SUPPLIES & EQUIPMENT								
	239	ALLRED BUILDERS SUPPLY	MULT DEPT/DEPARTMENT SUPP	051013		05/10/2013	63.64	PD	
	5033	MACEYS	REC/PROGRAM SUPPLIES	807467		04/15/2013	81.51	PD	
	6196	PETTY CASH-RECREATION	PETTY CASH RECREATION	051013		05/10/2013	37.82	PD	
	6329	PLEASANT GROVE JR. HIGH	REC/CUSTODIAL EXPENSE	100		04/15/2013	3,172.55	PD	
	7530	SMASH ATHLETICS, INC.	REC/BASEBALL SHIRTS	3612		04/15/2013	2,120.85	PD	
	7530	SMASH ATHLETICS, INC.	REC/BASEBALL SHIRTS	3613		04/15/2013	2,198.85	PD	
	7530	SMASH ATHLETICS, INC.	REC/BASEBALL SHIRTS	3614		04/15/2013	1,477.00	PD	
	7772	SPORTS AUTHORITY	REC/VOLLEYBALLS	113723		04/15/2013	90.72	PD	
	8219	TEXTILE TEAM OUTLET & DESIG	REC/ SHIRTS	30218		04/11/2013	693.20	PD	
	8219	TEXTILE TEAM OUTLET & DESIG	REC/ SHIRTS	30223		04/19/2013	140.65	PD	
							10,056.79	*	
72-71-420	COMMUNITY CENTER - RECREATION - CONTRACTED SERVICES								
	717	BAGLEY, KYLIE	REC/CONTRACTED SERVICES	043013		04/30/2013	70.00	PD	
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	042413		04/23/2013	60.00	PD	
	1355	CAPPADONIA, PHIL	REC/CONTRACTED SERVICES	042513		04/25/2013	60.00	PD	
	1760	CINTAS FIRST AID & SAFETY	REC/FIRSTAID SUPPLIES	199317247		04/18/2013	78.73	PD	
	1793	CLARK, HEATHER	REC/CONTRACTED SERVICES	042313		04/23/2013	70.00	PD	
	1793	CLARK, HEATHER	REC/CONTRACTED SERVICES	042513		04/25/2013	42.00	PD	
	1793	CLARK, HEATHER	REC/CONTRACTED SERVICES	050213		05/02/2013	42.00	PD	
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	042413		04/24/2013	60.00	PD	
	2021	CORNWELL, JOHN	REC/CONTRACTED SERVICES	050113		05/01/2013	60.00	PD	
	2497	DUFFANY JR., THOMAS	REC/CONTRACTER SERVICES	043013		04/30/2013	60.00	PD	
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	042213		04/23/2013	60.00	PD	
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	042413		04/24/2013	60.00	PD	
	3823	HEILBUT, RICK	REC/CONTRACTED SERVICES	050113		05/01/2013	60.00	PD	
	5078	MARTIN, DAN	REC/CONTRACTED SERVICES	043013		04/30/2013	60.00	PD	
	5080	MARTIN, ROBERT	REC/CONTRACTED SERVICES	042513		04/25/2013	60.00	PD	
	5080	MARTIN, ROBERT	REC/CONTRACTED SERVICES	050213		05/02/2013	60.00	PD	
	7268	SCHINDLER EVEVATOR CORP.	REC/MAINTENANCE CONTRACT	8103453844		05/01/2013	784.29	PD	
	7466	SIMMONS, CHRIS	REC/CONTRACTED SERVICES	042313		04/23/2013	70.00	PD	
	7466	SIMMONS, CHRIS	REC/CONTRACTED SERVICES	042513		04/25/2013	42.00	PD	
	7466	SIMMONS, CHRIS	REC/CONTRACTED SERVICES	043013		04/30/2013	70.00	PD	
	7466	SIMMONS, CHRIS	REC/CONTRACTED SERVICES	050213		05/02/2013	42.00	PD	
	8156	TCI SECURITY OF UTAH	REC/ALARM MONITORING	201681		04/24/2013	42.00	PD	
	9754	YAKIWCHUK, DON	REC/CONTRACTED SERVICES	050213		05/02/2013	60.00	PD	
							2,073.02	*	
72-71-460	COMMUNITY CENTER - RECREATION - CONCESSION STAND EXPENSE								
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPE	11140233310		04/19/2013	162.72	PD	
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPE	1140223261		04/05/2013	911.34	PD	
	1863	SWIRE COCA-COLA USA, INC.	REC/CONCESSION STAND EXPE	1140223279		04/05/2013	649.23	PD	
	4440	KALICO KANDIES	REC/CONCESSION STAND SUPP	62554		04/26/2013	278.75	PD	
							2,002.04	*	
Total RECREATION							22,853.65		

GL Acct No	Vendor	Vendor Name	Description	Invoice No	PO No	Inv Date	Amount	
Total COMMUNITY CENTER							22,853.65	
73-71-551 CULTURAL ARTS - PROGRAM EXPENDITURES - YOUTH THEATRE								
	846	BEENE, LARA	CSYP/COSTUMING	042313		04/23/2013	1,000.00	PD
	846	BEENE, LARA	CSYP/REIMB. FOR COSTUMES	050513		05/05/2013	506.36	PD
	978	BLACKBURN, McKENNA	CSYP/ASSISTANT	050513		05/05/2013	350.00	PD
	1112	BRADLEY, KRISTEN	CSYP/CHOREOGRAPHER	050513		05/05/2013	400.00	PD
	1397	CARR, CHAD	CSYP/DVD EDITING	042213		04/22/2013	350.00	PD
	2265	DALEY, TAMELA	CSYP/ASSISTANT	050513		05/05/2013	350.00	PD
	3963	HOPKIN, MARIA RUTH	CSYP/DIRECTOR	050513		05/05/2013	400.00	PD
	4585	KREMNEV, ANGIE LITTLE	CSYP/PRODUCER	050513		05/05/2013	450.00	PD
	5098	MAYBERRY, CORINNE	CSYP/ASSISTANT	050513		05/05/2013	250.00	PD
	7240	SANDERS, LORI	CSYP/REIMB FOR EXPENSES	050413		05/05/2013	1,762.45	PD
	7240	SANDERS, LORI	CSYP/PRODUCER & DIRECTOR	050513		05/05/2013	600.00	PD
	7626	SMITH, WADE	CSYP/SET CONSTRUCTION	042213		04/22/2013	240.00	PD
	8004	STOUT, KHELIE NICHOLE	CSYP/ASSISTANT DIRECTOR	050513		05/05/2013	350.00	PD
	9092	VARNEY, EMILY	CSYP/PRODUCER	050513		05/05/2013	450.00	PD
							7,458.81	*
Total PROGRAM EXPENDITURES							7,458.81	
Total CULTURAL ARTS							7,458.81	
Grand Total:							605,513.54	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

CITY COUNCIL STAFF REPORT

Meeting Date: May 7, 2013

Scott Bishop Rezone From R-R to R1-20

Public Hearing

APPLICANT:

Scott Bishop

ADDRESS:

359 West 2900 North

ZONE:

R-R Rural Residential

GENERAL PLAN:

Very Low Density
Residential

ATTACHMENTS:

- General Plan Map
- Zoning Map
- Aerial Map

REPORT BY:

Ken Young, Community
Development Director

BACKGROUND

The applicant is requesting approval to rezone the easterly .494 acre portion of Lot 7 in the Canyon Brook Subdivision from an R-R (Rural Residential) zone to R1-20 (Single Family Residential) Zone located at approximately 359 West 2900 North.

ANALYSIS

The history of the creation of the Canyon Brook Subdivision several years ago, which included the subject property, involved some inadvisable planning decisions, which ultimately left a portion of property within Lot 7 unable to meet the minimum requirements for a lot in the R-R zone.

The request for an R1-20 zone falls under the ability provided for in the General Plan within this area. However, this will be the first such rezone to occur in the area north of 2600 North, if approved. It also will be a small island, or spot zone. A "spot zone" is not considered illegal – it only refers to its size in comparison to other zones in the proximity, and should be given good consideration whether it might appropriately fit into the surrounding development. In that the lots around it are all large lots, approximately ½ acre in size, developed for use of single family homes, this zone and intended use for the new lot will blend well in the neighborhood.

Despite what erroneous or inappropriate platting determinations may have previously been made, at this point in time it seems appropriate to allow this portion of property to be developed as a separate lot, with frontage on Canyon Road.

The proposed area meets the minimum requirements for a lot in the R1-20 zone. Creating this as a new lot does not in effect change anything in the neighborhood in regards to use, other than it will allow the developed of an area deemed plenty sizeable for that purpose. With the R1-20 zoning, however, this lot will not have associated animal rights, as do the neighboring properties.

RECOMMENDATION

The Planning Commission reviewed this request on April 11, 2013 and recommend that the City Council **APPROVE** the request of Scott Bishop to rezone the easterly .494 acres of Lot 7 in the Canyon Brook Subdivision located at approximately 359 West 2900 North from an R-R (Rural Residential) zone to R1-20 (Single Family Residential) Zone.

MODEL MOTION

Approval – “I move that the City Council approve the request of Scott Bishop to rezone the easterly .494 acres of Lot 7 in the Canyon Brook Subdivision located at approximately 359 West 2900 North from an R-R (Rural Residential) zone to R1-20 (Single Family Residential) Zone; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – “I move the Council continue the review of the rezone request by Scott Bishop until (give date), based on the following findings:”

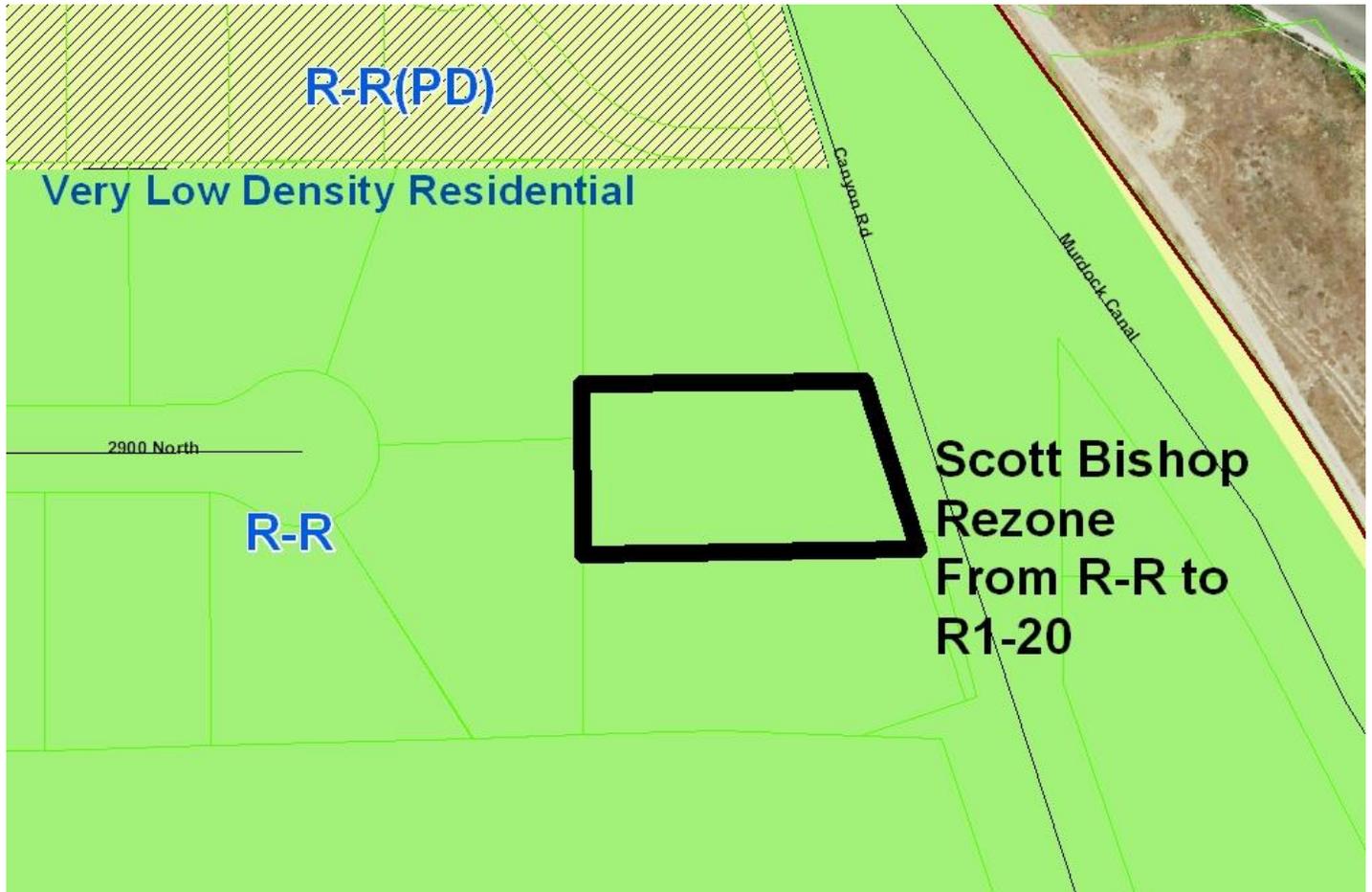
1. List reasons for tabling the item, and what is to be accomplished prior to the next meeting date...

Denial – “I move the City Council deny the rezone request of Scott Bishop based on the following findings:”

1. List findings for denial...



ZONING MAP



AERIAL PHOTO



ORDINANCE NO. 2013-12

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, RE-ZONING A .494 ACRE PORTION OF LOT 7 IN THE CANYON BROOK SUBDIVISION LOCATED AT APPROXIMATELY 359 WEST 2900 NORTH, FROM R-R, RURAL RESIDENTIAL TO R1-20, SINGLE FAMILY RESIDENTIAL. SCOTT BISHOP, APPLICANT.

WHEREAS, the applicant is seeking the ability to develop property similar to others in the neighborhood; and

WHEREAS, previous decisions regarding the creation of the Canyon Brook Subdivision created a remnant property as an extension to the rear of Lot 7 which could be accessed separately from Canyon Road; and

WHEREAS, the subject area does not meet the minimum lot size requirement of the current zoning of R-R, Rural Residential; and

WHEREAS, the subject area does meet the minimum lot size requirement of the proposed zoning of R1-20, Single Family Residential; and

WHEREAS, on April 11, 2013 the Pleasant Grove City Planning Commission held a public hearing to consider the re-zone request; and

WHEREAS, at its public hearing the Planning Commission found that the rezone request was in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the rezone request be approved; and

WHEREAS, on May 7, 2013 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the re-zoning request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request that the .494 acre portion of Lot 7 in the Canyon Brook Subdivision located at approximately 359 West 2900 South be rezoned from R-R, Rural Residential to R1-20, Single Family Residential.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1: The .494 acre portion of Lot 7 in the Canyon Brook Subdivision located at approximately 359 West 2900 South in the City of Pleasant Grove is hereby reclassified as R1-20, Single Family Residential; said property being described as shown on Exhibit "A".

SECTION 2: The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the zone change is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 5: This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, State of Utah, on this 7th day of May, 2013.

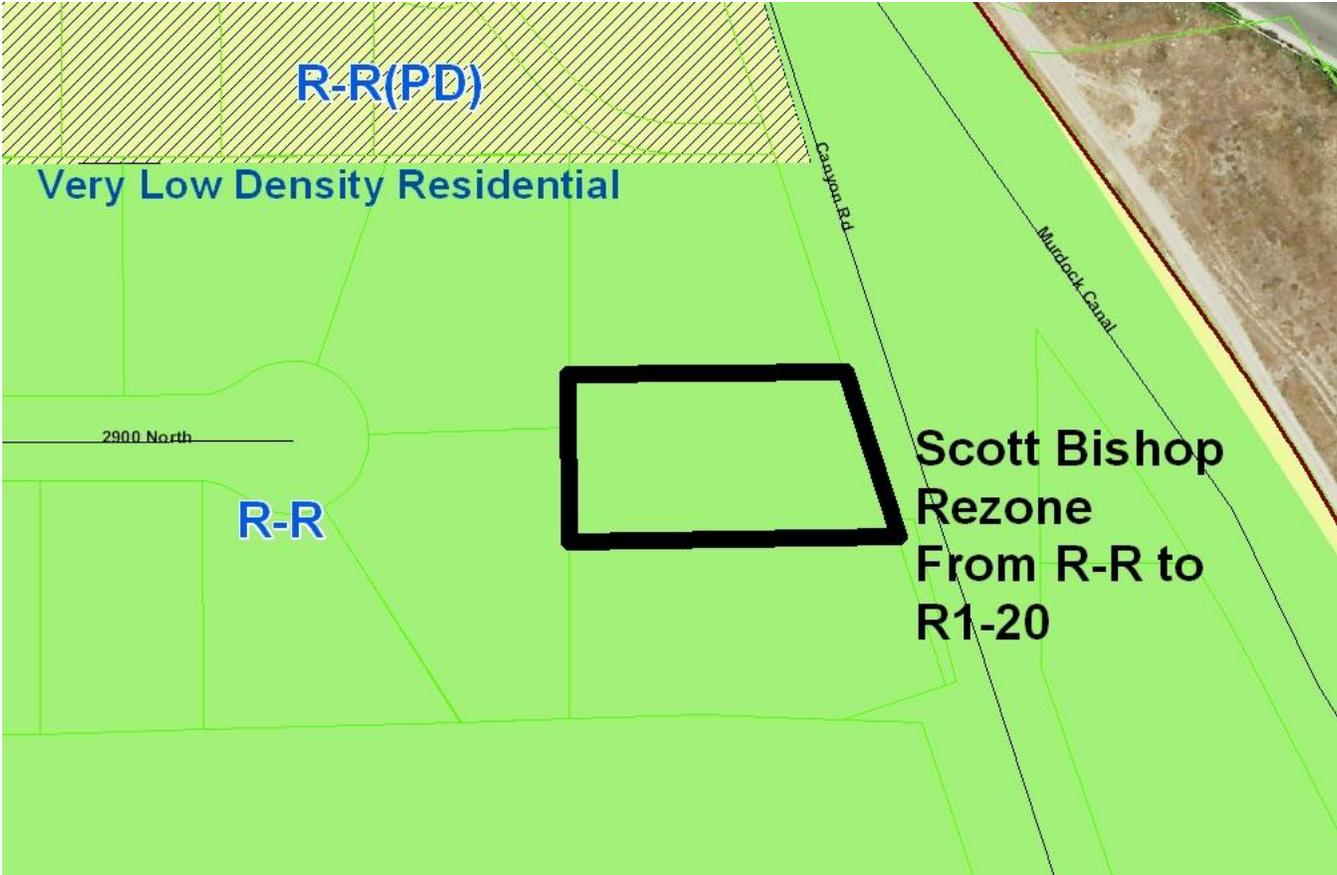
Bruce Call, Mayor

ATTEST:

Kathy T. Kresser, CMC
City Recorder

(SEAL)

Exhibit "A"



ORDINANCE NO. 2013-15

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF PLEASANT GROVE CITY, APPLYING THE RESIDENTIAL AGRICULTURE OVERLAY ON APPROXIMATELY 3.4 ACRES OF PROPERTY OWNED BY GUY AND PAULA FUGAL, LOCATED AT 500 WEST 1100 NORTH. GUY AND PAULA FUGAL, APPLICANT.

WHEREAS, the applicant has requested a zoning overlay that will allow for increased agricultural production and farming possibilities for properties in residential zones; and

WHEREAS, the City has determined a need for the preservation and encouragement of agricultural activities in residential areas; and

WHEREAS, on May 21, 2013, the City Council approved an amendment to the City Code establishing the provisions of the Residential Agriculture Overlay; and

WHEREAS, on May 9, 2013 the Pleasant Grove City Planning Commission held a public hearing to consider the request to apply the Residential Agriculture Overlay on approximately 3.4 acres of property owned by Guy and Paula Fugal located at 500 West 1100 North; and

WHEREAS, at its public hearing the Planning Commission found that the overlay application request was in the public's interest and is consistent with the written goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the overlay application request be approved; and

WHEREAS, on May 21, 2013 the Pleasant Grove City Council held a public hearing to consider the request; and

WHEREAS, at its meeting the Pleasant Grove City Council was satisfied that the overlay application request was in the best interest of the public and was consistent with the written goals and policies of the General Plan; and

WHEREAS, at its meeting the Pleasant Grove City Council approved the request that the Residential Agriculture Overlay be applied on approximately 3.4 acres of property owned by Guy and Paula Fugal located at 500 West 1100 North.

THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PLEASANT GROVE:

SECTION 1: The approximately 3.4 acres of property owned by Guy and Paula Fugal located at 500 West 1100 North in the City of Pleasant Grove is hereby applied with the Residential Agriculture Overlay; said property being described as shown on Exhibit "A".

SECTION 2: The Official Zoning Map showing such changes shall be filed with the Pleasant Grove City Recorder.

SECTION 3. The Pleasant Grove City Council finds that the overlay application is in the best interest of the public and is consistent with the written goals and policies of the City's General Plan.

SECTION 4. SEVERABILITY. The sections, paragraphs, sentences, clauses, and phrases of this Ordinance are severable. If any such section, paragraph, sentence, clause, or phrase shall be

declared invalid or unconstitutional by the valid judgment or decree of a Court of competent jurisdiction, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any of the remaining sections, paragraphs, sentences, clauses, or phases of this Ordinance.

SECTION 5: This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 6. APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council or Pleasant Grove City, State of Utah, on this 21st day of May, 2013.

Bruce Call, Mayor

ATTEST:

Kathy T. Kresser, CMC
City Recorder

(SEAL)

Exhibit "A"



CITY COUNCIL STAFF REPORT

Meeting Date: May 21, 2013

Apply the Residential Agriculture Overlay on the Fugal property located at 500 West 1100 North

Public Hearing

APPLICANT:

Guy and Paula Fugal

ADDRESS:

590 West 1100 North

ZONE:

R1-8, Single Family
Residential

GENERAL PLAN:

Low Density Residential

ATTACHMENTS:

- General Plan Map
- Zoning Map
- Aerial Map
- Photos
- Site Plan
- Barn Elevations

REPORT BY:

Ken Young, Community
Development Director

BACKGROUND

The applicant is requesting to apply the newly proposed Residential Agriculture Overlay on the property located at 500 West 1100 North. It is currently zoned R1-8, low density residential.

ANALYSIS

Guy and Paula Fugal would like to expand their farming operations with greenhouse production of produce and some animals on the property located at 500 West 1100 North. They would like to build a new barn and a green house on the property. To accomplish this they would like the Residential Agriculture Overlay to be placed on their property. A certain portion of the new barn would house some animals. The attached site plan indicates the area of the animal structure setbacks from other residential structures that would be required by the new overlay ordinance.

Currently the property has a few out buildings such as storage sheds and a small silo that would need to be removed for new construction. On the back of the property there is a larger building as well as other storage on site.

There is a concern that the proposed new buildings constructed on this lot will be fairly large compared to the homes that surround this property to the North and to the West. The new buildings include a barn that would be 35' high and a greenhouse that would be 18' high, although there is a 4' difference in elevation at the back of the property on the north side, so the true height from the neighboring property would be 14' high. As such, the size of the buildings might take away from the low density residential feeling that is intended for that area.

According to the underlying R-1 code, *a separate public hearing for a conditional use permit will be required* to consider approval of any accessory building which exceeds the height of 25 feet. Staff feels that this requirement should remain applicable to properties on which a Residential Agriculture Overlay has been applied.

RECOMMENDATION

Following their review of this request on May 9, 2013, the Planning Commission recommended that the City Council **APPROVE** the request of Guy and Paula Fugal to apply the Residential Agriculture Overlay on the property located at 500 West 1100 North.

MODEL MOTIONS

Approval – “I move the City Council approve the request of Guy and Paula Fugal to apply the Residential Agriculture Overlay on the property located at 500 West 1100 North; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

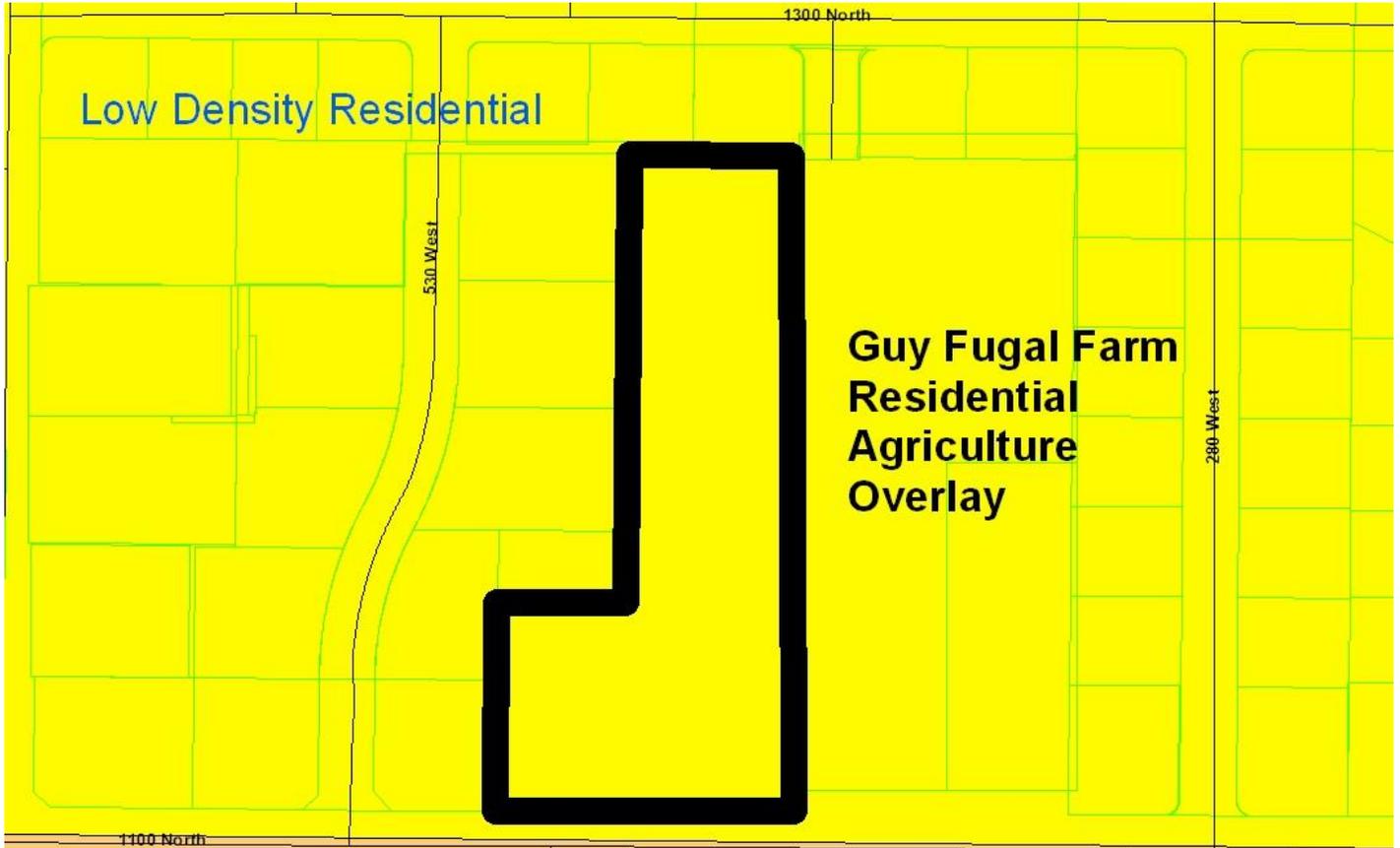
Continue – “I move the City Council continue the review of the Residential Agriculture Overlay application request by Guy and Paula Fugal until (give date), based on the following findings:”

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

Denial – “I move the City Council deny the Residential Agriculture Overlay application request of Guy and Paula Fugal based on the following findings:”

1. List findings for denial...

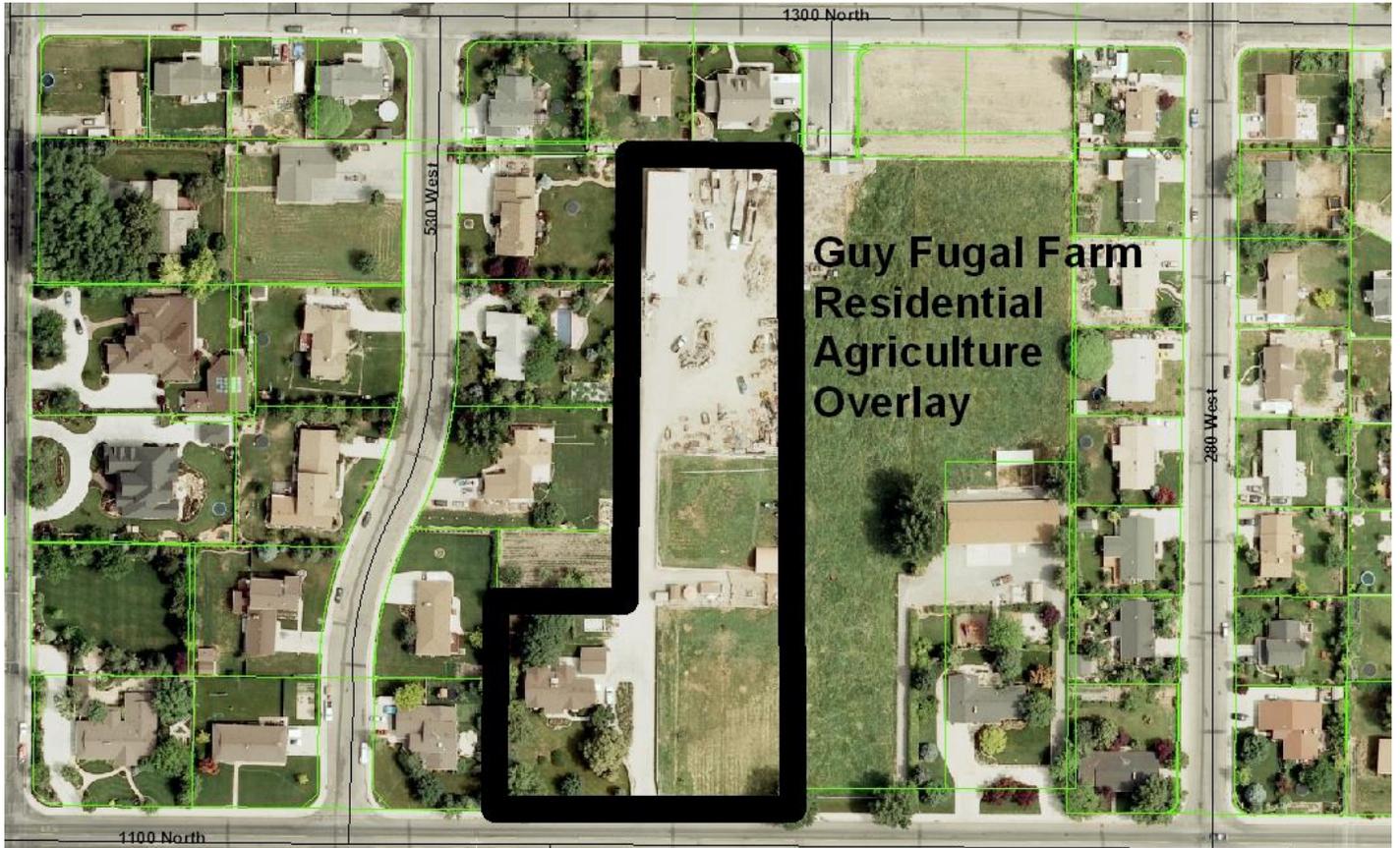
GENERAL PLAN MAP



ZONING MAP



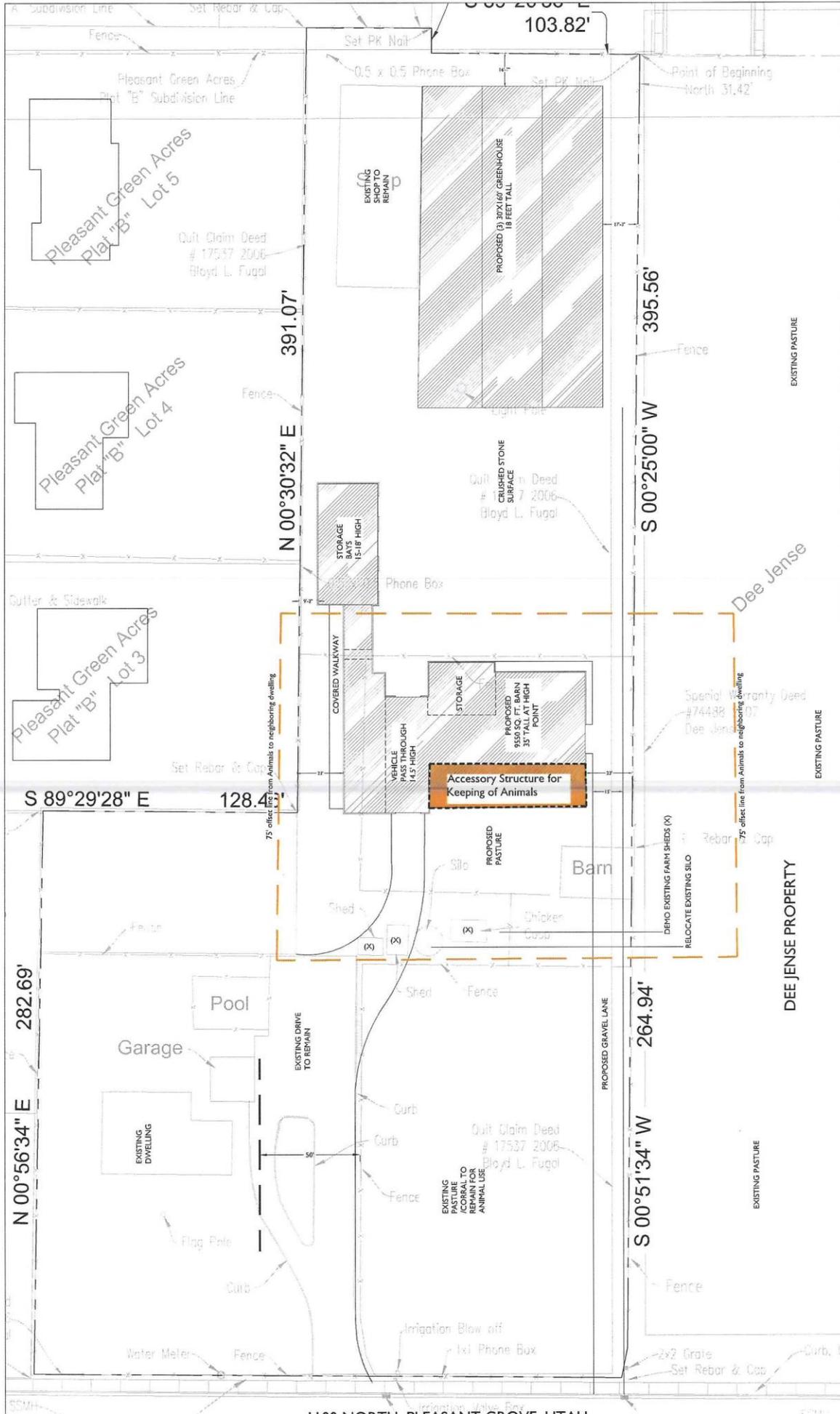
AERIAL PHOTO





**STREET VIEW
PHOTOS**





Fugal Farm

SITE PLAN







**BARN
ELEVATIONS**

*View looking
north from
1100 North*



*View looking
west from
adjacent
property*

Image © 2013 TerraMetrics
Image State of Utah
Image © 2013 DigitalGlobe

Google earth

eye alt 4620 ft

ORDINANCE NO. 2013 -16

AN ORDINANCE ADOPTING THE 2013 STORM WATER MASTER PLAN AND ADOPTING A STORM WATER IMPACT FEE FACILITY PLAN; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the city's existing storm drain system consists of a network of man-made and natural facilities, structures, pipelines, and detention basins that collect and route storm water runoff; and

WHEREAS, the city's existing storm drain system has deficiencies that need to have improvements constructed; and

WHEREAS, the city's anticipated growth will place increased demand on the storm drain system; and

WHEREAS, the city has determined it is in the public interest to map the major elements of the storm drain system and a model of the storm drain system to determine existing deficiencies and plan improvements needed for future growth; and

WHEREAS, the city has identified and prioritized projects that need to be completed within particular fiscal years; and

WHEREAS, the city has contracted with Horrock's Engineers, Inc. to map the major elements of the storm drain system, prepare a map showing the existing system, and build a computer model of the storm system to determine existing deficiencies and improvements required by anticipated growth; and

WHEREAS, the city has determined that each area proposed to be subdivided, developed and/or built upon, does in fact generate additional runoff water that needs to be controlled and disposed of in a safe manner, avoiding erosion, property damage, and hazards to the citizens of the community; and

WHEREAS, the city desires that anticipated growth pay its share of system improvements related to growth; and

WHEREAS, the city previously adopted a Capital Facilities Plan and Storm Drain Master plan; and

WHEREAS, the city desires to adopt a current Storm Drain Master Plan and accompanying Impact Fee Facilities Plan; and

WHEREAS, a duly noticed public hearing was held on May 21, 2013 for the city council to receive public input on the Master Plan and Facilities Plan; and

NOW, THEREFORE, BE IT ORDAINED by the Pleasant Grove City Council as follows:

SECTION 1 The Pleasant Grove City 2013 Storm Drain Master Plan and Storm Water Impact Fee Facility Plan are now adopted as shown in the Plans attached hereto as Exhibit AA. @

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

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

SECTION 4. APPROVED AND ADOPTED by the City Council of Pleasant Grove City, Utah County, Utah, this 21st day of May 2013.

Bruce W. Call, Mayor

ATTEST:

Kathy T. Kresser, CMC
City Recorder

Pleasant Grove City

2013 Storm Water Master Plan and Impact Fee Facility Plan Summary

Pleasant Grove City owns and operates a storm water system to collect and transmit storm water and thereby provide a certain level of protection against storm water flooding. The City has prepared a Storm Water Master Plan and Impact Fee Facility Plan to help them provide this minimum Level of Service (LOS) both now and in the future.

The Storm Water Master Plan has four sections including general background and summary, storm water system analysis, storm water system improvements, and an impact fee facility plan. The general background and summary section describes the City and some general information on master planning. A population projection is provided to help in determining when system improvements need to be made. An Equivalent Residential Unit (ERU) is defined to help assign impact fees to different types of development.

Section two defines the minimum LOS the City has determined to provide which is to convey the 25-year storm to suitable discharge locations through pipes, ditches and detention basins. The section also describes the computer model and methodology utilized to size the City's storm water system.

Section three describes the recommendations made to maintain the existing system, fix deficiencies in the existing system, increase capacity to meet the needs of growth, alternate options to address specific concerns, and lists items that could become concerns in the future. Cost estimates are provided for all the recommendations.

Section four is the Impact Fee Facility Plan which identifies the demands placed upon existing public facilities by new development activity and the proposed means by which the City will meet these demands. This section reiterates the LOS and ERU definition given in section two. The plan specifically separates the costs attributable to existing users and future development so an equitable impact fee can be established. A ten year capital improvement schedule is included. Potential funding sources are also discussed.

The Appendix includes various figures referenced the master plan.

PLEASANT GROVE CITY

Pleasant Grove



Utah's City of Trees

*2013 Storm Water Master Plan
&
Impact Fee Facility Plan*

Prepared by

HORROCKS
ENGINEERS

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TABLE OF ACRONYMS

AAPR – Average Annual Percentage Growth Rate
Ac-ft – Acre Feet
CCI – Construction Cost Index
CFS – Cubic Feet per Second
CN – Curve Number
ERU – Equivalent Residential Unit
fps – Feet per Second
GIS – Geographic Information System
HDPE – High Density Polyethylene
IFFP – Impact Fee Facility Plan
NOAA – National Oceanic & Atmospheric Administration
NRCS – National Resource Conservation Service
SCS – Soil Conservation Service
Sf – Square Feet

S E C T I O N 1

General Background and Summary

General Background

The City of Pleasant Grove is located in Utah County, Utah. This report address's the current and future demands on the City's storm water facilities. These facilities include; pipes, ditches, culverts, manholes, catch basins, sumps, ponds, and other appurtenances related to conveying storm water throughout the City. All of these items together comprise the storm water system for Pleasant Grove City.

The purpose of the master plan is to determine deficiencies in the current storm water system, to determine upgrades needed to address the current deficiencies, and determine upgrades necessary to meet the needs of future development. This master plan is for the geographic area within the boundaries of Pleasant Grove City. The plan also addresses some limited areas outside the boundaries of the City that drain through the City storm water system.

Pleasant Grove generally slopes from the northeast to the southwest, and the storm water system collects storm water along City streets and channels it through the City in this direction. Pipes and channels collect storm water on the upper end of town which become increasingly larger as they get closer to the southwest side of the City. Detention ponds throughout the City detain storm water to reduce the peak flows from different areas. The system ultimately outlets into Utah Lake. The area of the City is approximately 5,846 acres.

The computer program Bentley SewerGEMS was used to model the system. An "existing" model of the system was created using data that included pipe sizes, pipe locations, detention and retention pond sizes and locations. After a review of the existing model, critical areas were identified and those were surveyed to obtain elevation data and enhance model accuracy. Additional portions of the existing system were surveyed as budget allowed. The model was also refined using aerial photos and elevation contours of the City.

Next a model of proposed upgrades to the storm water system was also created. Various alternatives were considered and modeled to determine the best solution for the future storm water system.

Population Projections

Figure 1 shows the population history and projections for Pleasant Grove. The projections were developed by the Mountainland Association of Governments (MAG). The City is anticipated to grow at a rate between 1.5 and 1.8 percent for the next several years.

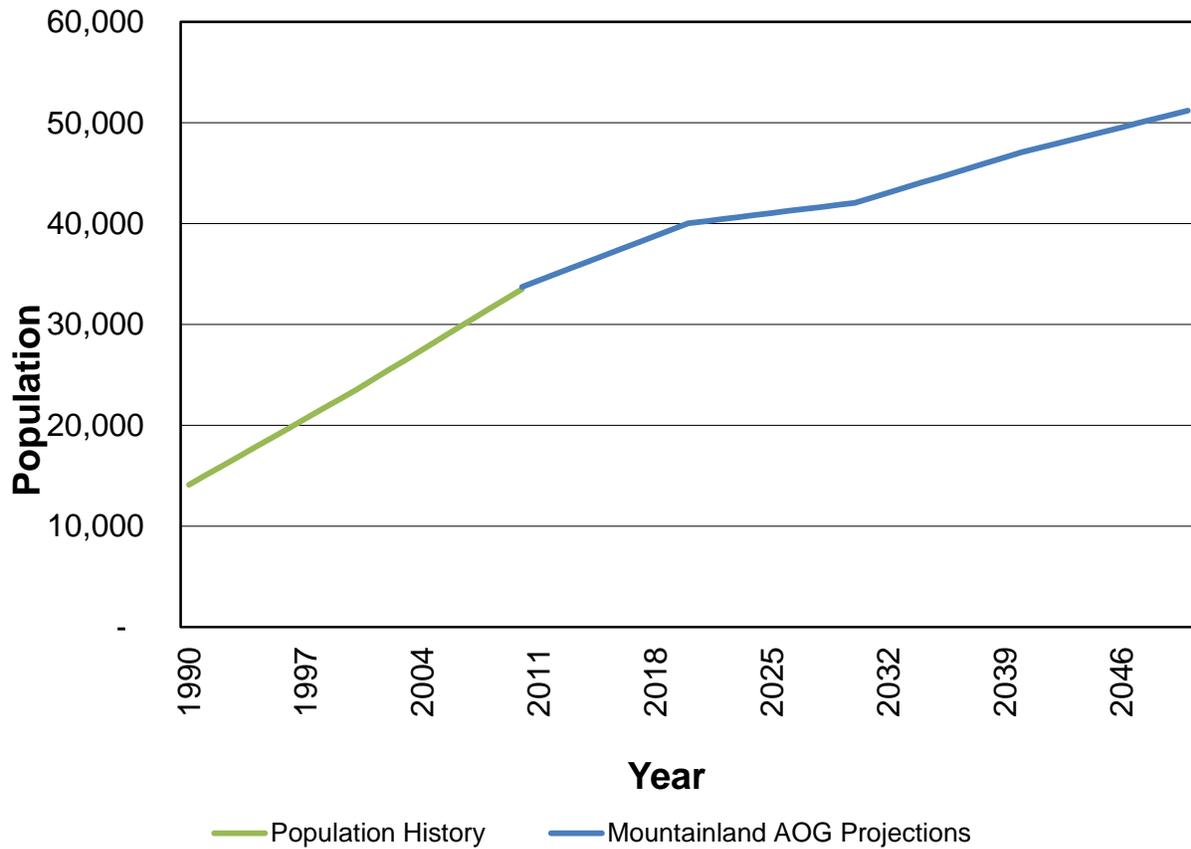


Figure 1 Population Projections

Table 1 shows the projected growth rate of storm water Equivalent Residential Units (ERU’s). It is anticipated that storm water ERU’s will grow at a rate similar to population but adjusted based on available undeveloped land remaining in the City. It is anticipated that non-residential growth will be slightly faster than residential growth over the planning period given there is slightly more undeveloped area zoned for non-residential than residential. A storm water ERU is defined as 4,400 square feet (sf) of impermeable hardscape. This is the approximate average of impervious area for a single family residence in Pleasant Grove City. This was determined during this study by taking a random sample of residential homes in the City and measuring the amount of impervious area.

In addition to residential uses in the City there are commercial, institutional and other uses which have their own ERU’s associated. These ERU’s were determined based on the average commercial and institutional impervious area. Commercial areas typically have 85 percent

impervious area while churches have 70 percent and schools have 50 percent. An analysis of the number of commercial and institutional parcels was performed to determine the average number of existing ERU's per commercial and institutional unit. The total area of each category was multiplied by the percent hardscape associated and divided by 4,400 sf/ERU to determine the average ERU per connection. These values were used to estimate existing and future ERU's for planning purposes. When developments are proposed it is recommended that the actual amount of impervious surface area be utilized when assigning impact fees.

In addition to the ERU calculation, an adjustment factor was calculated and applied to account for those areas that are required to provide detention as a condition of development. The adjustment factor was determined by comparing the peak flows generated from a 25-year storm when discharging directly versus discharging through a 10-year detention system. A similar adjustment factor was calculated and applied for those areas that are required to provide 100 year detention. Adjustment factors were calculated for several existing areas with factors ranging from 12 to 37 percent with an average of approximately 20 percent (80 percent reduction) for areas with 10-year detention requirements. Similar calculations return an average 3 percent adjustment factor (97 percent reduction) for those areas with 100-year detention requirements.

The ERU for each type of development should be calculated as follows. An ERU of 1.0 should be applied to each residential unit in a project where detention is not required. For each project where detention is required the total actual impervious area should be calculated and divided by 4,400 sf/ERU. An adjustment factor of 0.20 should be applied to those with 10-year detention and an adjustment factor of 0.03 to those with 100-year detention. The area where 100-year detention is required is identified in Figure 13 in the appendix.

Table 1 Population and Equivalent Usage Projections

Year	Population	Equivalent Residential Units (ERU's)
2010	33,728	11,102
2011	34,359	11,289
2012	34,989	11,496
2013	35,620	11,705
2014	36,250	11,914
2015	36,881	12,124
2016	37,512	12,335
2017	38,142	12,547
2018	38,773	12,760
2019	39,403	12,974
2020	40,034	13,188
2021	40,237	13,344
2022	40,440	13,492
2023	40,642	13,643
2024	40,845	13,796
2025	41,048	13,951
2026	41,251	14,109
2027	41,454	14,269
2028	41,656	14,432
2029	41,859	14,597
2030	42,062	14,765
2040	47,053	17,085
2050	51,200	19,074

S E C T I O N 2

Storm Water System Analysis

Design Storm/Level of Service

Every community decides what level of storm water service to provide to its citizens. Factors such as cost and potential for flooding are taken into account. A community may choose not to provide any storm water system, which may result in regular and even significant flooding during storm events. The same community may decide to provide a storm water system that will handle any potential storm water but at a very high cost. Most communities choose to provide a storm water system that will handle the most frequent storm events recognizing that less frequent, but more intense storms, may cause flooding. They accept the liability that goes with the lower expenditures.

Pleasant Grove City has chosen to develop and maintain a storm water system that meets the following level of service. Combined conveyance and detention facilities are designed to handle the 25-year storm^a. Regional detention facilities are provided to limit the outlet flow to the capacity of various downstream conveyance facilities. Storms larger than the 25-year storm are required to be discharged to a downstream City street. If a development cannot discharge larger than 25-year storms to a downstream City street, they are required to provide 100-year conveyance to a suitable outlet on a downstream City street.

All single family residential developments and multiple residential developments fronting on City streets are not required to provide storm water detention. All other developments including private multi-residential, commercial, industrial, institutional, etc. are required to construct detention facilities for a 10-year storm. Flow limiting outlets from these facilities are limited to 0.15 cfs per acre. Conveyance for these flows and overflows are directed to appropriate City facilities at the 25-year or 100-year capacity as appropriate.

These standards are minimum in nature and are adjusted upward (more restrictive) as necessary on a case by case basis based on unique circumstances of each site. For example, areas on the upper reaches of the 2000 west corridor are required to provide 100-year detention with outlet capacity of 0.05 cfs per acre because of limited conveyance and outlet capacities downstream.

^a http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut

In master plan modeling for the Pleasant Grove City storm water system, the 25-year 6-hour storm is used with a SCS type II distribution curve. Point rainfall data was taken from NOAA's Atlas 14 which can be found online^b. Pleasant Grove City covers a large area and has a significant elevation change from the west to east. Therefore, the intensity of the 25-year storm varies significantly depending on location in the City. For master planning purposes the City was broken up into three major bands and the average 25-year storm across each band was utilized to model the storm water system. Figure 3 in the appendix shows the rainfall data utilized for master plan modeling. As developments are designed and constructed across the City, we recommend the 25-year design storm for the specific site be obtained from the noted link above. That way each development can have a storm water system tailored to its location instead of using an average. This will also ensure the master planned system will have the ability to convey the design storm from every site.

Hydraulic Model

A storm water model was developed utilizing SewerGEMS V8i software by Bentley. The model includes pipes, channels, detention basins, and drainage areas. The City was broken up into unique drainage areas where all storm water from the area drains to a single point. Each area was characterized by slope, soil type, 25-year storm, development type, etc. Each area drains to a storm water pipe or channel. These pipes and channels convey storm water from the drainage areas to outlet points at the City's southern boundary. Regional detention basins limit peak flow in the system and are included in the modeled.

STORM WATER SYSTEM DATA

Data for the model was obtained in a number of different ways. An existing storm water model and GIS information was provided to Horrocks from Pleasant Grove City. A review of this data was performed to determine what information could and could not be used.

Critical areas that did not have existing data or incomplete data were then identified. Pipes, catch basins, manholes, ponds, and other storm water features were surveyed to record exact locations, and measured to obtain the required technical information (invert elevations, pipe and structure sizes, etc). Existing information with correct locations, but no elevation data were also surveyed to determine accurate elevations.

Data for some elements of the storm water system was obtained from aerial images, such as detention pond sizes and locations, land uses, and open channel locations. GIS contours of the City were used to determine approximate elevations for areas that were not surveyed.

^b http://hdsc.nws.noaa.gov/hdsc/pfds/pfds_map_cont.html?bkmrk=ut

Additionally, field inspections and observations were used to determine other information such as sizes of pipes that were not readily accessible to surveyors.

It is recommended that the City budget to collect more survey data to make the model more accurate. This version of the storm water model represents the most critical portions of the system with surveyed data. Figure 6 in the appendix shows the existing storm water system.

Hydraulic Analysis

The NRCS TR-55 method^c was used to model the rainfall runoff for this master plan. This is a widely used and accepted method to model rainfall runoff in urban settings. A curve number (CN) was selected for each drainage area. The CN is based on land use type, and the hydrologic soil group. The hydrologic soil group is a measure of the soils capacity to infiltrate water and they are grouped into 4 different groups, A, B, C, and D. Group A would infiltrate the most storm water, and group D the least. Therefore, locations with a hydrologic soil group of D, would have the most runoff after a storm. Figure 2 in the appendix shows the existing soil types for the planning area.^{d,e} Figure 4 in the appendix shows the current curve numbers. Figure 5 in the appendix shows the City broken up into drainage areas.

Current land use was determined from zoning, aerial images and site visits. Future land use was determined from the City's zoning map which is included as Figure 8 in the appendix.

Appropriate lag time values were determined for each drainage area. Lag time is the amount of time that it will take rainfall to travel from the most remote part of the drainage area to the outlet. The SCS lag time method was used to determine these values. The lag time varies with CN, slope and length of the drainage area.

There are a number of ditches, pipes and other channels throughout the City that have a continuous flow throughout the year. This is due to ground water, irrigation water or other sources. Larger channels throughout the City have been observed and a "base flow" amount was determined from field observations. This amount was then added into the model.

Irrigation channels throughout the City also collect rainfall during a storm. The irrigation water in these channels was not modeled, because it can be controlled, and it varies throughout the year. These flows will also diminish over time as surface flood irrigation is replaced with pressurized sprinkler irrigation and farm land is developed.

An areal reduction factor was also applied to the storm water model. A typical storm event is oval shaped with the strongest portion concentrated over a smaller area. The size of the City's

^c National Resource Conservation Service (NRCS), Urban Hydrology for Small Watersheds, TR-55

^d NRCS, Web Soil Survey, <http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx>

^e NRCS Soil Data Mart, Utah County, <http://soildatamart.nrcs.usda.gov/Survey.aspx?County=UT049>

storm water system is large enough that it qualifies for the reduction factor since the strongest part of the design storm will not cover the entire City at any given time.^f

Per City code, regional detention and conveyance facilities are designed for the 25-year storm. New, non-single family residential, developments are required to provide detention for the 10 year storm, and are required to limit the runoff from their site to 0.15 cfs/acre. In the buildout model, representative 10-year detention basins were added for areas with future development.

2000 WEST DRAINAGE AREA

The Grove/2000 West area has different standards for storm water. They are required to detain the 100-year storm, and required to have a release rate of only 0.05 cfs/acre. Figure 13 in the appendix shows the areas that are required to detain the 100 year storm.

The area along 2000 West, on the southwest side of Pleasant Grove, drains to a single outlet on the southeast side of the I-15 Interchange. Because the outlet has a limited capacity, any flows above the 25-year storm may cause flooding at the freeway. To minimize the impact of potential flooding, it is proposed that a 30 foot wide area along I-15 be designated as a buffer area for flooding. This buffer area would extend along the north side of I-15 from 1300 West to Pleasant Grove Boulevard. No structures should be allowed in this area. Landscaping, parking, and open space could be allowed, with the knowledge that the area may be inundated during major storm events. This area will serve as an area to collect excess storm water to minimize flooding to surrounding structures. The area should be 30 feet wide starting at the toe of the slope from I-15, and should be an average of 1.5 feet of storage capacity. The area could be used for site storm water detention as long as 1.5 feet of storage is available for 100-year flooding. Currently there is a minimum set back of 30 feet from I-15 required so this requirement should not significantly impact development in the area.

MODEL CALIBRATION

Calibrating a storm water model is not an exact science. The data used to calibrate the model is highly variable and difficult to obtain. Normally, calibration would be attempted by comparing a known event to modeled results and adjusting the model to match field data. In this case we don't have a known event since storms by their nature are highly variable across a drainage area. Rainfall data is collected at only a few locations and may or may not represent what is happening throughout the area. Flow measurements also do not exist in various portions of the conveyance system. Therefore calibration of the model consisted of running the model and displaying the data for the City operators to review and comment on. The field experience of City staff is invaluable in that they know where there are flooding problems during certain storms.

^f National Resource Conservation Service (NRCS), Urban Hydrology for Small Watersheds, TR-55
"Draft" Storm Water Master Plan

S E C T I O N 3

Storm Water System Improvements

Operation and Maintenance

The City's current storm water system consists of pipes, open channels, detention basins, inlets, outfalls, junction manholes, etc. The system started by using the flood irrigation ditches to move storm water. These ditches by necessity followed the contour of the land and did not necessarily follow City streets. This leaves many current storm water facilities on private property behind homes that are difficult and expensive to maintain. It is recommended that the City budget a certain amount every year in the storm water fund to move these facilities into City right of way whenever possible. These costs are operating costs and are not eligible for impact fees unless the facility needs to be upsized for future growth. Cost estimates in this report include a breakdown of what percentage if any is growth related.

Pleasant Grove City storm water facilities range from new to 100 years old. Table 2 shows an estimate of the replacement cost of the City's storm water system. The typical design life of a storm water facility ranges between 30 to 80 years. At some point all storm water facilities will need to be replaced and therefore the City should budget a certain amount each year to replace aged and failing storm water infrastructure. Table 2 shows the cost per year to replace the existing infrastructure over an 80 year time frame. Moving facilities into street right of way, as noted above, can be considered a replacement cost so the combined cost of these two items should be equal to the yearly cost noted in the table. The costs are operating costs and not eligible for impact fees unless the facility needs to be upsized for future growth.

It is also recommended that the City continue to budget for items related to operating and maintaining the storm water system, including but not limited to, storm water management plan implementation and inspection, storm water system cleaning and inspection, detention basin inspection and maintenance, street sweeping, repair, etc. Table 3 show the anticipated capital equipment and employee costs anticipated over the planning period.

Table 2 Existing System Replacement Costs

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$3,475,997
2	15 Inch Storm Drain (15 and smaller)	127,557	LF	\$40.00	\$5,102,280
3	18 Inch Storm Drain	81,990	LF	\$45.00	\$3,689,550
4	21 Inch Storm Drain	6,368	LF	\$50.00	\$318,400
5	24 Inch Storm Drain	53,497	LF	\$54.00	\$2,888,838
6	30 Inch Storm Drain	21,835	LF	\$58.00	\$1,266,430
7	36 Inch Storm Drain	14,467	LF	\$75.00	\$1,085,025
8	42 Inch Storm Drain	13,168	LF	\$110.00	\$1,448,480
9	48 Inch Storm Drain	340	LF	\$150.00	\$51,000
10	Misc and Unknown Storm Drain Sizes	70,320	LF	\$54.00	\$3,797,280
11	Open Channel	51,120	LF	\$90.00	\$4,600,800
12	Detention Basin (0.5 acre per basin Ave)	22	Acre	\$90,000.00	\$1,980,000
13	Storm Drain Boxes	659	EA	\$3,500.00	\$2,306,500
14	Storm Drain Manholes	500	EA	\$4,500.00	\$2,250,000
15	Inlet Boxes	1,150	EA	\$2,500.00	\$2,875,000
16	Storm Drain Sumps	21	EA	\$6,500.00	\$136,500
17	Class "A" Road Repair	3,505,878	SF	\$5.25	\$18,405,860
18	Class "D" Field Repair	1,577,586	SF	\$0.90	\$1,419,827
19	Imported Backfill	389,542	TON	\$16.00	\$6,232,672
20	Railroad Crossing	15	LS	\$108,000.00	\$1,620,000
21	State Road Crossing	20	LS	\$220,000.00	\$4,400,000
22	Traffic Control	1	LS	\$475,500.09	\$475,500
23	Utility Relocation (20% of pipe cost)	1	LS	\$3,170,000.60	\$3,170,001
Sub Total (Construction)					\$72,995,940
Contingencies 15%					\$10,949,391
Total (Construction)					\$83,945,331
Design and Construction Engineering 15%					\$10,949,391
Administration, Legal, and Bond Counsel 1%					\$729,959
Total (Professional Services)					\$11,679,350
Grand Total					\$95,624,681
January 2013 CCI = 9437					
Data From Pleasant Grove City GIS Data Base					
Costs are in 2013 dollars					
Replacement Costs Per Year (80 Years)					\$1,195,309

Table 3 Anticipated Yearly Capital Equipment and Employee Costs

	Employee	Vac-Truck	Sweeper	Backhoe	Pickup	Dump Truck	Annual Cost
2013	4.5	1	0	1	2	3	\$657,000
2014	4.5	1	1	1	2	3	\$607,000
2015	4.5	1	1	1	2	3	\$419,500
2016	5.5	1	1	1	3	3	\$499,500
2017	5.5	1	1	1	3	3	\$479,500
2018	5.5	1	1	1	3	3	\$479,500
2019	5.5	1	1	1	3	3	\$479,500
2020	6.5	1	1	1	3	4	\$595,500
2021	6.5	1	1	1	3	4	\$547,500
2022	6.5	1	1	1	3	4	\$547,500
2023	6.5	1	1	1	3	4	\$547,500
2024	6.5	1	1	1	3	4	\$547,500
2025	7.5	1	2	1	3	4	\$785,000
2026	7.5	1	2	1	3	4	\$660,000
2027	7.5	1	2	1	3	4	\$660,000
2028	7.5	1	2	1	3	4	\$660,000
2029	7.5	1	2	1	3	4	\$660,000
2030	7.5	2	2	2	4	4	\$988,000
2040	8.5	2	2	2	4	5	\$826,000
2050	8.5	2	2	2	4	5	\$796,000

Notes.

1. Annual cost includes amortized capital cost of equipment over expected life.
2. 2013 includes full vac-truck capital costs and 2014 includes full sweeper capital cost.
3. Costs are in 2013 dollars.
4. Costs do not include O&M costs which need to be budgeted separately.

Item	Capital Cost	Expected Life (years)
Vac-Truck	\$350,000.00	7
Street Sweeper	\$250,000.00	4
Pickup	\$50,000.00	10
Dump Truck	\$120,000.00	20

Trackhoe is \$8,000 per year rental cost

Employee is \$50,000 per year average wages and benefits

Existing Deficiencies

Using the model of the existing system, problem areas have been identified in the model. These include manholes or catch basins that overflow, pipes or channels that are over capacity, and detention or retention ponds that overflow. Other problem areas have been identified through field observations, and through consultation with City staff.

Areas of the City have been identified that are not connected to the overall storm water system, or are not completely connected to the storm water system. These areas are not included in the model of the existing system. In this way, the model of the current system more accurately reflects the existing conditions and deficiencies attributable to current users are more accurately identified.

Figure 6 in the appendix shows the existing system. Figure 7 in the appendix shows the existing deficiencies with a number corresponding to the list below. Cost estimates include an estimate of the portion to be paid for by existing users and the portion eligible for impact fees.

1. 600 West 600 North Detention and Pipeline Improvements

Construct a 30 ac-ft detention facility and upsize the existing line on 600 West to a 42-inch (121 cfs) from the entrance to the detention facility to 1000 North and to 36 inch (60 cfs) from 1000 to 1100 North. The detention facility will need to be upsized to 40 ac-ft in the future and the pipeline will need to be upsized to 48-inch (138 cfs). The outflow will need to be limited to 1.5 cfs during the storm event and increased as downstream capacity becomes available.

2. 400 North 400 West to 200 North 200 East Pipeline

This project will redirect flow from the ditch on 200 North 200 East west to the new 600 West detention facility through a new 30-inch pipe (63 cfs). Pipeline will need to be upsized for buildout to 36-inch (98 cfs).

3. 700 South 100 East Connection

Redirect flows from the southeast side of the railroad tracks on 700 South to the north side with a 24-inch pipeline (30 cfs).

4. 200 South from Locust Ave to 400 East and south to 350 South

Collect water from the Upper Main Ditch on 200 south with a new 18-inch line (24 cfs) and connect to the Lower Main Ditch. Then upsize the existing line from 200 South to 350 South to a 24-inch (24 cfs).

5. Mahogany Detention Basin Inlet and Outlet Piping

The existing Mahogany Detention Basin at approximately 500 West and 800 North currently has no primary inlet or outlet piping. Connect the basin inlet to the storm drain on 1300 West and 800 North with a 48-inch pipeline (93 cfs). Connect the basin outlet to the existing State Street crossing on Garden Drive with a 24-inch pipeline (13 cfs). The detention basin will need to be upsized for buildout to 16 ac-ft.

6. Anderson Park Detention and Outlet Piping

Construct a 2.6 ac-ft detention basin in Anderson Park and construct new 15-inch (9 cfs) outlet piping to 600 East on 100 South. The detention basin will need to be upsized for buildout to 4 ac-ft. Storm water from the North Union Ditch would be diverted through this facility.

7. 1100 North from 600 West to 300 West Piping

Replace the existing piping on the north side of the road with 30 inch (32 cfs).

8. 1100 North from 300 West to 100 West Piping

Replace the existing piping on the north side of the road with 24-inch (32 cfs) and connect the north and south pipelines with a 30-inch (24 cfs) pipeline at 100 West.

9. 1100 North from 300 East to 430 East Piping

Connect the Mill Ditch to existing piping on the north side of the road from 300 East to 430 East with a 15-inch pipe (25 cfs). The piping will need to be upsized to 24-inch (43 cfs) for buildout.

10. 600 West 1800 North Detention and Piping

Construct a 1.3 ac-ft detention basin at approximately 1700 North and 600 West. Up-size the existing piping on 1800 North from 600 West to approximately 450 West with 24-inch (25 cfs). The detention basin will need to be upsized to 2.7 ac-ft and the piping will need to be upsized to 36-inch (37 cfs) for buildout.

11. 900 North 470 East to 1000 North 500 East

Upgrade existing piping on 900 North to 21 inch (21 cfs) and on 500 East to 18-inch (12 cfs).

12. 1300 West From Center St to 100 South Piping

Install new 42-inch (84 cfs) piping in the open ditch on 1300 West between approximately Center Street and 100 South.

13. 1000 South from 700 West to 850 West

Upgrade existing piping to 24-inch (25 cfs) on 1000 West between 700 West and 850 West.

14. 700 South from 600 West to 900 West Piping

Upgrade existing piping and open ditch to 42-inch (73 cfs) on 700 South between 600 West and 900 West. Piping will need to be upsized to 48-inch (80 cfs) for buildout.

Table 4 shows the recommended existing system improvements.

Table 4 Recommended Existing System Improvements

Item	Description	Cost	Existing	Growth
1	600 West 600 North Detention and Pipeline Improvements	\$6,411,840	\$4,857,160	\$1,554,680
2	400 North 400 West to 200 North 200 East Pipeline	\$783,811	\$670,265	\$113,546
3	700 South 100 East Connection	\$174,370	\$174,370	\$0
4	200 South from Locust Ave to 400 East and 350 South	\$157,518	\$157,518	\$0
5	Mahogany Detention Basin Inlet and Outlet Piping	\$1,070,690	\$521,735	\$548,955
6	Anderson Park Detention and Outlet Piping	\$587,947	\$501,290	\$86,657
7	1100 North from 600 West to 300 West Piping	\$282,640	\$282,640	\$0
8	1100 North from 300 West to 100 West Piping	\$199,471	\$199,471	\$0
9	1100 North from 300 East to 430 East Piping	\$219,204	\$189,501	\$29,703
10	600 West 1800 North Detention and Piping	\$423,483	\$299,576	\$123,907
11	900 North 470 East to 1000 North 500 East	\$136,620	\$136,620	\$0
12	1300 West From Center St to 100 South Piping	\$142,875	\$142,875	\$0
13	1000 South from 700 West to 850 West Piping	\$141,680	\$141,680	\$0
14	700 South from 600 West to 900 West Piping	\$321,617	\$269,243	\$52,374
Grand Total		\$11,053,763	\$8,543,942	\$2,509,821

January 2013 CCI = 9437

Costs are in 2013 dollars

Growth Related Improvements

After determining the existing needs, a model of the City's buildout storm drain system was developed. In the buildout model, all areas of the City are connected to the storm water system, and each area is modeled as if it were completely developed, according to its future land use type. For example, an area that is currently an open field, but is in a commercial zone, is modeled as if it were fully developed in a commercial area. This provides the most accurate estimate of the future storm flows to be expected from each area. The City requires that commercial, industrial, and high density residential areas detain the 10-year storm. These requirements for detention have been accounted for in the buildout model. The buildout model includes a detention pond for each of these areas that represents a future 10-year detention pond.

The completed buildout model is used to determine what areas of the storm water system need to be upgraded to accommodate future growth. The buildout model is also used to determine the best alternatives for detention locations and sizes, pipe sizes and routes, etc.

There are many ways to address storm water conveyance ranging from no storm water system at all to elaborate pipe and detention combinations. The purpose of detention facilities is to detain high peak flows in a storage facility and release these flows over a period of time. This allows downstream facilities to be smaller and less expensive. There is a balance between the cost associated with piping peak flows and the cost to detain flows. Horrocks Engineers has looked at many different combinations of pipe/detention system to convey storm water out of the City. After reviewing many different options and costs and presenting different scenarios to City Council and staff we have developed a plan to direct future growth. One major concept drove development of the current master plan. This was the desire to limit the amount of area required for detention south of State Street both because of the cost to purchase land in the area and the desire to have more economic development in the area. There was also the desire to bring the 2000 West corridor closer to the storm water development standard of the rest of the City.

The current outlet for 2000 West goes under I-15 just southeast of the Pleasant Grove Interchange with a capacity of 125 cfs. Downstream conveyance facilities are limited to about 25 cfs through Lindon. We recommend in this master plan that a new conveyance facility with a capacity of at least 125 cfs be constructed to Utah Lake that bypasses the current Lindon City Infrastructure. This and other improvements north of I-15 allows the majority of the 2000 West basin to follow the same discharge standards as the rest of the City. Figure 10 in the appendix shows the proposed buildout storm water facilities. Figure 13 shows the areas along the 2000 West corridor that need to maintain the current 100-year detention and 0.05 cfs per acre outlet flows.

This plan also calls for a major detention facility in the area of 400 North and 600 West which allows for smaller detention facilities south of State Street.

The following list describes the improvements recommended for the buildout system.

1. 900 South from 900 East to Locust Ave

Construct new 15-inch (10 cfs) piping from 900 East to Locust Ave. This will collect water from the existing irrigation/storm ditch on 900 East and direct it through the City instead of Lindon.

2. 200 North from 450 East to 750 East

Replace existing pipe and construct new 30-inch (63 cfs) piping on 200 North from 450 East to 750 East. This facility will collect water from the historic Grove Creek channel.

3. 2600 North Detention Basins

Construct new detention basins on 2600 North at approximately 1146 West (1.8 ac-ft) and 600 West (2.8 ac-ft)

4. 900 West from 2850 North to Murdock Trail

Construct new 15-inch (10 cfs), 21-inch (18 cfs), and 24-inch (27 cfs) on 900 West from 2850 North to the Canal trail.

5. 1000 South from 400 West to 700 West

Upgrade existing piping to 24-inch (24 cfs) on 1000 South from 400 West to 700 West.

6. 1000 South from 700 West to 800 West Bypass line

Construct new 3- inch (28 cfs) piping on 1000 South from 700 West to 800 West that bypasses the detention basin in the area.

7. 1300 West from 1000 South to I-15

Construct new 30-inch (27 cfs) piping on 1300 West from 1000 South to I-15.

8. 220 South Smith Property Detention

Construct a new 11.1 ac-ft detention facility in the area of 220 South and 900 West.

9. Pleasant Springs Detention

Modify and enlarge an existing areas north of Pleasant Springs to detain 7.5 ac-ft of water.

10. 1000 South 900 West Detention

Construct a new 10.0 ac-ft detention facility in the area of 1000 South and 900 West.

11. 1000 South from 1300 West to 1700 West and South to I-15

Construct new 48-inch (127 cfs) pipelines from 1000 South and 1300 West to I-15. This facility will allow more free drainage from the 1300 West corridor.

12. Outfall from I-15 to Utah Lake

Construct 5- inch, 60-inch, 66-inch, open concrete channels and open earthen channels (127 cfs) from I-15 to Utah Lake.

Table 5 shows the proposed buildout system improvements.

Table 5 Proposed Buildout System Improvements

Item	Description	Cost
1	900 South from 900 East to Locust Ave	\$149,950
2	200 North from 450 East to 750 East	\$797,715
3	2600 North Detention Basins	\$309,488
4	900 West from 3000 North to Murdock Trail	\$693,025
5	1000 South from 400 West to 700 West	\$182,557
6	1000 South from 700 West to 800 West Bypass line	\$54,878
7	1300 West from 1000 South to I-15	\$429,013
8	220 South Smith Property Detention	\$532,319
9	Pleasant Springs Detention	\$458,042
10	1000 South 900 West Detention	\$2,821,734
11	1000 South from 1300 West to 1700 West and South to I-15	\$946,708
12	Outfall from I-15 to Utah Lake	\$3,499,280
Grand Total		\$10,874,709

January 2013 CCI = 9437
Costs are in 2013 dollars

Lindon City Bypass Alternative

Pleasant Grove City currently discharges storm water into Lindon City, in the area of 1000 South on the border between the two cities. As Lindon and Pleasant Grove grow, upgrades will be needed to accommodate the storm water flows in Lindon that are coming from Pleasant Grove.

This will require Pleasant Grove to either reduce the flows going into Lindon, or to participate financially in upgrades to Lindon's storm water system. An option has been created in the buildout storm water model, to reduce the amount of storm water that discharges into Lindon. A pipe would be built in 1000 West and connect to a new detention pond in the area of 1000 South and 200 East. The storm water would then be routed to the west, to the main storm water system outlet. The result would be that the two existing outlets into Lindon would both be limited to 10 cfs. This will reduce the impact onto Lindon's storm water system, and reduce or eliminate any financial obligations that Pleasant Grove might have to Lindon.

Other efforts have been made within Pleasant Grove City to limit the amount of storm water that discharges into Lindon. In buildout, some channels and pipes will be re-routed, so that flows will be diverted within Pleasant Grove, and not discharge into Lindon. At 200 North and 220 East a channel currently flows to the south to Lindon. This channel will be connected to the west, eliminating the flow to the south going into Lindon.

A new detention pond will be built at approximately 100 South and 900 East. This will reduce some of the stormwater flows that discharge into Lindon.

At 125 North and 725 East, storm water and irrigation water combine and flow to the northwest and southwest. The southwest leg eventually flows into Lindon. The southwest leg will be cut off, eliminating the storm water and irrigation flows to Lindon.

Table 6 shows the cost estimates for the Lindon bypass option. Figure 11 in the appendix shows the potential Lindon bypass option.

Table 6 Lindon Bypass Option

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$79,823
2	24 Inch Storm Drain	3,300	LF	\$65.00	\$214,500
3	36 Inch Storm Drain	4,800	LF	\$90.00	\$432,000
4	Junction Boxes	21	EA	\$6,000.00	\$126,000
5	Class "A" Road Repair	2,000	SF	\$5.25	\$10,500
6	Class "D" Field Repair	74,400	SF	\$0.90	\$66,960
7	Imported Backfill	11,200	TON	\$14.00	\$156,800
8	1000 South Railroad Crossing	1	LS	\$108,000.00	\$108,000
9	Traffic Control	1	LS	\$19,395.00	\$19,395
10	Utility Relocation (20% of pipe cost)	1	LS	\$129,300.00	\$129,300
11	Detention Basin Construction	4	ACRES	\$90,000.00	\$333,000
Sub Total (Construction)					\$1,676,278
	Contingencies	15%			\$251,442
	Land	161,172	SF	\$7.50	\$1,208,790
	Right of Way	121,500	SF	\$3.75	\$455,625
Total (Construction)					\$3,592,134
	Design and Construction Engineering	15%			\$538,820
	Administration, Legal, and Bond Counsel	1%			\$35,921
Total (Professional Services)					\$574,742
Grand Total					\$4,166,876

Costs are
in 2013
dollars
January 2013 CCI = 9437

Potential Snow Melt Flood Flow Routing

Periodically, winter snows and spring snow melt combine to produce significant flood flows from Battle Creek and Grove Creek canyons east of the City. The historic channels that carried this water to Utah Lake have been obliterated by development and diverted for irrigation purposes. During those times when the flood flows were greater than the irrigation system can handle the general practice was to direct these flows into the Provo Reservoir Canal.

During the years of 2011 and 2012 the canal was piped and was unavailable for the surface discharge of flood flows. The City has negotiated an agreement with the Metropolitan Water

District of Salt Lake and Sandy (MWDSL&S) to allow the discharge of flood flows into the piped canal. As of the time of this master plan it is still necessary to negotiate agreements with the other major stake holders in the canal for this discharge to occur. Among other requirements, the City had to construct pressure pipelines from the mouth of Battle Creek and Grove Creek Canyons to collect and measure flood flows, screen debris, pressurize the flow and connect to the piped canal for discharge. These facilities were constructed in 2012. The Battle Creek pipeline has a capacity of approximately 124 cfs while the Grove Creek Pipeline has a capacity of 186 cfs. For comparison it is estimated that the flood flows in 1983 were 70 and 140 cfs respectively.

The agreement to discharge gives the MWDSL&S the right to revoke the approval and give the City 15 years to construct other means of transmitting the flood flows. One option to deal with flood flows is to construct pipe/channel improvements to Utah Lake. Table 7 gives a cost estimate to construct pipelines and open channels to Utah Lake for these flood flows. Figure 12 in the appendix shows a possible alignment for this option.

Table 7 Snow Melt Flood Flow Options Cost Estimate

Item	Description	Quantity	Units	Unit Cost	Cost
1	Mobilization	1	LS	----	\$701,280
2	30 Inch HDPE	2580	LF	\$90.00	\$232,200
3	36 Inch HDPE	3485	LF	\$110.00	\$383,350
4	48 Inch HDPE	2890	LF	\$150.00	\$433,500
5	54 Inch HDPE	7800	LF	\$200.00	\$1,560,000
6	63 Inch HDPE	19600	LF	\$250.00	\$4,900,000
7	Manholes/Inlets	27	EA	\$8,000.00	\$216,000
8	Class "A" Road Repair	545325	SF	\$5.25	\$2,862,956
9	Class "D" Field Repair	181775	SF	\$0.90	\$163,598
10	Imported Backfill	44780	TON	\$14.00	\$626,920
11	Railroad Crossing	2	LS	\$350,000.00	\$700,000
12	State Road Crossing	1	LS	\$220,000.00	\$220,000
13	Traffic Control	1	LS	\$225,271.50	\$225,272
14	Utility Relocation (20% of pipe cost)	1	LS	\$1,501,810.00	\$1,501,810
Sub Total (Construction)					\$14,726,886
	Contingencies	15%			\$2,209,033
	Land	140,700	SF	\$7.50	\$1,055,250
	Right of Way	160,350	SF	\$3.75	\$601,313
Total (Construction)					\$18,592,481
Design and Construction					
	Engineering	15%			\$2,209,033
	Administration, Legal, and Bond Counsel	1%			\$147,269
Total (Professional Services)					\$2,356,302
Grand Total					\$20,948,783
January 2013 CCI = 9437		Costs are in 2013 dollars			

Future Challenges

Government storm water quality regulations tend to increase over time with the effect of those regulations being unknown. There are several potential items that may significantly change the way the City handles storm water and may have significant financial repercussions. Currently Utah Lake is listed as impaired with respect to phosphorus and total dissolved solids (TDS). The normal process for an impaired water body is for the State and EPA to study the causes of impairment and recommend a total maximum daily load (TMDL) limit for the constituent involved. Everyone discharging to Utah Lake would be limited in the amount of contaminant

that can be released. There is currently no TMDL established for Utah Lake for either phosphorous or TDS. When a TMDL is established the result could be the requirement to treat all storm water runoff in a treatment plant.

Another potential regulation is the concept of limiting runoff from any parcel to the historical runoff prior to development. This regulation is currently being pushed by the EPA but has yet to be implemented. This may limit the size of storm water conveyance (piping and ditch) facilities the City will need to install and maintain but will shift a significant financial burden to developers who may find it impossible to develop. Existing development would likely be grandfathered initially with the requirement to upgrade when re-developed.

Another item that needs to be addressed is the impact of ground water on the City storm water system. Draining ground water from a home or business into the City storm water system requires larger facilities to be constructed at a significant cost to the City and developers. We recommend that the City include a monthly utility charge for those who discharge ground water to the storm water system to cover the increased cost.

S E C T I O N

4

Storm Water System Impact Fee Facility Plan

Impact Fee Facility Plan Requirements

General Background

Pleasant Grove City is expecting significant growth in years to come. This growth, through the construction of homes, parks, commercial areas and other amenities incidental to development, will increase the demand on the City's storm water system. Pleasant Grove City's objective is to provide adequate storm water facilities to provide a level of protection against flooding.

Pleasant Grove City has developed a Storm Water Master Plan to plan storm water facilities to meet a level of protection against flooding. The plan proposes guidelines and suggests controls for the design and installation of storm water facilities. The plan also establishes estimated costs associated with storm water facilities.

Required Elements of a Impact Fee Facilities Plan

The purpose of this Impact Fee Facility Plan ("IFFP") is to identify storm water impacts placed on existing storm water facilities by new development and propose means by which Pleasant Grove City will meet these demands. Various funding possibilities for these facilities will also be discussed.

A IFFP, or its equivalent, must be in place if impact fees are to be considered as a financing source. Impact fees are one-time fees charged to new development to cover costs of increased capital facilities necessitated by new development. They are a critical financing source for Pleasant Grove City to consider, given the anticipated growth.

Utah Code Ann. §11-36a-202 provides that the plan shall identify:

- (i) Demands placed upon existing public facilities by new development activity; and

- (ii) The proposed means by which the local political subdivision will meet those demands.

Demands on Existing Facilities

Service Area

Pleasant Grove City is located in the Northeastern portion of Utah County near the base of the Wasatch Mountains and includes an area of approximately 9 square miles. It is bordered on the West by American Fork City, on the South by Lindon City, on the East by Utah County Lands and the Forest Service, and on the North by the Cedar Hills City. Existing land uses vary from pasture and farmland to high-density residential housing and commercial complexes. Therefore, the community can be classified as both rural and suburban.

Pleasant Grove City owns and operates a storm water system that collects and transmits storm water through the City. The system collects storm water from upstream communities (Cedar Hills, and Utah County Lands) and discharges to downstream communities (Lindon).

Existing Storm Water Requirements

Pleasant Grove City has chosen to develop and maintain a storm water system that meets the following level of service. Combined conveyance and detention facilities are designed to handle the 25-year storm. Regional detention facilities are provided to limit the outlet flow to the capacity of various downstream conveyance facilities. Storms larger than the 25-year storm are required to be discharged to a downstream city street. If a development cannot discharge larger than 25-year storms to a downstream city street, they are required to provide 100-year conveyance to a suitable outlet on a downstream city street.

An ERU is an equivalent residential unit and is the measure used to adequately represent all uses and requirements. A storm water ERU is defined as 4,400 square feet (sf) of impermeable hardscape. This is the approximate average of impervious area for a single family residence in Pleasant Grove City. This was determined during this study by taking a random sample of residential homes in the City and measuring the amount of impervious area.

In addition to residential uses in the City there are commercial, institutional and other uses which have their own ERU's associated. These ERU's were determined based on the average commercial and institutional impervious area. Commercial areas typically have 85 percent impervious area while churches have 70 percent and schools have 50 percent. An analysis of the number of commercial and institutional parcels was performed to determine the average number of existing ERU's per commercial and institutional unit. The total area of each category was

multiplied by the percent hardscape associated and divided by 4,400 sf/ERU to determine the average ERU per connection. These values were used to estimate existing and future ERU's for planning purposes. When developments are proposed it is recommended that the actual amount of impervious surface area be utilized when assigning impact fees.

In addition to the ERU calculation, an adjustment factor was calculated and applied to account for those areas that are required to provide detention as a condition of development. The adjustment factor was determined by comparing the peak flows generated from a 25 year storm when discharging directly versus discharging through a 10 year detention system. A similar adjustment factor was calculated and applied for those areas that are required to provide 100 year detention. Adjustment factors were calculated for several existing areas with factors ranging from 12 to 37 percent with an average of approximately 20 percent (80 percent reduction) for areas with 10-year detention requirements. Similar calculations return an average 3 percent adjustment factor (97 percent reduction) for those areas with 100-year detention requirements.

The ERU for each type of development should be calculated as follows. An ERU of 1.0 should be applied to each residential unit in a project where detention is not required. For each project where detention is required the total actual impervious area should be calculated and divided by 4,400 sf/ERU. An adjustment factor of 0.20 should be applied to those with 10-year detention and an adjustment factor of 0.03 to those with 100-year detention. The area where 100-year detention is required is identified in Figure 13 in the appendix.

Existing Storm Water Facilities

Existing conditions at the time of this study were established using data collected from the City as well as field data generated specifically for this IFFP. Some of the data gathered and used includes an existing storm water model, the existing storm water master plan, existing City maps and field flow data. Figure 6 in the appendix shows Pleasant Grove's existing storm water system and facilities. Existing conditions including conveyance and detention facilities and their deficiencies are described in the following tables.

Discharges to the storm water system include residential, school, church, commercial, and City owned facilities for a total of 19,049 equivalent residential units (ERUs).

Deficiencies Based on Existing Development

Pleasant Grove City's existing storm water system has areas that meet current minimum levels of Service and other areas that are deficient. Figure 7 in the appendix shows the improvements that are recommended to correct existing system deficiencies.

Current Capital Facility Needs

Figure 7 in the appendix shows the recommended storm water capital facilities required for existing users.

Future Capital Facilities

Figure 10 in the appendix shows the proposed buildout storm water system layout. Table 8 shows the anticipated ten year improvement schedule with associated impact fee related costs.

Table 8 Ten Year Improvement Schedule (2013 Dollars)

Fiscal Year	Description	Cost	% Benefit to Existing	Impact Expense	Operating Expense
2012-13	5 Year Master Plan Update	\$75,000	0%	\$75,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,778,452	0%	\$728,749	\$2,049,703
2013-14	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2014-15	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2015-16	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2016-17	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0

	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2017-18	5 Year Master Plan Update	\$40,000	0%	\$40,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,743,452	0%	\$693,749	\$2,049,703
2018-19	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2019-20	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2020-21	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
2021-22	Annual Master Plan Review	\$4,000	0%	\$4,000	\$0
	Back Yard Storm Drain Relocation	\$195,309	100%	\$0	\$195,309
	System Replacement	\$1,000,000	100%	\$0	\$1,000,000
	System Deficiencies	\$1,105,376	77%	\$250,982	\$854,394
	Buildout Improvements	\$402,767	0%	\$402,767	\$0
	Yearly Total	\$2,707,452	0%	\$657,749	\$2,049,703
	Total Expenditures	\$27,181,518		\$6,684,491	\$20,497,027

Capital Facility Cost and Proportionate Share

Cost of Capital Facilities

Engineer's estimates of cost are described in Tables 9 and 10. These costs are associated with master planned improvements in order to properly handle existing and future development demands.

Table 9 Recommended Existing System Improvements

Item	Description	Cost	Existing	Growth
1	600 West 600 North Detention and Pipeline Improvements	\$6,411,840	\$4,857,160	\$1,554,680
2	400 North 400 West to 200 North 200 East Pipeline	\$783,811	\$670,265	\$113,546
3	700 South 100 East Connection	\$174,370	\$174,370	\$0
4	200 South from Locust Ave to 400 East and 350 South	\$157,518	\$157,518	\$0
5	Mahogany Detention Basin Inlet and Outlet Piping	\$1,070,690	\$521,735	\$548,955
6	Anderson Park Detention and Outlet Piping	\$587,947	\$501,290	\$86,657
7	1100 North from 600 West to 300 West Piping	\$282,640	\$282,640	\$0
8	1100 North from 300 West to 100 West Piping	\$199,471	\$199,471	\$0
9	1100 North from 300 East to 430 East Piping	\$219,204	\$189,501	\$29,703
10	600 West 1800 North Detention and Piping	\$423,483	\$299,576	\$123,907
11	900 North 470 East to 1000 North 500 East	\$136,620	\$136,620	\$0
12	1300 West From Center St to 100 South Piping	\$142,875	\$142,875	\$0
13	1000 South from 700 West to 850 West Piping	\$141,680	\$141,680	\$0
14	700 South from 600 West to 900 West Piping	\$321,617	\$269,243	\$52,374
Grand Total		\$11,053,763	\$8,543,942	\$2,509,821

January 2013 CCI = 9437

Costs are in 2013 dollars

Table 10 Recommended Buildout System Improvements

Item	Description	Cost
1	900 South from 900 East to Locust Ave	\$149,950
2	200 North from 450 East to 750 East	\$797,715
3	2600 North Detention Basins	\$309,488
4	900 West from 3000 North to Murdock Trail	\$693,025
5	1000 South from 400 West to 700 West	\$182,557
6	1000 South from 700 West to 800 West Bypass line	\$54,878
7	1300 West from 1000 South to I-15	\$429,013
8	220 South Smith Property Detention	\$532,319
9	Pleasant Springs Detention	\$458,042
10	1000 South 900 West Detention	\$2,821,734
11	1000 South from 1300 West to 1700 West and South to I-15	\$946,708
12	Outfall from I-15 to Utah Lake	\$3,499,280
Grand Total		\$10,874,709

January 2013 CCI = 9437

Costs are in 2013 dollars

Free Capacity in Storm Water System

With the exception of some deficiencies as noted in the following section, the storm water system has the capacity to serve the storm water needs of the current residents.

Table 11 Storm Water System Cost Summary

Item Description	Cost Estimate
Current System Deficiencies Costs	\$8,543,942
Replacement Program Costs (27 Year Planning Period)	\$32,273,330
Future System Upsize Cost	\$13,743,530
Total	\$54,560,802

Cost Associated with Deficiency

As described in Section 2, the existing storm water system has deficiencies. The City will need to install and upgrade facilities in order to properly handle existing storm water demands. The cost associated with these deficiencies will be paid through other funding sources and is not eligible to be paid for through impact fees.

Replacement and Relocation Program Costs

The City's current storm water system consists of pipes, open channels, detention basins, inlets, outfalls, junction manholes, etc. The system started by using the flood irrigation ditches to move storm water. These ditches by necessity followed the contour of the land and did not necessarily follow City streets. This leaves many current storm water facilities on private property behind homes that are difficult and expensive to maintain. It is recommended that the City budget a certain amount every year in the storm water fund to move these facilities into City right of way whenever possible. The costs to do so is an operating cost and not eligible for impact fees unless the facility needs to be upsized for future growth. Cost estimates in this report include a breakdown of what percentage if any is growth related.

It is also recommended that the City continue to budget for items related to operating and maintaining the storm water system including but not limited to storm water management plan implementation and inspection, storm water system cleaning and inspection, detention basins inspection and maintenance, street sweeping, repair, etc.

It is recommended that the City commence a replacement program to upgrade many older storm water facilities in the City as they reach their useful life. These costs are not eligible for impact fee funding and should be funded through user rates.

Previous Bonding Costs

Previous to this Impact Fee Facility Plan, the City has bonded for improvements necessary. Most notably a \$5 million dollar bond in 2010. These bonds were used exclusively for storm water related expenditures. They were general obligation bonds with system revenues and impact fees from users dedicated to make bond payments. No property tax revenues were anticipated to be utilized in bond payments.

Developer Contributions

As growth occurs throughout the City, developers are required to install minimum size storm water lines to serve the homes within their development. Many lines throughout the City need to be upsized to accommodate homes outside the development. The City collects impact fees from all development to cover the cost of the facilities proposed in this master plan. The detailed cost estimates identify the amount associated with future growth and the amount associated with existing deficiencies. Individual developments are required to put in the minimum size and larger if the storm water generated on their site requires it.

Revenue Source to Finance Impacts to System Improvements

General Fund Revenues

While general fund revenues can be used to fund capital facilities, they are generally insufficient to meet the demands of large infrastructure projects. General fund revenues are mainly drawn from property, sales and franchise tax revenues.

Grants and Donations

Grants monies or low interest loans for capital facilities may be available through a variety of state and federal programs. Competition for these types of funds is often strong, but should not be overlooked as a potential funding source.

Storm Water Utility

Pleasant Grove City has enacted a storm water utility to help pay the cost of capital facilities. All residents pay a monthly storm water utility fee. Monthly fees are then used to maintain the system and/or construct capital facility improvements. Additional charges are proposed to convey non-storm water discharges.

Impact Fees

Impact fees are an important means of financing future storm water capital facility improvements, especially given the growth anticipated. The fees collected can be used for infrastructure as outlined in this capital facility plan. Impact fees are a one-time fee charged to new development that allow development to “pay its own way” in terms of the additional costs cities experience when growth occurs. Impact fees must meet the requirements of Utah law and must demonstrate that there is a rational connection between the fees charged to correct deficiencies in an existing system, and provides that adjustment to impact fees must be made to appropriately credit any significant past payments or anticipated future payments to capital facilities. This is to insure that the new development is not “double charged” for capital facilities. Impact fees are necessary in order to achieve an equitable allocation between the costs borne in the past and the cost to be borne in the future. Existing residents and businesses are mostly well served by the existing storm water system with some deficiencies. However, with additional growth, improvements and expansion of the storm water system will be needed to provide adequate service for the future.

Debt Financing

Pleasant Grove City can also fund storm water facilities through bonding. Bonding is often a good approach when large sums are needed up-front because it allows the payments to be spread over a longer time period. Pleasant Grove City does have a revenue source in storm water user

rates to pay back a debt service payment for storm water system improvements. Bonding can be obtained on the open market.

I certify that the attached impact fee facilities plan:

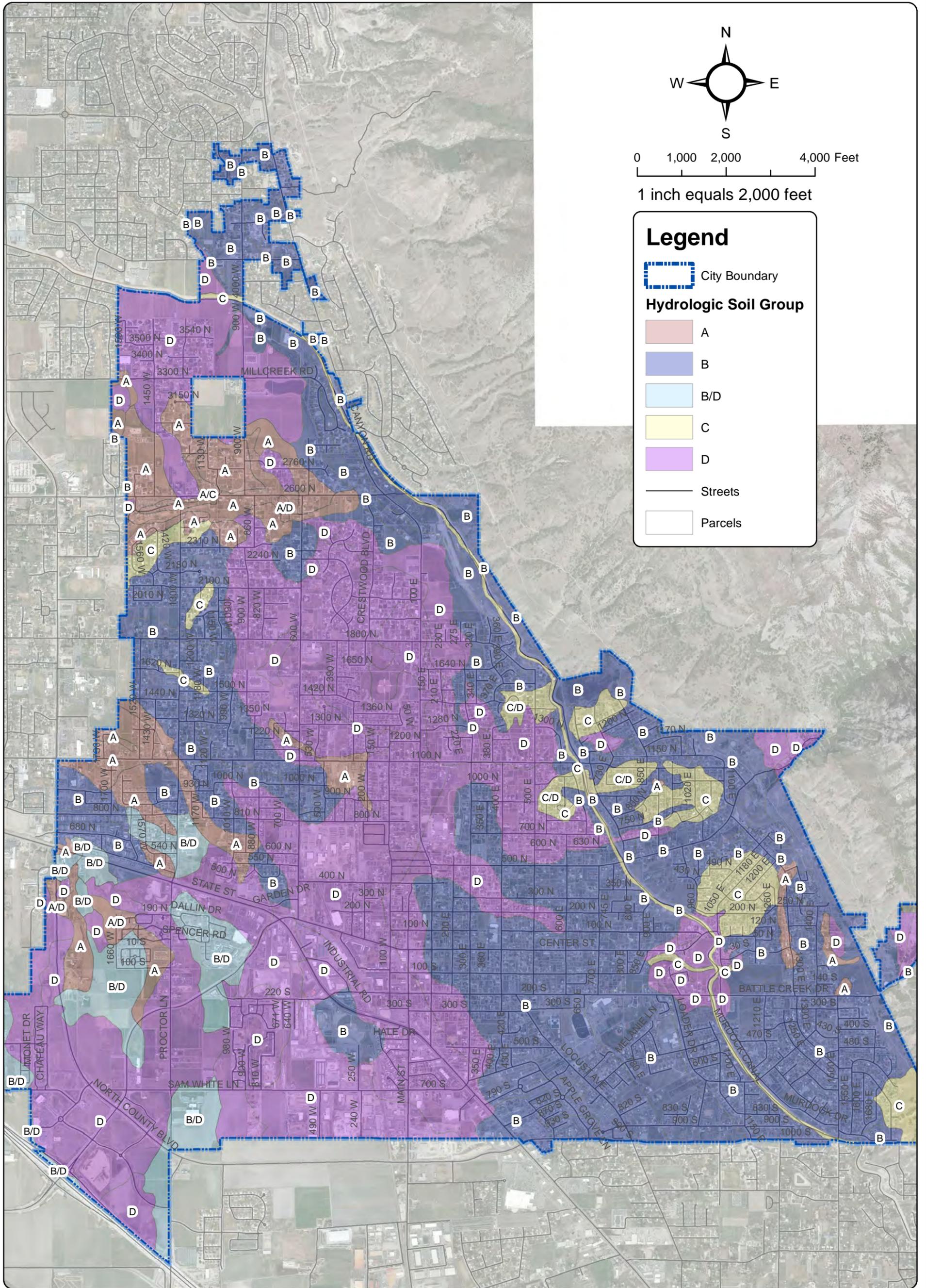
1. includes only the costs of public facilities that are:
 - a. allowed under the Impact Fees Act; and
 - b. actually incurred; or
 - c. projected to be incurred or encumbered within six years after the day on which each impact fee is paid;

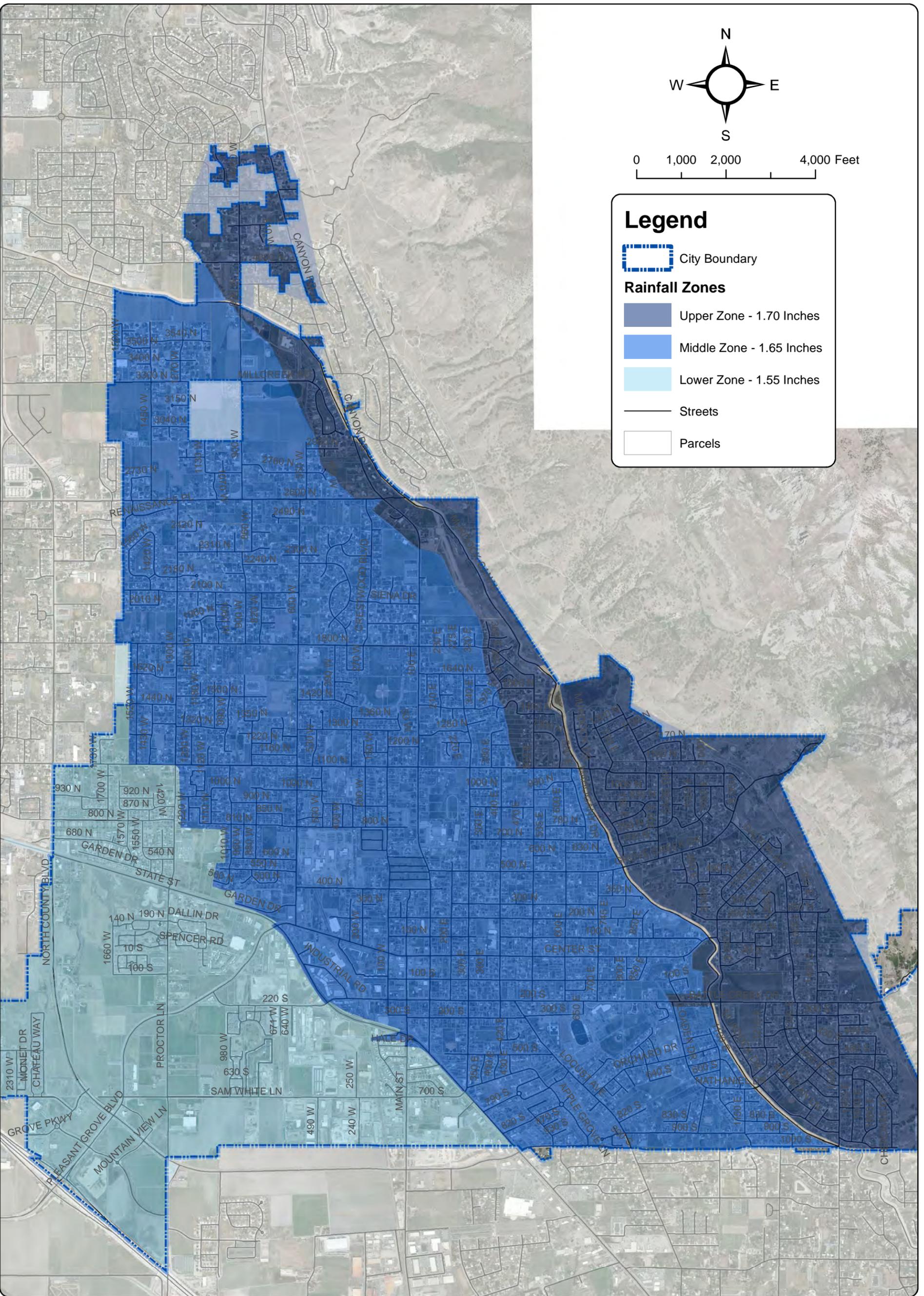
2. does not include:
 - a. costs of operation and maintenance of public facilities;
 - b. costs for qualifying public facilities that will raise the level of service for the facilities, through impact fees, above the level of service that is supported by existing residents;
 - c. an expense for overhead, unless the expense is calculated pursuant to a methodology that is consistent with generally accepted cost accounting practices and the methodological standards set forth by the federal Office of Management and Budget for federal grant reimbursement; and

3. complies in each and every relevant respect with the Impact Fees Act.

John E. Schiess, P.E.
Horrocks Engineers

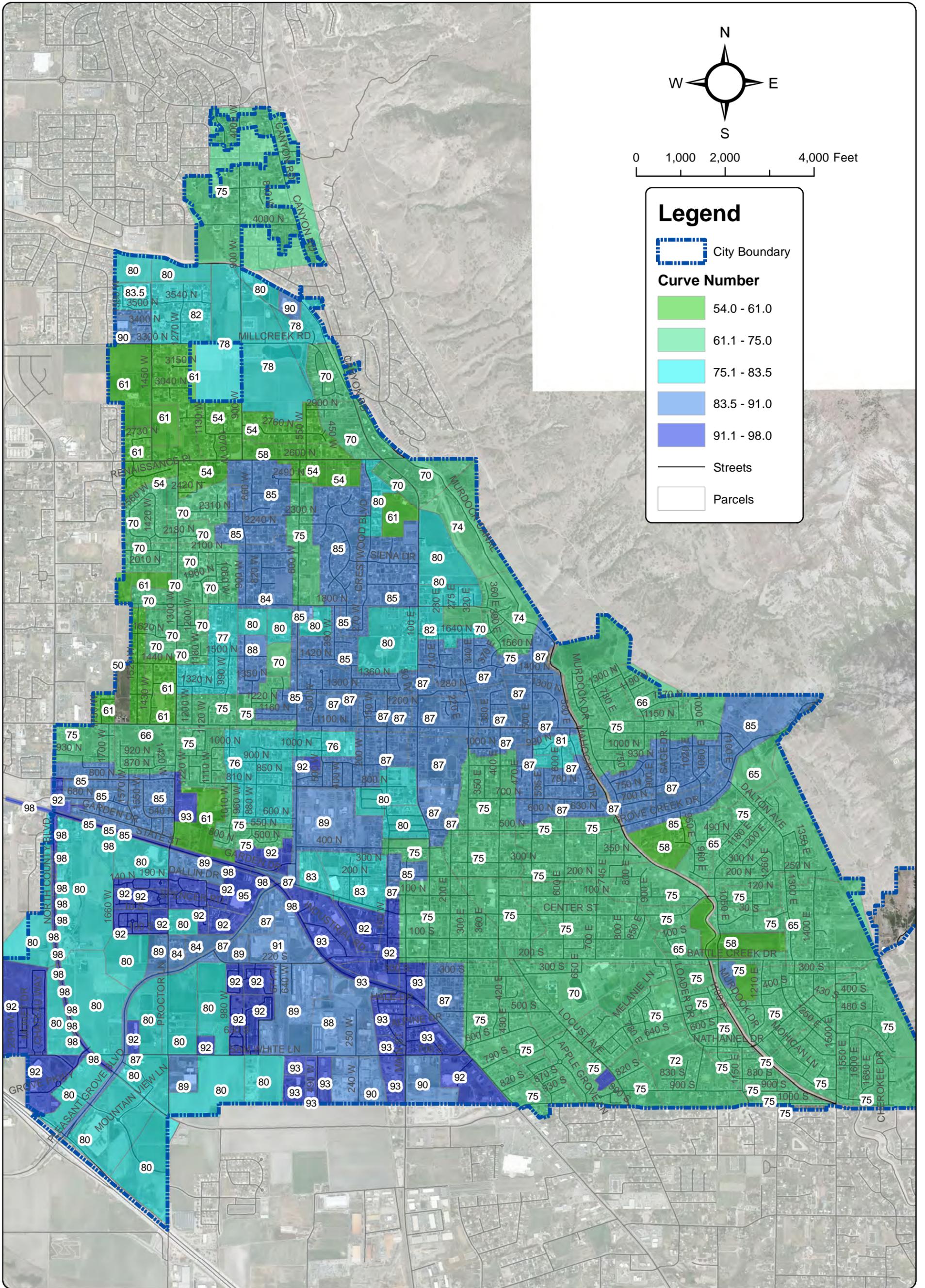
APPENDIX

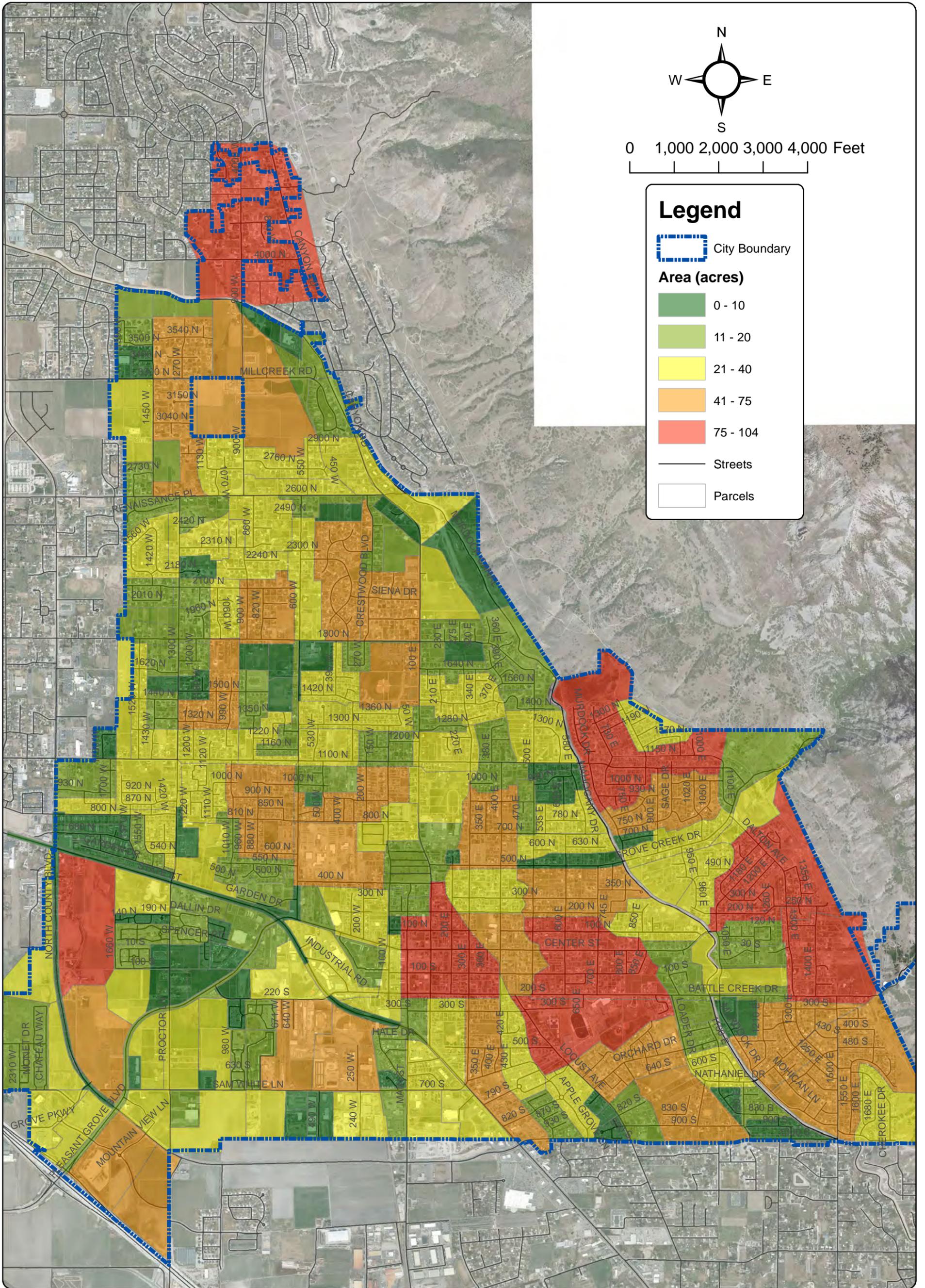


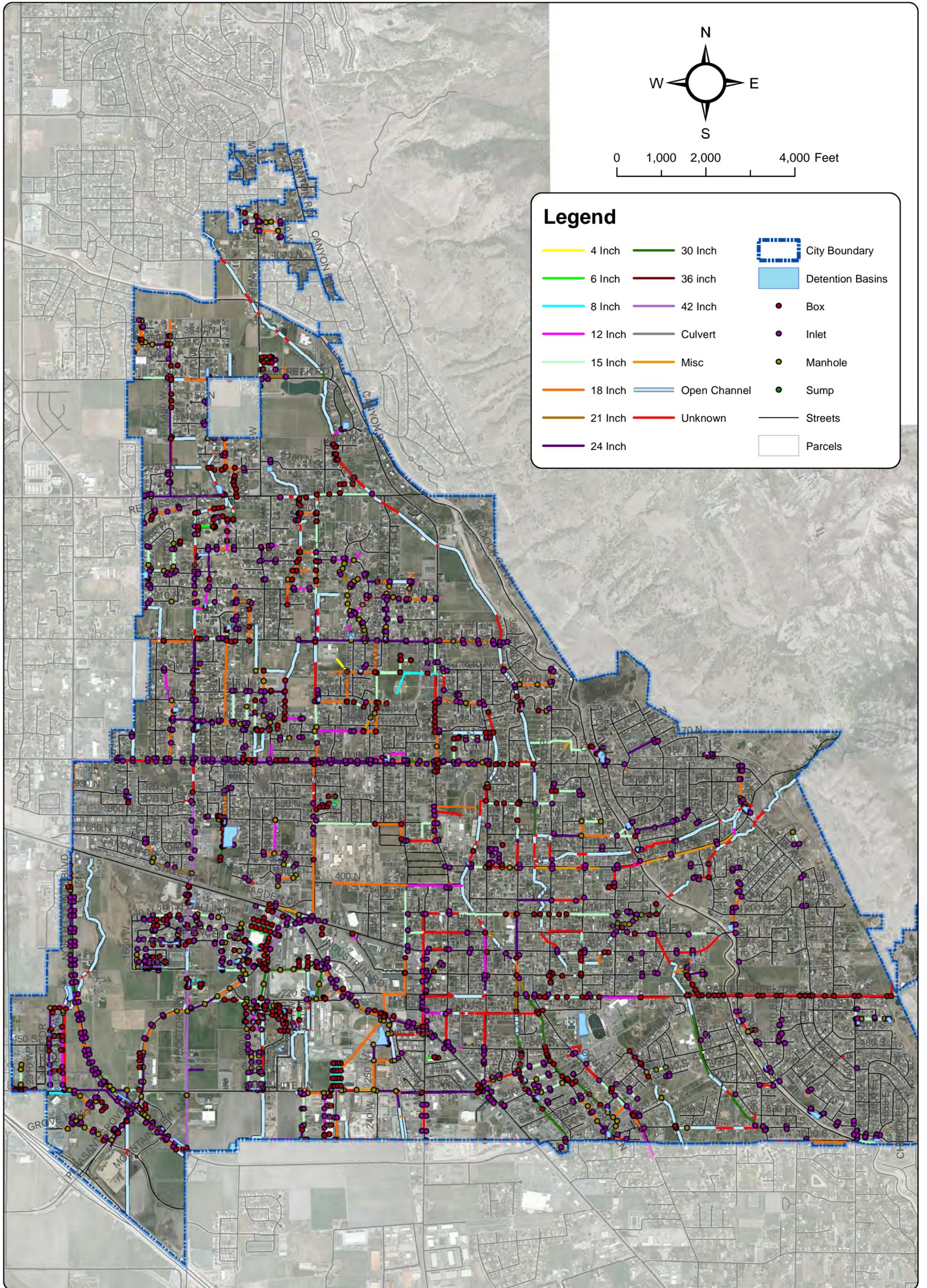


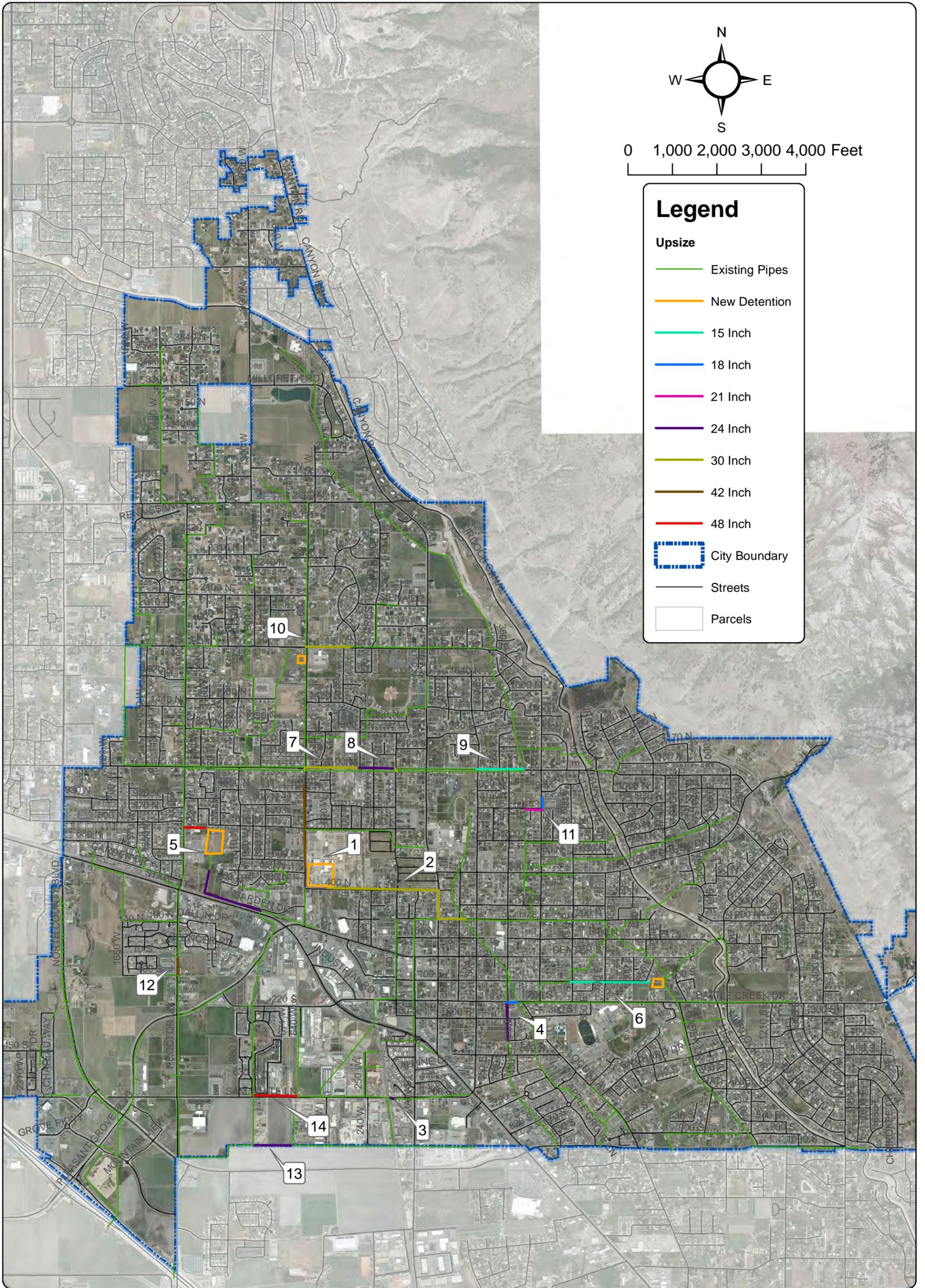
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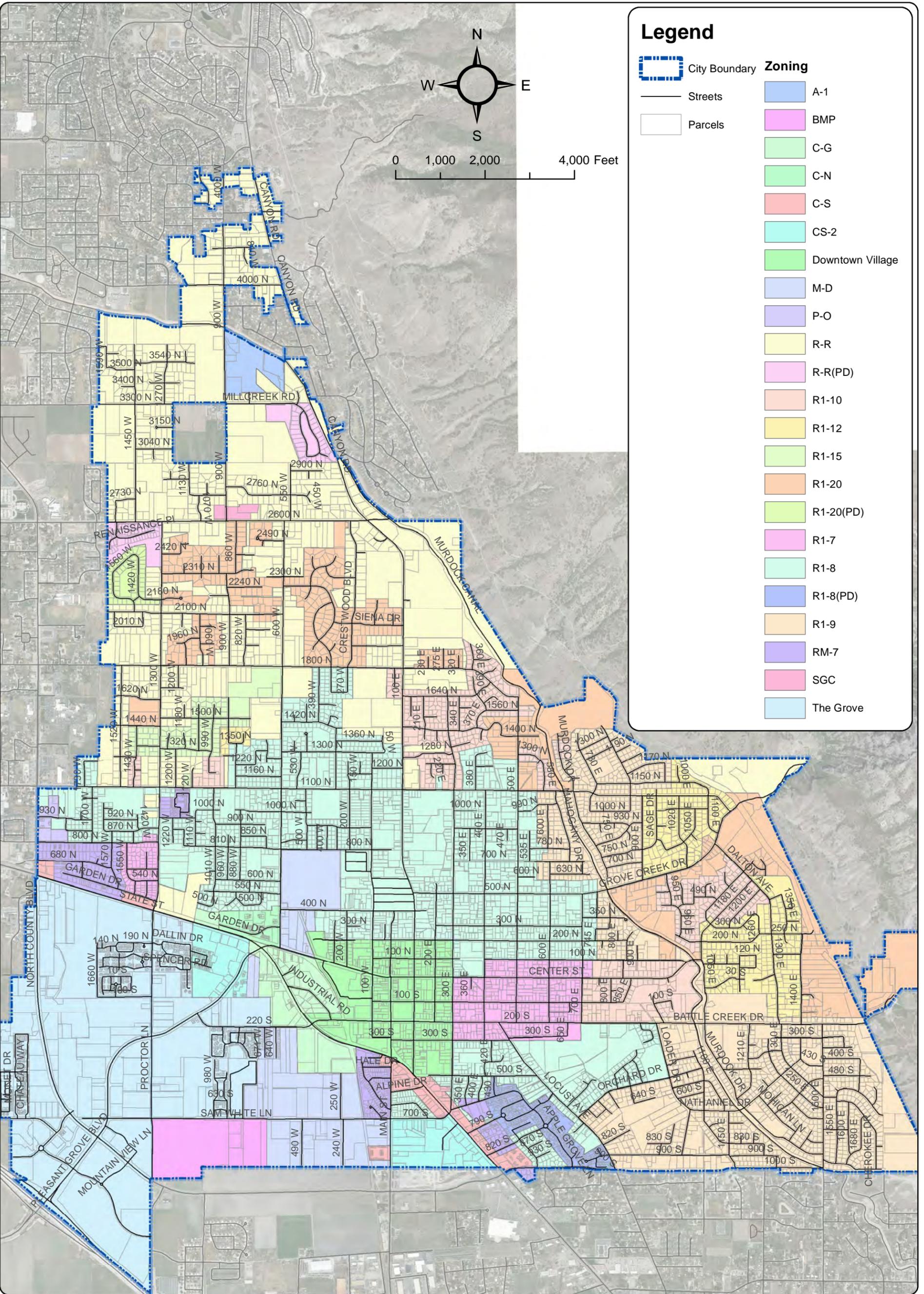
-  City Boundary
- Rainfall Zones**
 -  Upper Zone - 1.70 Inches
 -  Middle Zone - 1.65 Inches
 -  Lower Zone - 1.55 Inches
-  Streets
-  Parcels

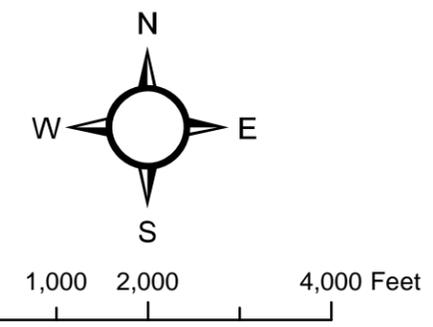
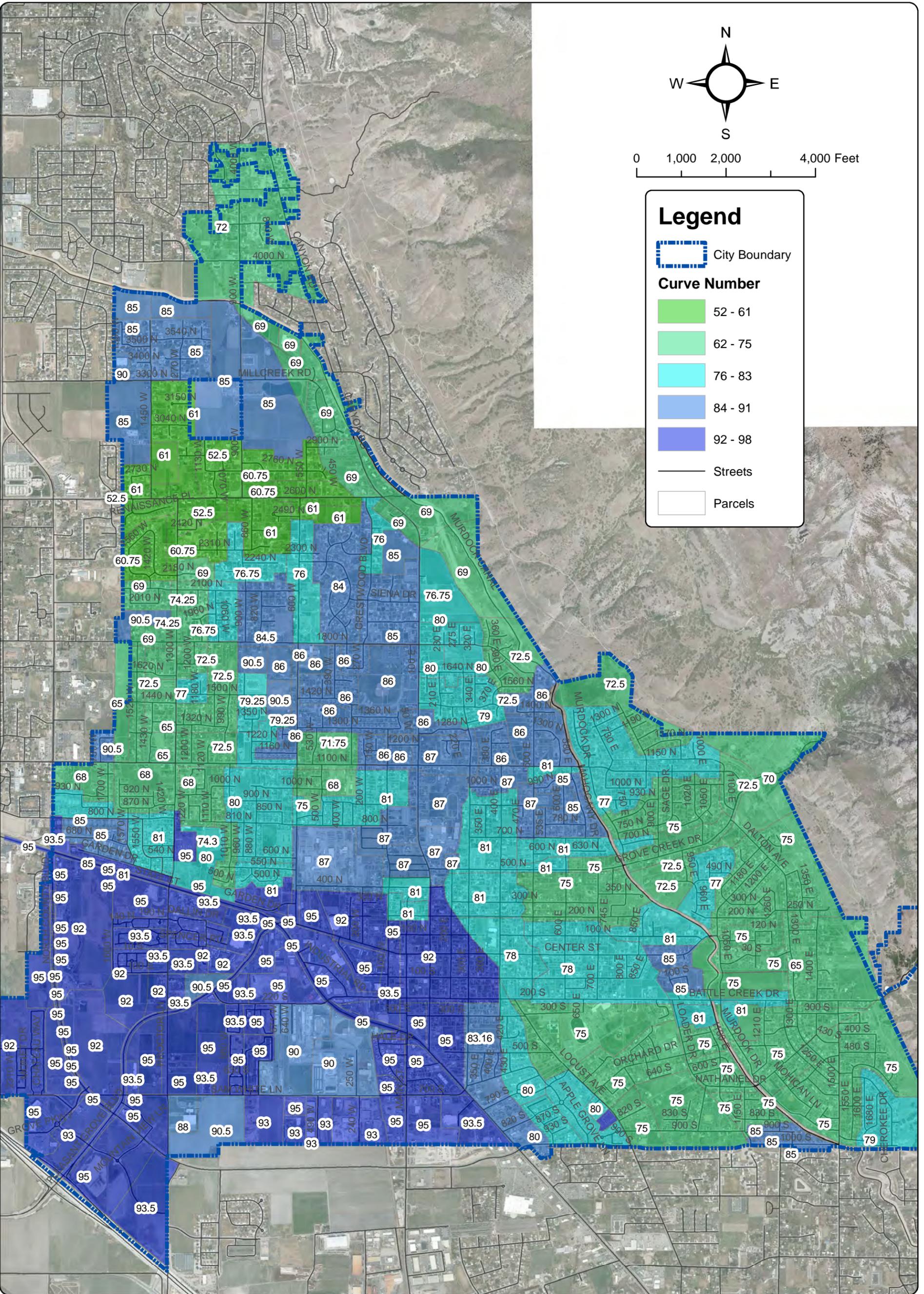






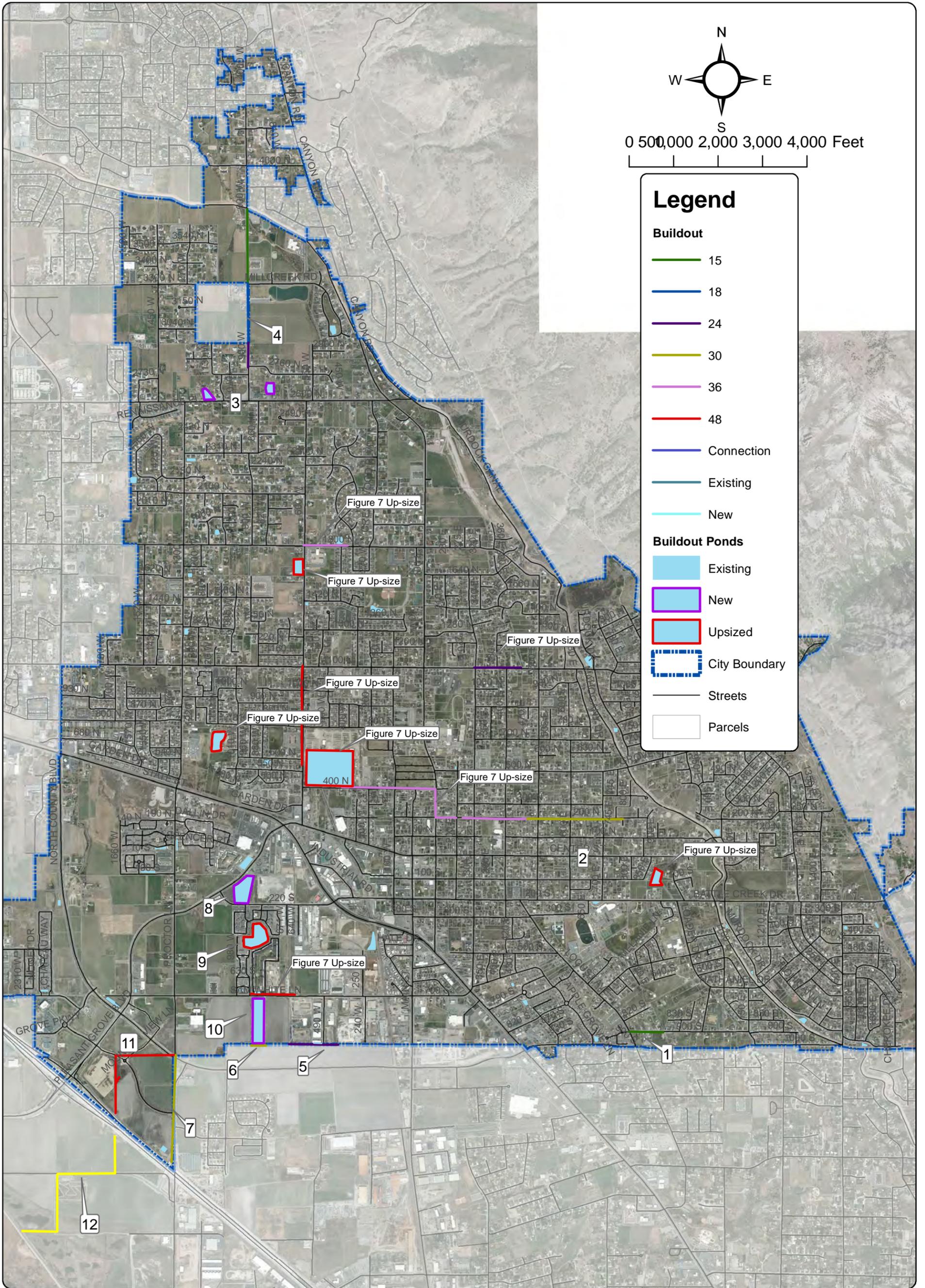


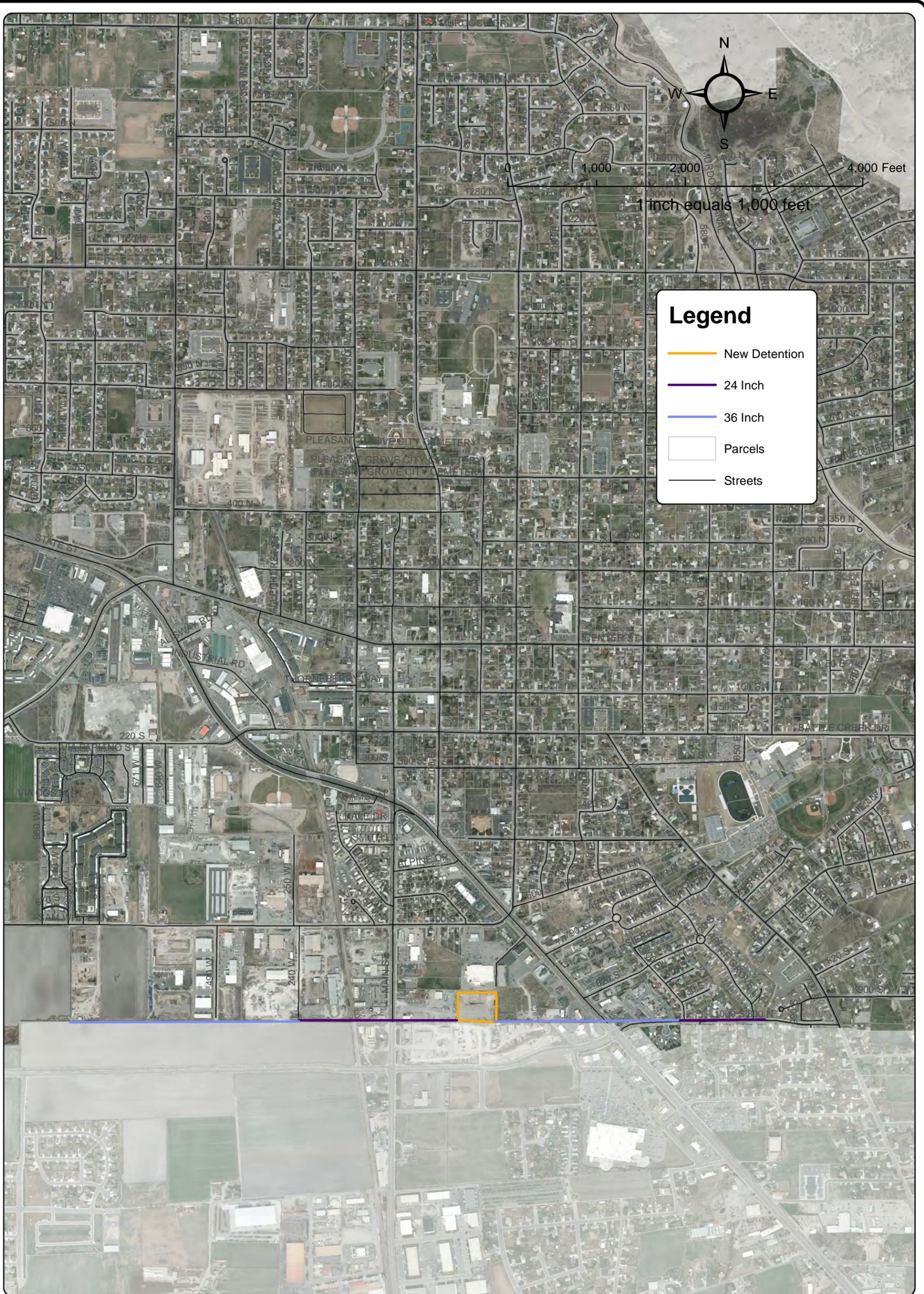


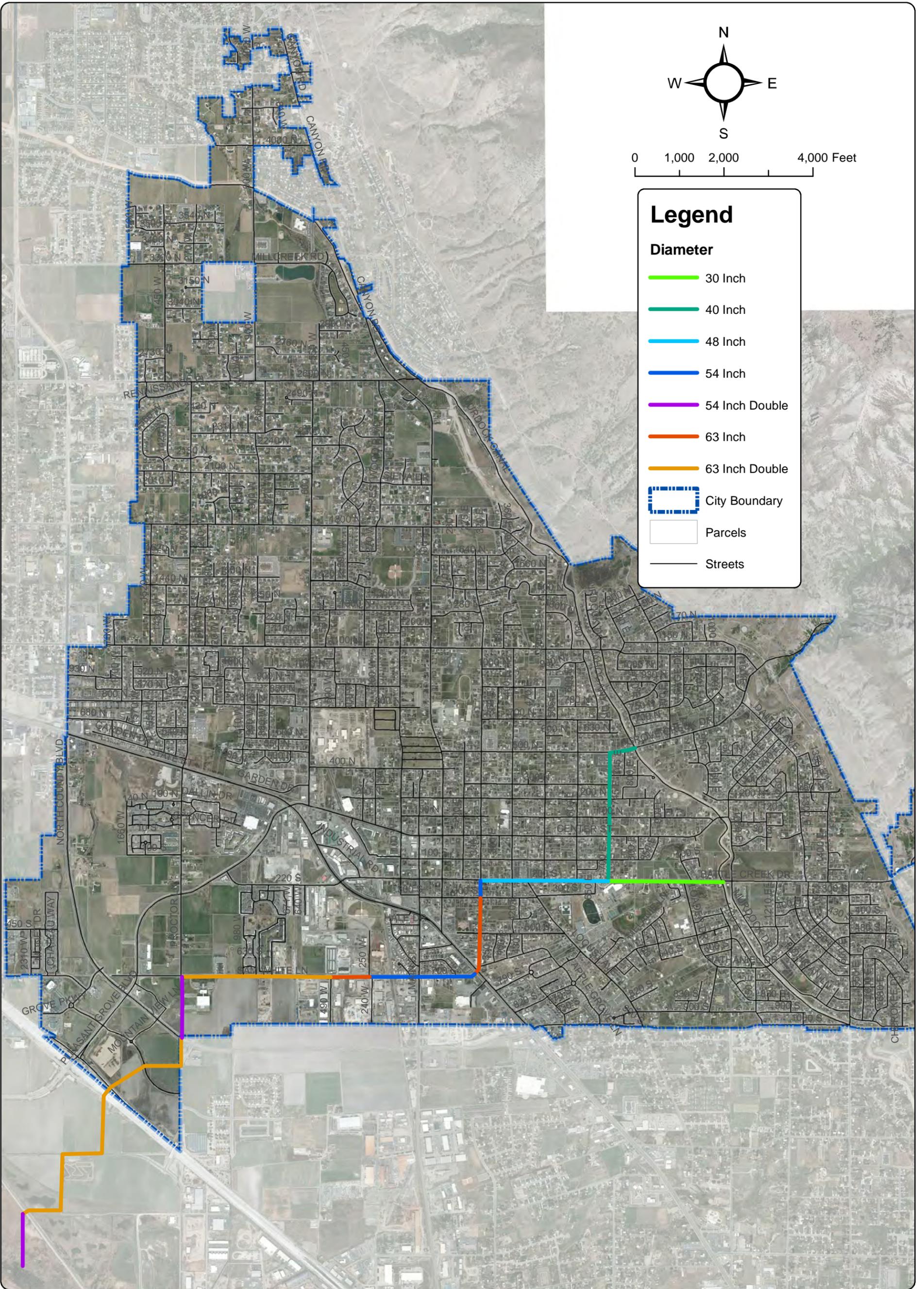


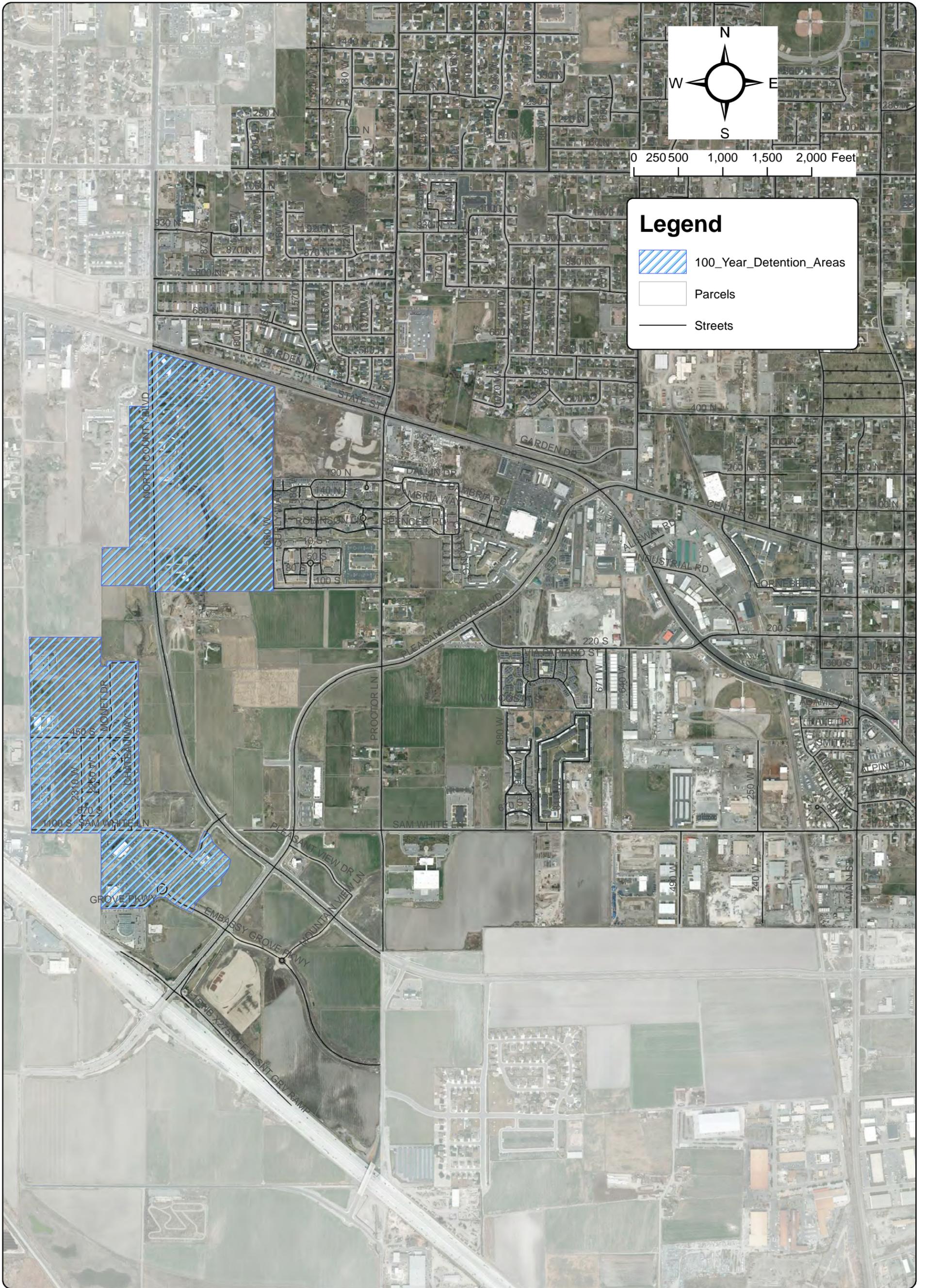
Legend

- City Boundary
- Curve Number**
 - 52 - 61
 - 62 - 75
 - 76 - 83
 - 84 - 91
 - 92 - 98
- Streets
- Parcels









**CITY COUNCIL
STAFF REPORT**

Meeting Date: May 21, 2013

**City Code Text
Amendments to
Chapter 10-11G,
Downtown Mixed Use
Overlay Zone (DMU)**

Public Hearing

APPLICANT:
Pleasant Grove City

ATTACHMENT:
Proposed ordinance
amending Chapter 10-11G

REPORT BY:
Ken Young, Community
Development Director

BACKGROUND

This item was reviewed by the City Council on April 16th. At the time, it included parking requirements and a higher maximum density for senior housing. The Council asked that these be removed in favor of creating a Senior Housing Overlay to meet the anticipated development needs for senior housing, which will be coming forward for separate review approval.

The proposed amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), include various provisions of multi-family housing project design, density, parking, landscaping, design features, etc.

ANALYSIS

The focus of recent study and review by the City Council has been to develop zoning requirements that would not only limit density, but also include other site planning criteria. The maximum density proposed is 14 units per acre for multi-family attached to commercial. Some requirements are also added to provide for a higher standard for quality development. Greater requirements are being proposed to many areas including the overall project design, architectural features, parking, and landscaping.

Most of the proposed amendments are to match those also required in the Grove and CS-2 zones, now proposed to be reflected in Chapter 10-11G, Downtown Mixed Use Overlay Zone, where appropriate.

RECOMMENDATION

Staff recommends that the Planning Commission recommend that the City Council **APPROVE** the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU) of the Pleasant Grove City Code.

MODEL MOTIONS

Approval – “I move the City Council **APPROVE** the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), of the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

Continue – “I move the Council continue the review of the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), until (give date), based on the following findings:”

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

Denial – “I move the City Council deny the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), based on the following findings:”

1. List findings for denial...

ORDINANCE NO. 2013-18

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH; AMENDING TITLE 10, CHAPTER 11G, DOWNTOWN MIXED USE OVERLAY ZONE (DMU), OF THE PLEASANT GROVE CITY CODE, AMENDING VARIOUS PROVISIONS REGARDING USES, DENSITY, PROJECT DESIGN, PARKING, ETC.; PLEASANT GROVE CITY (APPLICANT)

WHEREAS, the legislative body has previously adopted ordinances intended to regulate the Downtown Mixed Use Overlay Zone; and

WHEREAS, the City has indicated a need for amending various provisions regarding multi-family housing and development requirements in the Downtown Mixed Use Overlay Zone; and

WHEREAS, on May 9, 2013 the Pleasant Grove City Planning Commission held a public hearing to consider the amendments to the Downtown Mixed Use Overlay Zone chapter of the Pleasant Grove City Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendments to the Downtown Mixed Use Overlay Zone chapter of the Pleasant Grove Municipal Code are in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendments to the Downtown Mixed Use Overlay Zone chapter in the Pleasant Grove Municipal Code, be approved; and

WHEREAS, on May 21, 2013 the Pleasant Grove City Council held a public hearing to consider the request; and

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

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

SECTION 1: Chapter 10-11G of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-11G. DOWNTOWN MIXED USE OVERLAY ZONE (DMU)

10-11G-1: PURPOSE AND OBJECTIVES:

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

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

D. "Mixed use" is defined as development that blends a combination of residential, commercial and other permitted uses, either attached within the same building or combined on the same lot.

10-11G-2: LOCATION:

The downtown mixed use overlay zone is for application within the downtown commercial subdistrict zone within the area as identified on exhibit A attached to the ordinance codified herein.

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

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

<u>Use Number</u>	<u>Use Classification</u>
1133	Mixed use multi-family dwellings, combined with a nonresidential use
1153	Apartments (high rise), including condominiums, attached on a nonresidential parcel, without attached garages. Mixed use multi-family dwellings, attached on a parcel with nonresidential uses
1300	Residential hotels (guests stay more than 30 days)
7424	Private recreational center/facilities

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

<u>Use Number</u>	<u>Use Classification</u>
1113	Single-family dwelling (attached to commercial or other nonresidential use)
1123	Two-family dwelling (attached to commercial or other nonresidential use)
6376	Storage units (as part of a mixed use development)
7621	Developed park land, leisure and ornamental

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

- G. Residential Uses: Any personal residential use listed on the permitted land uses list above shall be permitted on the floors above the ground level in the downtown mixed use overlay zone. The number of residential units allowed shall be limited by the number of parking stalls provided, as outlined in section 10-11G-6 of this article.

Maximum Residential Densities:

1. Mixed use multi-family and master planned area development 14 units per acre

- H. Condominium Ownership: Eighty percent (80%) of all mixed use multi-family residential units shall be built to be sold as individually owned condominiums. The remaining units may be either individually owned or utilized as residential hotel extended stay rental properties.

10-11G-4: PROCESS OF APPROVAL:

- A. Neighborhood Meeting: Applicants seeking approval of a mixed use project will be required to submit the results of a neighborhood meeting held with property owners within three hundred feet (300') of the property on which a mixed use project is proposed prior to or with the submission of the site plan application.
- B. Process For Approval: Refer to section 10-11E-2-13 of this chapter.

1. Recommendation From The Downtown Advisory Board (DAB): Site plan, amended site plans and/or any subdivision plat must go before the DAB and obtain a recommendation prior to a public hearing.
2. Completion Of Improvements: All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the city shall have the option of taking action on the bond to complete the improvements or of voiding the approval. An applicant may request an extension of up to two (2) years for the completion of improvements from the community development director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements. No building permits shall be issued until all improvements have been installed and accepted by the city.
3. Change Of Use: An amended site plan complying with the requirements of section 11-7-7 of this code and this chapter shall be required whenever the owner proposes to change the use of any portion of a building from either residential to commercial or commercial to residential.

10-11G-5: DEVELOPMENT STANDARDS:

- A. Height: Refer to section 10-11E-2-9 of this chapter.
- B. Required Setbacks: Refer to section 10-11E-2-7 of this chapter.
- C. Frontage And Accessibility: All buildings shall front on a street or plaza area. In order to encourage a walkable community, all residential units shall be accessible from the ground floor of the building facade fronting on the street or plaza. Such entrances shall be designed with compatible architectural features. Slight variations may be allowed with facade depth and color, canopies, stairs, etc. In order to encourage pedestrian traffic, building entries and lobbies (including those for residential units) shall be oriented to and shall be accessible from a street or plaza.
- D. Design Layout: Since the downtown mixed use overlay zone is intended to redevelop and improve the walkability of downtown and to enhance the commercial tax base of the city, any development in the downtown mixed use overlay zone shall locate commercial space immediately fronting on a collector or arterial street. Parking areas shall be located toward the interior of the property, or underground, to the maximum extent practicable. Generally, buildings that are most closely situated to the street shall not have parking areas located between the buildings and the street.
- E. Architectural Style: All developments within the downtown mixed use overlay zone, including national chain stores, restaurants and parking structures, shall follow the design theme as described in Pleasant Grove downtown village design standards and guidelines. The city council shall deny approval for any site plan that fails to conform to the requirements of the Pleasant Grove downtown village design standards and guidelines.

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

- F. Building Materials: All buildings shall be completed on all sides with acceptable finishing materials that are consistent with the Pleasant Grove downtown village design standards and guidelines, which are to follow a turn of the twentieth century design as a uniform design theme.
- G. Other: For all other development standards, refer to article E of this chapter.
- H. Pedestrian And Bicycle Circulation: All developments in the downtown mixed use overlay zone shall be designed to encourage pedestrian and bicycle circulation. Pedestrian and bicycle access shall be consistent with approved city trails systems master plans.

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

J. Recreation Amenities: Multi-family and mixed use developments shall include recreational amenities primarily for the use of the residents of the development. Amenities may include swimming pools, sports courts, spas, barbecue and picnic facilities, or other features as approved by the Planning Commission and Design Review Board. The Planning Commission and Design Review Board may determine the benefit, size and the number of amenities in the development.

10-11G-6: PARKING:

- ~~A. Base Residential Density: Residential density is based on the amount of parking provided. The base residential density shall be equal to the number of parking stalls provided for nonresidential uses divided by three (3). For example, if two hundred (200) parking stalls were required for nonresidential floor space, the base residential density would be sixty six (66) units. Additional residential units in excess of the base residential density shall be allowed, provided that two (2) parking stalls are provided for each residential unit in excess of the base residential density.~~
- B. Number Of Stalls Required: Four (4) parking stalls shall be provided for every one thousand (1,000) square feet of gross leasable floor area of nonresidential use. For commercial parking regulations, refer to Section 10-11E-2-12. The number of parking stalls required for residential units shall be determined as follows:
 - 1. One Two (2) parking stalls shall be required for each residential unit included within the base residential density (as defined in chapter 18 of this title) in a mixed use development.
 - 2. Two and one half (2.5) parking stalls shall be required for each residential unit in excess of the base residential density not attached to non residential uses.
 - 3. One and one fourth (1.25) parking stalls shall be required for each independent senior housing residential unit.

B. Garages and Parking Structures: At least one parking space per residential unit (except studios) shall be an attached garage. In addition, the following requirements shall apply:

- 1. Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.

2. Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.

3. Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.

4. Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.

5. The ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.

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

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

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

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

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

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

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

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

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

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

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

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

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

F.G. Waiver: The city council may approve a waiver to the above parking requirements, based upon the recommendation of a professional parking study.

10-11G-7: OTHER REQUIREMENTS:

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

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

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

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

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

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

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

- C. Soils Report: A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future ground water problems and the city engineer concurs in the analysis. Ground water drains shall be required if the soils report recommends them.
- D. Signage: Refer to subsection 10-11E-2-14A of this chapter.
- E. Traffic Study: The developer shall be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned downtown mixed use overlay at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.
- F. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered within the downtown mixed use overlay zone, persons shall refer to the underlying downtown commercial subdistrict found in article E of this chapter.

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

SECTION 3: EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 4: APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 21st day of May, 2013.

ATTEST:

Bruce W. Call, Mayor

Kathy T. Kresser, CMC
City Recorder

(SEAL)

CITY COUNCIL STAFF REPORT

Meeting Date: May 21, 2013

City Code Text Amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU)

Public Hearing

APPLICANT:

Zane Morris, Thorneberry

ATTACHMENTS:

Proposed ordinance
amending Chapter 10-11G

REPORT BY:

Ken Young, Community
Development Director

BACKGROUND

On March 19th, the City Council met with and gave feedback to applicant Zane Morris, representing the Thorneberry apartments community, regarding a concept to expand the development onto the 2-acre Glen Gray property at 155 West Center. The Council's direction at that meeting was that the preferred development would include an area of commercial development along the frontage of Center Street.

Since then, Zane has presented a revised plan and a request that additional amendments be included with the text amendments being considered to the Downtown Mixed Use Overlay Zone chapter. The requested amendments include a new conditional use and a maximum density to allow for the proposed expansion of the Thorneberry development. Also requested are amendments related to this type of use for parking, garages, walkways, and traffic studies.

ANALYSIS

The applicant is proposing a maximum density of 24 units per acre for the expansion of existing multi-family projects that are not attached to non-residential or commercial uses. This narrow definition would apply only to the Thorneberry development, as it is the only such existing project in the zone, and the development of new projects of this nature is not permitted. Since the proposed amendments will have this specific application, a review of the proposed development options is deemed warranted, as follows:

The existing Thorneberry apartment community was approved in 1997 at an approximate density of 24 units per acre. The original concept included two additional buildings on the Grey property at 155 West Center Street. These buildings were not approved to be a part of the development at that time, largely for the same reason that has been expressed by the Council: Commercial development is desired along the Center Street frontage.

The revised concept (Option 2) includes a small area of approximately 110' x 95' (10,450 sq ft) for future commercial development with frontage on Center Street, and a revised layout for two residential buildings with a total of 40 units, which has 8 units less than proposed in the first concept (Option 1) originally shown to the Council.

The applicant has also discussed a possible 3rd option which would involve trading property with the adjoining Greene House office development (newly approved but looking at site plan amendments). This would involve the Greene House development to take the Grey property frontage as a trade for the rear of their property.

In review, staff has not been comfortable that the new Option 2 proposal entirely meets the vision intended for having commercial development on the street frontage. The approximate 10,450 sq ft space allotted in Option 2, although meeting the minimum lot size, will not allow many options for sizeable commercial development, when considering parking space needs. Staff has envisioned a larger area for commercial development on the Gray property, which could either be in a mixed use layout with the Thorneberry residential expansion, or be a more substantial, separated commercial development. A residential setback requirement to provide for commercial development that is deeper than the proposed 100 feet, would better meet the expressed vision. Staff recommends a 200 foot residential setback (see Setbacks Map).

In the proposed 3rd option involving a trade of property with the Greene House, the frontage might officially be considered commercial, but would not add any new commercial development on Center Street. This would also provide some challenges in meeting the placement of parking areas for the Greene House, which are not permitted to be on the street frontage.

No concerns have been raised by staff or the Planning Commission regarding the proposed amendments relating to parking, garages, walkways and traffic studies. The density requested is much higher than otherwise permitted downtown, but would both match and be restricted to that of the existing development. The main issue of concern is meeting the vision for commercial development. An increased setback for residential development would alleviate this concern, but would not satisfy the applicant's desires.

In their review of this proposal on May 9, 2013, the Planning Commission seemed to agree with the above assessments, which is reflected in their recommendation to deny this proposal.

RECOMMENDATION

The Planning Commission recommends that the City Council **DENY** the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU) of the Pleasant Grove City Code.

MODEL MOTIONS

Approval – “I move the City Council **APPROVE** the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), of the Pleasant Grove City Code; and adopting the exhibits, conditions and findings of the staff report, and as modified by the conditions below:

1. List any additional conditions....

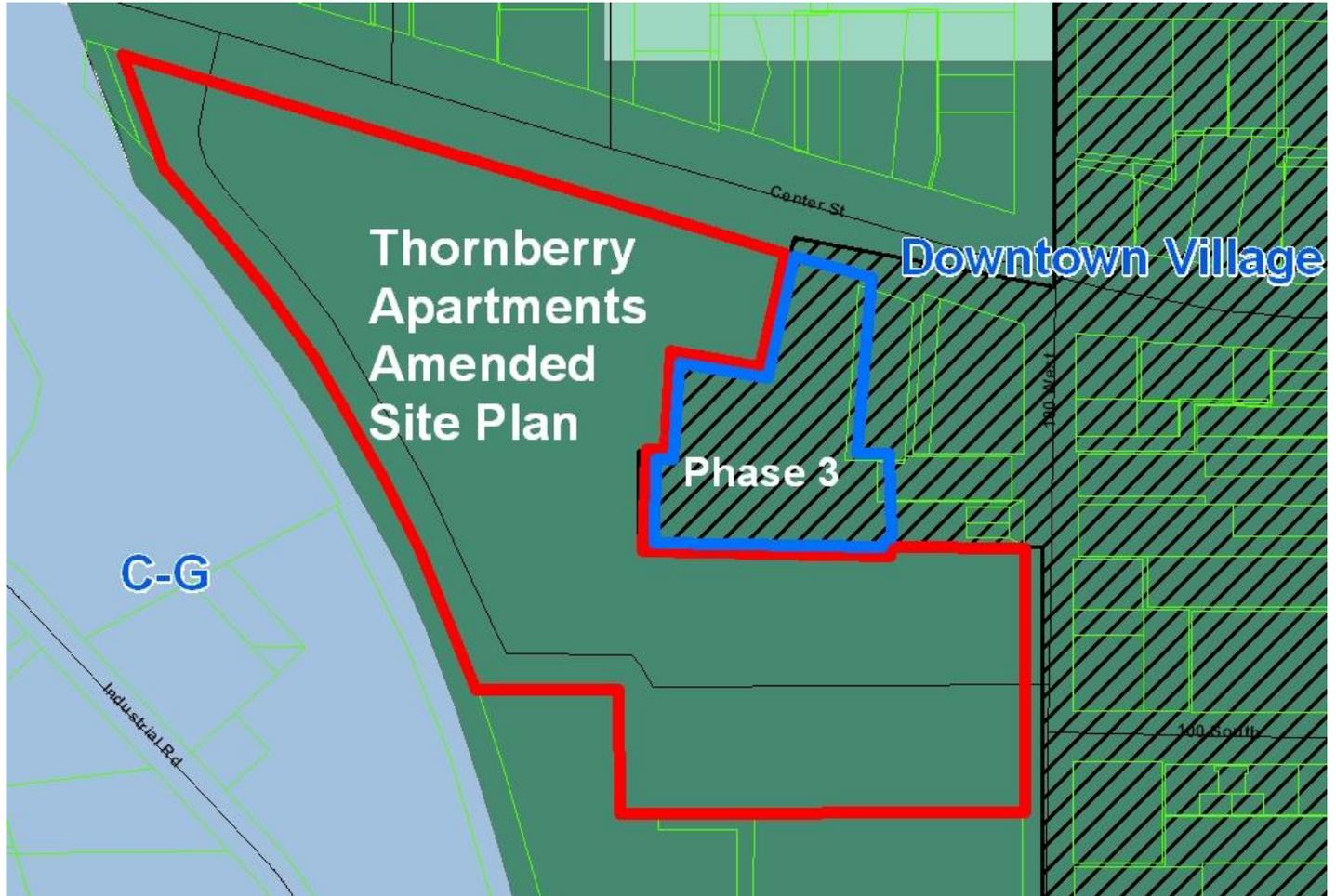
Continue – “I move the City Council **CONTINUE** the review of the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), until (give date), based on the following findings:”

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

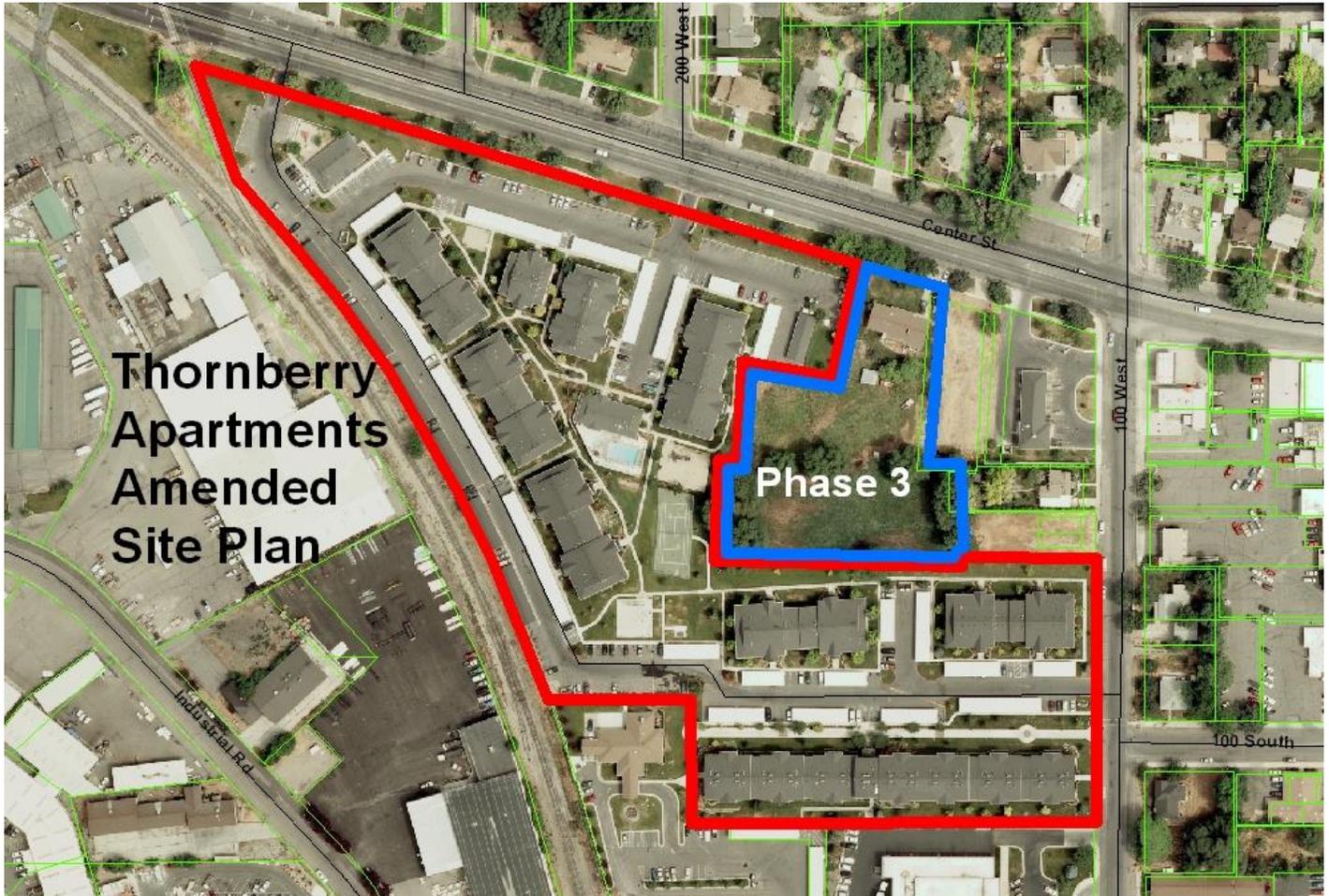
Denial – “I move the City Council **DENY** the proposed text amendments to Chapter 10-11G, Downtown Mixed Use Overlay Zone (DMU), based on the following findings:”

1. List findings for denial...

ZONING MAP



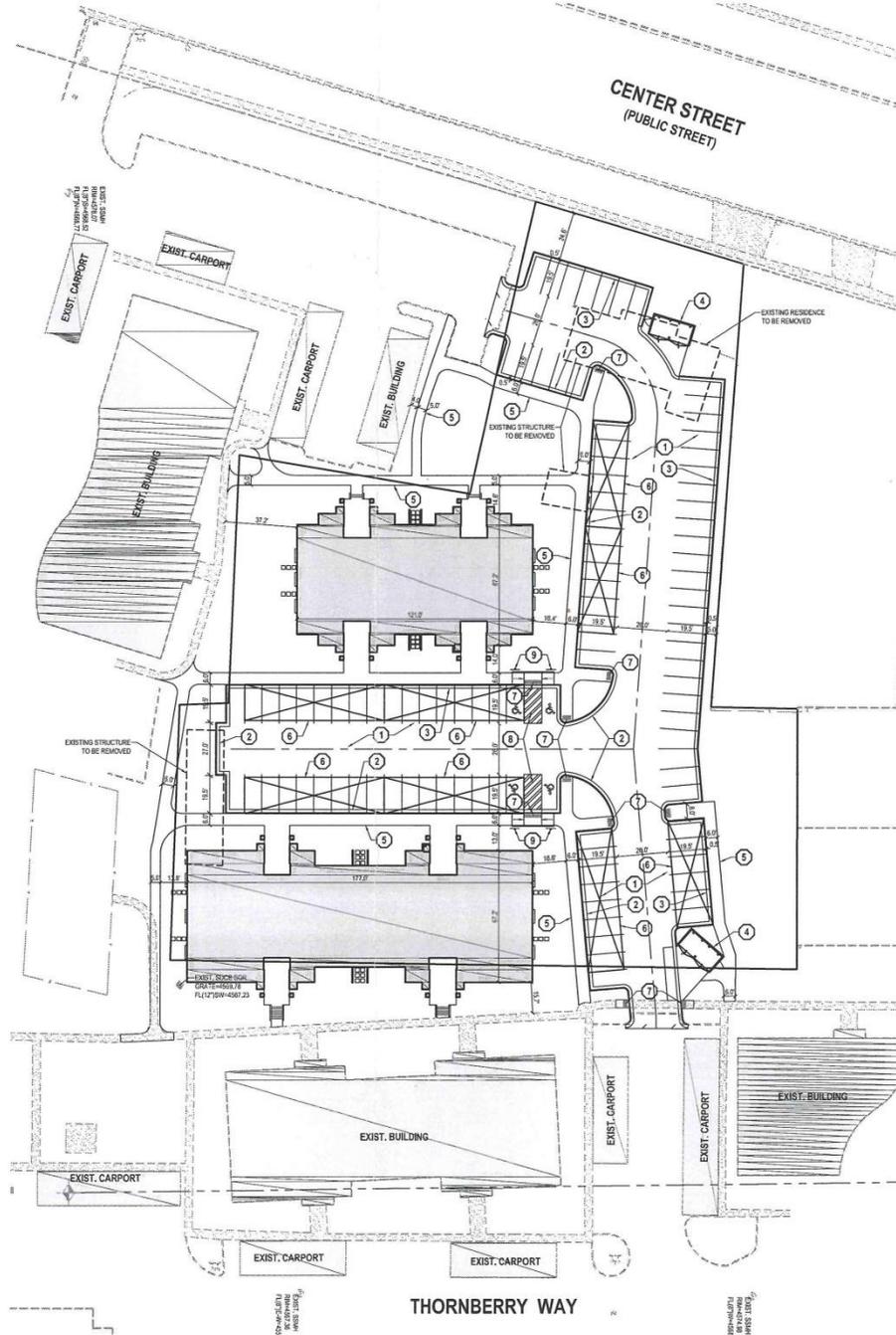
AERIAL MAP



SETBACKS MAP



Proposed Expansion – Option 1



- NOTES**
1. THE APPLICANT IS RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA).
 2. DETAILED FIRE PROTECTION PLANS SHALL BE SUBMITTED WITH THE BUILDING PLANS. ADDITIONAL REQUIREMENTS MAY BE IDENTIFIED DURING THE PLAN REVIEW BY THE FIRE DEPARTMENT, WHICH MAY BE MANDATED BY THE INTERNATIONAL FIRE CODE. PLAN REVIEWS MUST BE COMPLETED PRIOR TO THE BUILDING PERMIT BEING ISSUED.
 3. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLING SYSTEM WITH A BACKFLOW PREVENTION DEVICE AND A BACKFLOW PREVENTION DEVICE TO THE BUILDING UNLESS LANDSCAPING IS SERVED BY THE SECONDARY WATER SYSTEM.
 4. WET WEATHER ARE TO BE LOCATED BEHIND BACK OF WALL OR BACK OF CURB IN AN AREA THAT IS ACCESSIBLE, NOT LOCATED BEHIND FENCED AREAS OR UNDER COVERED PARKING.
 5. WARNING - HIGH GROUNDWATER TABLE. PROPERTY OWNERS SHALL VERIFY PRESENCE AND DEPTH TO GROUNDWATER TABLE PRIOR TO CONSTRUCTION. GROUNDWATER TABLE MAY FLUCTUATE. OWNER HOLDS NEGLIGENT GROVE CITY HAZARDOUS FROM AND ACCEPTS RESPONSIBILITY FOR ANY DAMAGES OR INJURY RESULTING FROM GROUNDWATER IMPACTS.

PROPERTY DESCRIPTION

Beginning at a point said point being North 88° 0' 0" East 47.57 feet along the section line and North 0° 0' 0" East 183.23 feet from the South Quarter Corner of Section 26, Township 5 South, Range 3 East, Salt Lake Base and Meridian and running:

thence North 01° 57' 20" East 130.55 feet;
thence North 87° 37' 25" East 24.84 feet;
thence North 02° 22' 25" East 108.28 feet;
thence South 87° 29' 57" East 128.19 feet;
thence North 12° 40' 15" East 102.28 feet to a point on the south line of Center Street,
thence South 71° 19' 54" East 119.78 feet along said south line;
thence South 89° 00' 00" West 222.00 feet;
thence South 88° 00' 00" East 43.58 feet;
thence South 89° 00' 00" West 133.10 feet;
thence North 87° 12' 00" West 300.36 feet to the point of beginning.

Contains 88,433 square feet of 1.58 acres.

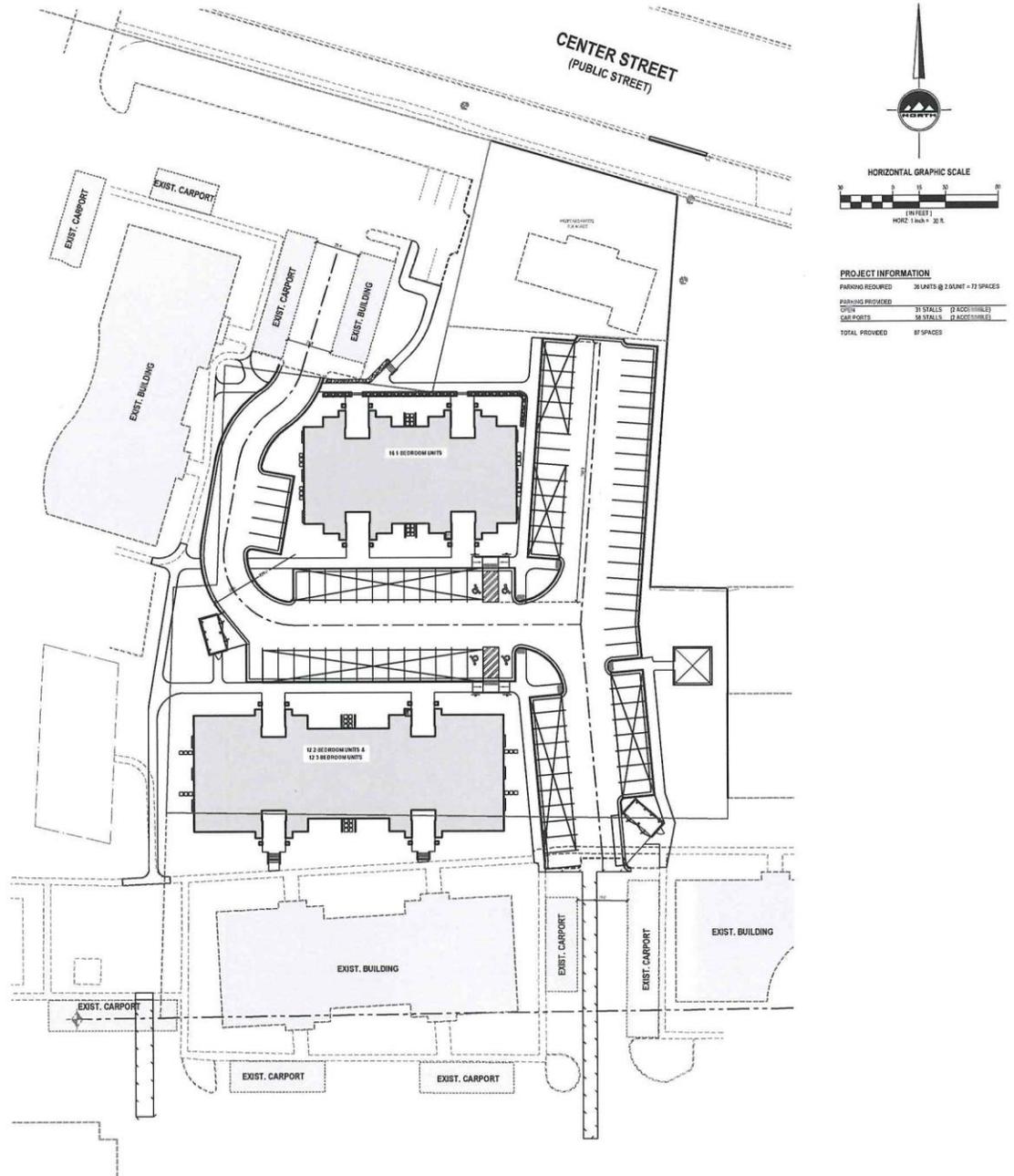
- LEGEND**
- PRO WATER METER
 - EXIST FIRE HYDRANT
 - PRO FIRE HYDRANT
 - FUTURE BUILDING
 - PROPOSED BUILDING
 - EXISTING CURB AND GUTTER
 - PROPOSED CURB AND GUTTER
 - PROPOSED REVERSE FAN CURB & GUTTER
 - EXIST FENCE
 - PRO FENCE
 - EXIST EDGE OF ASPHALT
 - PRO EDGE OF ASPHALT
 - ROAD CENTERLINE

- KEYED NOTES**
- 1 ASPHALT PAVEMENT.
 - 2 3" TYPICAL CURB & GUTTER PER PG STD. DWG 4
 - 3 3" REVERSE FAN CURB & GUTTER, TRANSITION TO TYPICAL CURB & GUTTER AT CURB RETURN.
 - 4 INSTALL DAMPSTER ENCLOSURE
 - 5 CONCRETE SIDEWALK, SIZE AS SHOWN ON PLAN.
 - 6 CARPORT, (DESIGN BY OTHERS)
 - 7 HANDICAP ACCESS RAMP AND DETECTABLE WARNING SURFACE
 - 8 PAINTED ADA SYMBOL AND ASSOCIATED HATCHING
 - 9 HANDICAP PARKING SIGN

PROJECT INFORMATION

PARKING REQUIRED	48 UNITS @ 2.5AUNT + 96 SPACES
PARKING PROVIDED	
OPEN	42 STALLS (2 ACCESSIBLE)
CAR PORTS	58 STALLS (2 ACCESSIBLE)
DARASES	6
TOTAL PROVIDED	100 SPACES

Proposed Expansion – Option 2



ORDINANCE NO. 2013-18

AN ORDINANCE OF PLEASANT GROVE CITY, UTAH COUNTY, UTAH; AMENDING TITLE 10, CHAPTER 11G, DOWNTOWN MIXED USE OVERLAY ZONE (DMU), OF THE PLEASANT GROVE CITY CODE, AMENDING VARIOUS PROVISIONS REGARDING A NEW CONDITIONAL USE FOR THE EXPANSION OF MULTI FAMILY HOUSING, DENSITY, PARKING, GARAGES, WALKWAYS AND TRAFFIC STUDIES; ZANE MORRIS (APPLICANT)

WHEREAS, the legislative body has previously adopted ordinances intended to regulate the Downtown Mixed Use Overlay Zone; and

WHEREAS, the applicant has expressed a desire to expand the existing Thorneberry apartment community which does not meet current development requirements in the Downtown Mixed Use Overlay Zone; and

WHEREAS, on May 9, 2013 the Pleasant Grove City Planning Commission held a public hearing to consider the amendments to the Downtown Mixed Use Overlay Zone chapter of the Pleasant Grove City Municipal Code; and

WHEREAS, at its public hearing the Planning Commission decided that the requested amendments to the Downtown Mixed Use Overlay Zone chapter of the Pleasant Grove Municipal Code are not in the public's interest and consistent with the goals and policies of the General Plan; and

WHEREAS, the Pleasant Grove Planning Commission recommended to the Pleasant Grove City Council that the amendments to the Downtown Mixed Use Overlay Zone chapter in the Pleasant Grove Municipal Code, be denied; and

WHEREAS, on May 21, 2013 the Pleasant Grove City Council held a public hearing to consider the request; and

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

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

SECTION 1: Chapter 10-11G of the Pleasant Grove Municipal Code is hereby amended to read as follows:

10-11G-1: PURPOSE AND OBJECTIVES:

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

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

10-11G-2: LOCATION:

The downtown mixed use overlay zone is for application within the downtown commercial subdistrict zone within the area as identified on exhibit A attached to the ordinance codified herein.

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

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

<u>Use Number</u>	<u>Use Classification</u>
1133	Mixed use multi-family dwellings, attached above a nonresidential use
1153	Mixed use multi-family dwellings, attached on a parcel with nonresidential uses
1300	Residential hotels (guests stay more than 30 days)
7424	Private recreational center/facilities

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

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

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

G. Maximum Residential Densities:

1. Mixed use multi-family and master planned area development 14 units per acre
- 2. Multi-family development planned expansion (#1152) 24 units per acre**

H. Condominium Ownership: Eighty percent (80%) of all mixed use multi-family residential units shall be built to be sold as individually owned condominiums. The remaining units may be either individually owned or utilized as residential hotel extended stay rental properties.

10-11G-4: PROCESS OF APPROVAL:

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

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

1. Recommendation From The Downtown Advisory Board (DAB): Site plan, amended site plans and/or any subdivision plat must go before the DAB and obtain a recommendation prior to a public hearing.
2. Completion Of Improvements: All public improvements shown on an approved site plan or amended site plan shall be completed within two (2) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the city shall have the option of taking action on the bond to complete the improvements or of voiding the approval. An applicant may request an extension of up to two (2) years for the completion of improvements from the community development director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements. No building permits shall be issued until all improvements have been installed and accepted by the city.
3. Change Of Use: An amended site plan complying with the requirements of section 11-7-7 of this code and this chapter shall be required whenever the owner proposes to change the use of any portion of a building from either residential to commercial or commercial to residential.

10-11G-5: DEVELOPMENT STANDARDS:

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

- B. Required Setbacks: Refer to section 10-11E-2-7 of this chapter.
- C. Frontage And Accessibility: All buildings shall front on a street or plaza area. In order to encourage a walkable community, all residential units shall be accessible from the ground floor of the building facade fronting on the street or plaza. Such entrances shall be designed with compatible architectural features. Slight variations may be allowed with facade depth and color, canopies, stairs, etc. In order to encourage pedestrian traffic, building entries and lobbies (including those for residential units) shall be oriented to and shall be accessible from a street or plaza.
- D. Design Layout: Since the downtown mixed use overlay zone is intended to redevelop and improve the walkability of downtown and to enhance the commercial tax base of the city, any development in the downtown mixed use overlay zone shall locate commercial space immediately fronting on a collector or arterial street. Parking areas shall be located toward the interior of the property, or underground, to the maximum extent practicable. Generally, buildings that are most closely situated to the street shall not have parking areas located between the buildings and the street.
- E. Architectural Style: All developments within the downtown mixed use overlay zone, including national chain stores, restaurants and parking structures, shall follow the design theme as described in Pleasant Grove downtown village design standards and guidelines. The city council shall deny approval for any site plan that fails to conform to the requirements of the Pleasant Grove downtown village design standards and guidelines.
 - 1. The architectural design of mixed use and multi-family developments shall include other distinctive and outstanding architectural features that positively enhance the structures, such as porches, patios, balcony, wrought iron railings, porticos, quoins, etc.
- F. Building Materials: All buildings shall be completed on all sides with acceptable finishing materials that are consistent with the Pleasant Grove downtown village design standards and guidelines, which are to follow a turn of the twentieth century design as a uniform design theme.
- G. Other: For all other development standards, refer to article E of this chapter.
- H. Pedestrian And Bicycle Circulation: All developments in the downtown mixed use overlay zone shall be designed to encourage pedestrian and bicycle circulation. Pedestrian and bicycle access shall be consistent with approved city trails systems master plans.
- I. Conceptual Master (Vicinity) Plan: Site plans for all commercial and mixed use developments shall include a conceptual master (vicinity) plan for all vacant and/or potentially redevelop-able properties within the same block or development area. Future development site plans must follow the intent of any approved conceptual master plans.
- J. Recreation Amenities: Multi-family and mixed use developments shall include recreational amenities primarily for the use of the residents of the development. Amenities may include swimming pools, sports courts, spas, barbecue and picnic facilities, or other features as approved by the Planning Commission and Design Review Board. The Planning Commission and Design Review Board may determine the benefit, size and the number of amenities in the development.

10-11G-6: PARKING:

- A. Number Of Stalls Required: For commercial parking regulations, refer to Section 10-11E-2-12. The number of parking stalls required for residential units shall be determined as follows:
 - 1. Two (2) parking stalls shall be required for each residential unit in a mixed use development.

2. Two and one half (2.5) parking stalls shall be required for each multi-family residential unit not attached to residential.

3. Multi-family development planned expansion (use #1152): One and one half (1.5) stalls per one bedroom unit, two (2) stalls per two bedroom unit, two and one half (2.5) per 3 bedroom unit. Plus one quarter (.25) per unit for guest parking.

B. Garages and Parking Structures: At least one parking space per residential unit (except studios) shall be an attached garage, except use #1152 (see #9 below). In addition, the following requirements shall apply:

1. Detached parking structures shall only be located to the side or rear, not in the front, of residential buildings.

2. Garages and carports shall be built with the same finish materials and colors as the main structures and shall be architecturally similar (including rooflines) to the main structures or incorporated into their design and construction.

3. Each single space within a garage shall have a minimum interior dimension of twenty two feet (22') in length by twelve feet (12') in width.

4. Garages shall have four (4) walls, a roof, a doorway at least nine feet (9') in width, and a door that is lockable.

5. The ends of carport structures shall be walled with similar exterior material, material ratios, and look as the main structures.

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

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

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

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

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

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

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

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

4. The parties concerned in the joint use of the parking facility shall submit a written agreement specifying the terms of the agreement for the sharing of the parking facility. Said agreement shall

be recorded in the office of the county recorder and shall become a permanent part of the public record.

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

10-11G-7: OTHER REQUIREMENTS:

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

buildings, amenities and premises in accordance with the conditions or approval thereafter, shall also be deemed to be a violation of this article and the following may apply:

- a. In the event the common areas and amenities are not properly maintained, or the HOA is dissolved, the property management company is to remain in place to govern the downtown mixed use overlay development, and enforce the CC&Rs. The property management company is also to continue to follow all city ordinances, in addition to those regulations specifically assigned to the downtown mixed use overlay development in question. Responsibility for payment to the property management company shall lie jointly and severally with the property owners.
- C. Soils Report: A soils report prepared by a soils engineer shall be submitted concurrent with the submittal of any site plan to identify any special engineering needs of the site. All development shall be slab on grade unless a soils engineer determines that below grade development can be developed without present or future ground water problems and the city engineer concurs in the analysis. Ground water drains shall be required if the soils report recommends them.
- D. Signage: Refer to subsection 10-11E-2-14A of this chapter.
- E. Traffic Study: The developer shall be required to submit a comprehensive traffic impact study (CTIS) prepared by a professional transportation engineer licensed to practice in the state of Utah that analyzes the impact of development of the entire property zoned downtown mixed use overlay at the time of the first site plan application. The CTIS shall evaluate the vehicle, bicycle, and pedestrian traffic both on site and in the general vicinity of the project. The CTIS shall evaluate trip generations, turning movements to and from the property, street geometrics, and traffic safety on and off the site. The CTIS shall also address relevant items including, but not limited to, the following: surrounding street and intersection levels of service (LOS) before and after the project is completed, any mitigation efforts recommended to minimize project traffic impacts, proposed public and private street widths and alignments, site mobility, access management, potential traffic signal locations, street striping, signage, etc. Each site plan shall reflect and incorporate the recommendations of the CTIS and the individual traffic study and any other requirements that the city may deem necessary based upon the CTIS and/or the individual traffic study.
 - 1. Multi-family development planned expansion (#1152): Traffic study will not be required if there are no new entrances or exits to the public right of way.
- F. Provisions Not Listed: For those provisions and regulations not listed, specified or otherwise covered within the downtown mixed use overlay zone, persons shall refer to the underlying downtown commercial subdistrict found in article E of this chapter.

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

SECTION 3: EFFECTIVE DATE. This ordinance shall take effect immediately upon its passage and shall be posted or published as required by law.

SECTION 4: APPROVED AND ADOPTED AND MADE EFFECTIVE by the City Council of Pleasant Grove City, Utah County, Utah, this 21st day of May, 2013.

ATTEST:

Kathy T. Kresser, CMC
City Recorder

Bruce W. Call, Mayor

(SEAL)