



EAGLE MOUNTAIN CITY COUNCIL MEETING

May 21, 2019, 4:00 PM

Eagle Mountain City Council Chambers

1650 East Stagecoach Run, Eagle Mountain, Utah 84005

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

1. CITY ADMINISTRATOR INFORMATION ITEMS

This is an opportunity for the City Administrator to provide information to the City Council. These items are for information only and do not require action by the City Council.

- 1.A. PRESENTATION
2019 Tap Award

2. CONCEPT PLANS

- 2.A. Gateway Park Phase 4 Concept Plan
This is not an action item.
[Gateway Park 4 Concept Overall Palm](#)
[Gateway Park 4 Concept Housing Proposal](#)
[Gateway Park AaMRH Proposal for City Council v2](#)
- 2.B. Sage Park Storage & Flex Space Concept Plan
This is not an action item.
[Sage Park Storage and Flex Concept.pdf](#)
[Contet Map Zoomed in.JPG](#)
[Sage Park Storage, Concept Plan Context Map.pdf](#)

3. AGENDA REVIEW

The City Council will review items on the Consent Agenda and Policy Session Agenda.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

THE PUBLIC IS INVITED TO PARTICIPATE IN PUBLIC MEETINGS FOR ALL AGENDAS.

In accordance with the Americans with Disabilities Act, Eagle Mountain City will make reasonable accommodation for participation in all Public Meetings and Work Sessions. Please call the City Recorder's Office at least 3 working days prior to the meeting at 801-789-6610. This meeting may be held telephonically to allow a member of the public body to participate. This agenda is subject to change with a minimum 24-hour notice.

The City Council will adjourn into a Closed Executive Session for the purpose of discussing reasonably imminent litigation, the purchase, lease or exchange of real property pursuant to Section 52-4-205(1) of the Utah Code, Annotated.

7:00 P.M. POLICY SESSION – CITY COUNCIL CHAMBERS

5. CALL TO ORDER

6. PLEDGE OF ALLEGIANCE

7. INFORMATION ITEMS/UPCOMING EVENTS

8. PUBLIC COMMENTS

Time has been set aside for the public to express their ideas, concerns and comments. (Please limit your comments to three minutes each.)

9. CITY COUNCIL/MAYOR’S ITEMS

Time has been set aside for the City Council and Mayor to make comments.

10. INTRODUCTIONS

2019 Pony Express Rodeo Royalty

CONSENT AGENDA

11. ALTERNATIVE FENCING STANDARDS

- 11.A. Lakeview Estates
Alternative Fencing Standards
[Allred Proposal](#)

12. BOND RELEASE

- 12.A. Spring Run Phase A Plat 3
Out of Warranty
[BR-Spring Run A-3 Out of Warranty](#)
[Spring Run A-3 Recorded Plat](#)

13. CHANGE ORDERS

- 13.A. Steeplechase Offsite Improvements
Reynolds Construction

14. MINUTES

- 14.A. May 7, 2019 Minutes
Regular City Council Meeting
[05.07.2019 City Council Minutes - DRAFT](#)

15. PRELIMINARY PLAT & SITE PLAN

- 15.A. SilverLake South Clubhouse and Pool
Proposed site plan for the SilverLake South clubhouse and pool.
[Clubhouse and Pool Option #1](#)
[Clubhouse and Pool Option #2](#)

SCHEDULED ITEMS

16. EAGLE HEIGHTS VILLAGE

- 16.A. CONDITIONAL USE PERMIT APPEAL

BACKGROUND: (Presented by Planner Tayler Jensen) The applicant for Eagle Heights Village is appealing the condition of the conditional use permit issued to them by the Planning Commission on March 12, 2019.

[Eagle Heights CUP Appeal Letter](#)
[Findings of Fact and Conclusions of Law](#)

- 16.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.

BACKGROUND: (Presented by Planner Tayler Jensen) This applicant-proposed site plan and master development plan is for 284 duplex units located on approximately 51.38 acres, for a project density of 5.53 dwelling units per acre. The applicant has submitted a master development agreement, which is being negotiated with staff, and will be brought for approval in the future. Eagle Heights Village is located south of Eagle Mountain Boulevard, and west of Lake Mountain Road (Parcel 59:018:0037). The applicant has proposed that the master development plan also serves as the preliminary plat.

[Plat and Open Space](#)
[Proposed Elevations](#)
[Supporting Documentation](#)
[03.12.19 PC Approved Minutes](#)
[ORD--Eagle Heights Village Master Development Plan](#)
[Eagle Heights Access Concept 20190516.pdf](#)

- 16.C. SITE PLAN & PRELIMINARY PLAT

BACKGROUND: (Presented by Planner Tayler Jensen) The proposed site plan and preliminary plat is for 284 duplex units located on 51.38 acres with a project density of 5.53 dwelling units per acre. Eagle Heights Village is located south of Eagle Mountain Boulevard and west of Lake

Mountain Road (Parcel 59:018:0037). This item was tabled at the May 7, 2019 City Council meeting.

[Preliminary Plat](#)

17. ORDINANCES / PUBLIC HEARINGS

- 17.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

BACKGROUND: (Presented by Planning Staff) The proposed amendment to Chapter 6.05 Animal Control of the Eagle Mountain Municipal Code is to clarify different activities that commonly take place with animals, including kennels, pet sitting and dog breeding. The City Council reviewed the proposed amendment at a previous meeting and changes have been drafted based on City Council feedback. This item was tabled at the May 7, 2019 City Council meeting.

[Animal Codes Research and Proposed Table](#)

[Proposed Animal Code - 05.21.19](#)

[ORD--Animal Control](#)

- 17.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits.

BACKGROUND: (Presented by Planning Staff) This applicant-proposed Municipal Code amendment would change the maximum height of flag poles permitted at model homes from 20 feet to 50 feet.

[Proposed Code Change](#)

[04.23.19 PC Minutes - DRAFT](#)

[ORD--Signage re Flagpole Height](#)

- 17.C. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget.

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires the City to amend its budget to appropriate funds for increased expenses. The proposed ordinance amends the Fiscal Year 2018-2019 budget for increases in the General Government, Capital Projects and Impact Fee funds.

[FY2019 Budget Amendments](#)

[ORD--FY 2019 Budget Amendment #5](#)

- 17.D. ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**

BACKGROUND: (Presented by Assistant City Administrator Paul Jerome) State statute requires that the City Council hold a public hearing on the tentative budget and that the budget be adopted by June 22. The tentative budget was accepted by the City Council on May 7, 2019. The final budget will be adopted on June 18 and will be the document that governs the

expenditures for FY 2019-2020.

2020 Budget (General Fund) - 5-21-19 Preliminary Version

2020 Budget (Capital Projects) - 5-21-19 Preliminary Version

2020 Budget (Enterprise Fund) - 5-21-19 Preliminary Version

2020 Budget (Impact Fee Funds) - 5-21-19 Preliminary Version

2020 Budget (Debt Service Funds) - 5-21-19 Preliminary Version

18. CITY COUNCIL/MAYOR'S BUSINESS

This time is set aside for the City Council's and Mayor's comments on City business.

19. CITY COUNCIL BOARD LIAISON REPORTS

This time is set aside for Councilmembers to report on the boards they are assigned to as liaisons to the City Council.

20. COMMUNICATION ITEMS

20.A. Upcoming Agenda Items

This is not an action item.

[A.CI--Upcoming Agenda Items](#)

20.B. Financial Report

This is not an action item.

[B.CI--Executive Summary of Revenues and Expenses - 04.30.19](#)

21. ADJOURNMENT

CERTIFICATE OF POSTING

The undersigned, duly appointed City Recorder, does hereby certify that the above agenda notice was posted on this **16th day of May, 2019**, on the Eagle Mountain City bulletin boards, the Eagle Mountain City website www.emcity.org, posted to the Utah State public notice website <http://www.utah.gov/pmn/index.html>, and was emailed to at least one newspaper of general circulation within the jurisdiction of the public body.

Fionnuala B. Kofoed, MMC, City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	Gateway Park Phase 4 Concept Plan		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:

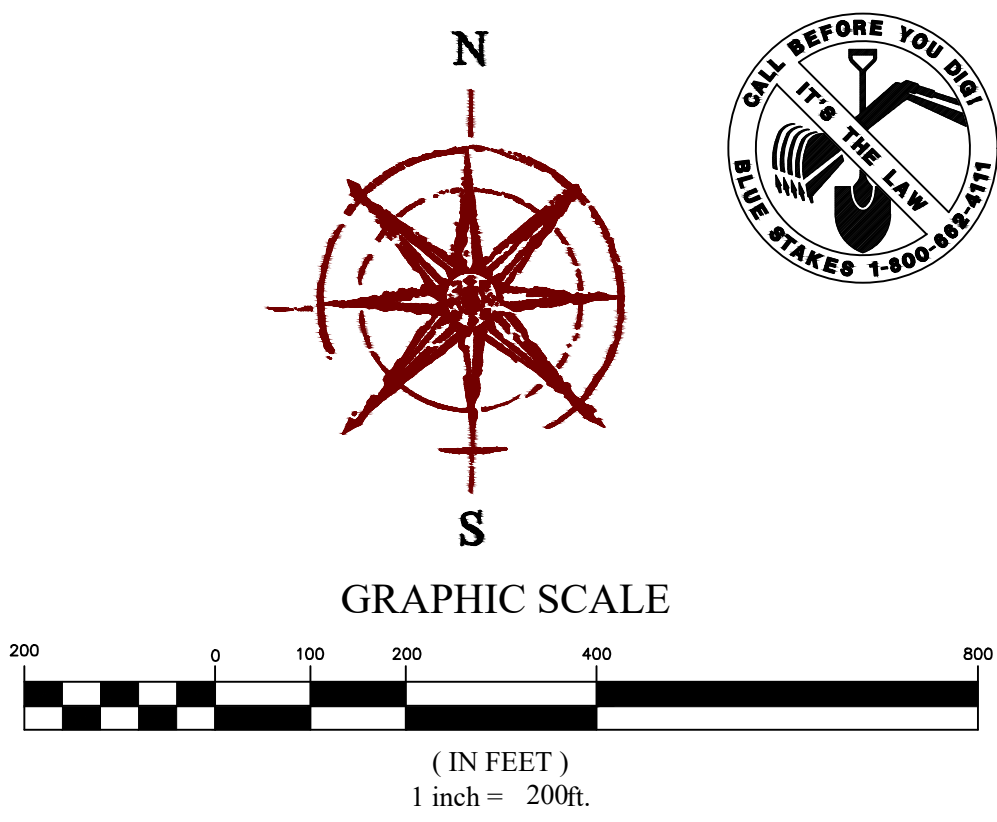
BACKGROUND: This is a conceptual plan for 442 multi-family housing units on 17.70 acres (24.97 DU/AC), within the Gateway Park development. The applicant is requesting feedback on their proposed development.

Attachments:

[Gateway Park 4 Concept Overall Plan](#)

[Gateway Park 4 Concept Housing Proposal](#)

[Gateway Park AaMRH Proposal for City Council v2](#)



FOCUS[®]
ENGINEERING AND SURVEYING, LLC
32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusnh.com

**GATEWAY PARK AFFORDABLE &
MARKET RATE HOUSING PROPOSAL**

EAGLE MOUNTAIN

REVISION BLOCK	
#	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

**OVERALL
PLAN**

Scale: 1"=200'

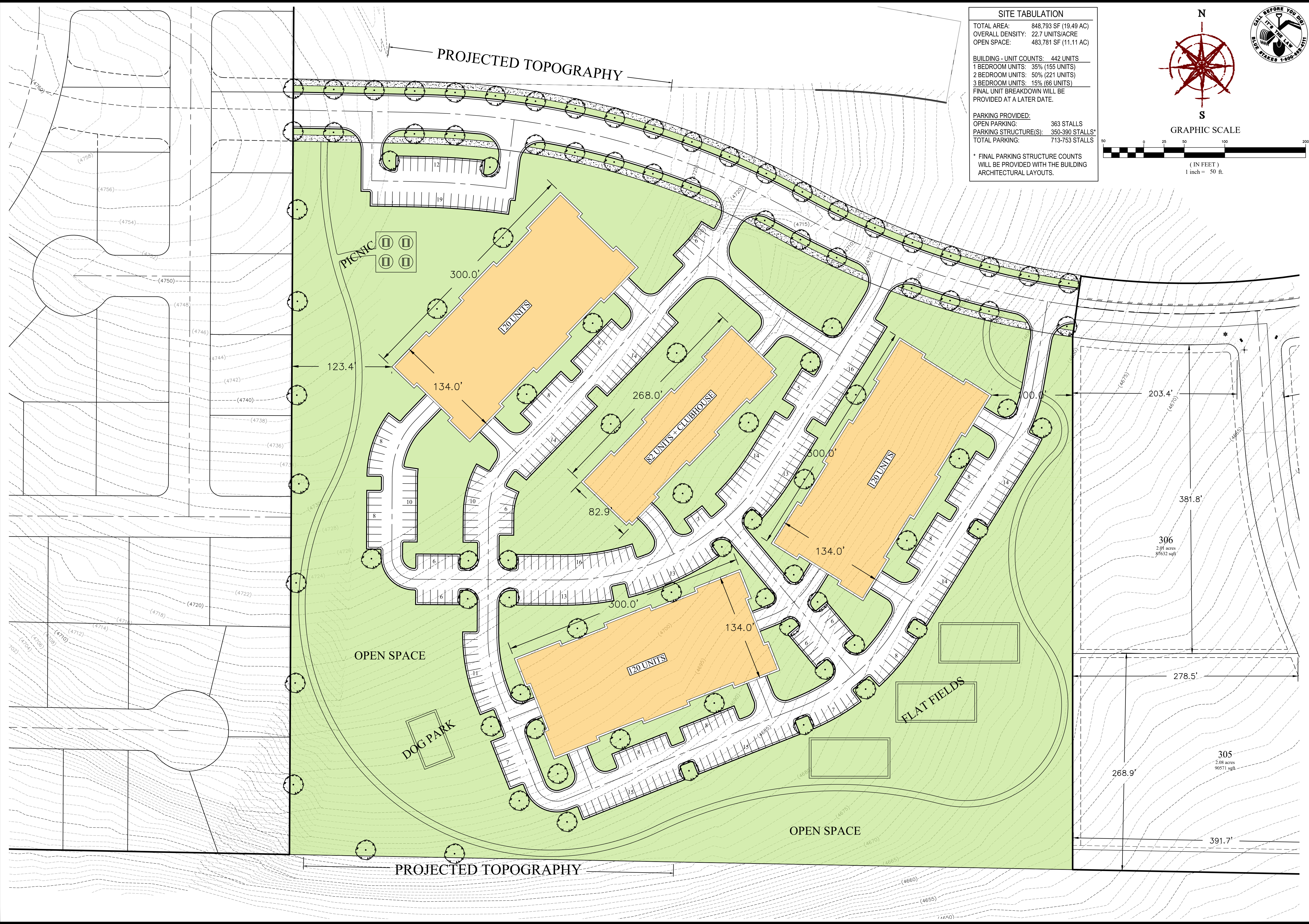
Date: 4/3/19

Sheet:

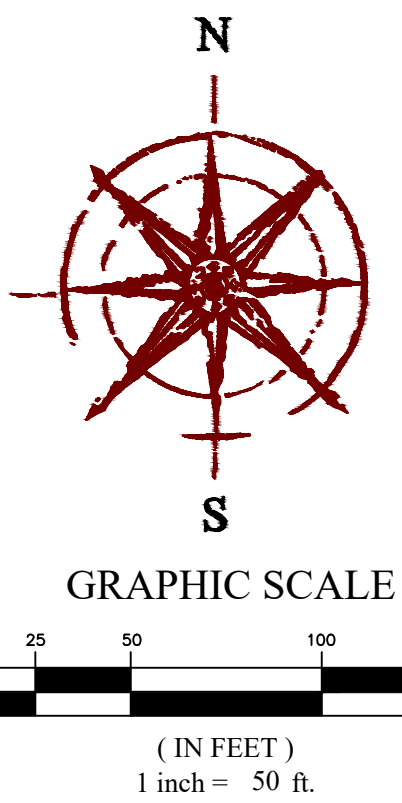
Drawn: CJG

Job #: 18-416

D



SITE TABULATION	
TOTAL AREA:	848,793 SF (19.49 AC)
OVERALL DENSITY:	22.7 UNITS/ACRE
OPEN SPACE:	483,781 SF (11.11 AC)
BUILDING - UNIT COUNTS: 442 UNITS	
1 BEDROOM UNITS:	35% (155 UNITS)
2 BEDROOM UNITS:	50% (221 UNITS)
3 BEDROOM UNITS:	15% (66 UNITS)
FINAL UNIT BREAKDOWN WILL BE PROVIDED AT A LATER DATE.	
PARKING PROVIDED:	
OPEN PARKING:	363 STALLS
PARKING STRUCTURE(S):	350-390 STALLS*
TOTAL PARKING:	713-753 STALLS
* FINAL PARKING STRUCTURE COUNTS WILL BE PROVIDED WITH THE BUILDING ARCHITECTURAL LAYOUTS.	



32 WEST CENTER STREET
MIDVALE, UTAH 84047 PH: (801) 352-0075
www.focusutah.com

GATEWAY PARK AFFORDABLE & MARKET RATE HOUSING PROPOSAL

EAGLE MOUNTAIN

REVISION BLOCK	DATE	DESCRIPTION
1	4/3/19	CONCEPT DESIGN
2	4/3/19	CONCEPT DESIGN
3	4/3/19	CONCEPT DESIGN
4	4/3/19	CONCEPT DESIGN
5	4/3/19	CONCEPT DESIGN
6	4/3/19	CONCEPT DESIGN

HOUSING PROPOSAL

Scale: 1"=50' Drawn: CJG
Date: 4/3/19 Job #: 18-416
Sheet: D

2:\2018\18-416 Gateway Park Phase 4 Design 18-416.dwg Concepts\18-416 Concept D.dwg



GATEWAY PARK AFFORDABLE & MARKET- RATE HOUSING

Eagle Mountain

GENERAL PLAN OBJECTIVE #5

...A community should offer a variety of housing types in order to support a population of diverse ages and cultures. A variety of housing options is also important to ensure that the needs are met of all stages of the lifecycle, including entry-level home.

Overall, homes are generally very affordable – one-third of units are affordable to moderate- and low-income households. [However, the lack of apartments may present challenges to some households in having a reasonable opportunity to locate to Eagle Mountain.](#)

OPTIMAL LOCATION & FEATURES FOR AFFORDABLE/MARKET-RATE HOUSING INCLUDE:

- Proximity to large transportation infrastructure
- Nearby commercial development/land
- Available open-space
- Long-term Planning





DEMOGRAPHICS

Understanding Our Needs

2019 Population:

- 33,219 residents (7,161 Families)
- Renters 8.8%
- Median Home Value: \$347,000

2023 Projected Population:

- 41,754 residents (8,933 Families - 25% Increase)
- Increased workforce housing demands
- Median Home Value: ???

HOUSING PRICES

National increases
vs.
Local escalation

Utah ranks 4th nationally in housing cost increases since 1991

- Utah home appreciation approximately 3.5 times greater than the national average.
- Utah housing cost are 20% higher than locations such as Boise, Las Vegas, and Phoenix.
- Impacts workforce housing & large business relocation efforts.



EDCU REQUIREMENTS

Multiple companies list workforce housing as a key component for site selection when evaluating Eagle Mountain, including the following RFPs:

“Big Swing” – 500 jobs

“Porzingis” – \$15M investment

“Gladys” – 50/70 Jobs

“Tower 2019” – 24 Jobs



WHO WILL LIVE IN THE AFFORDABLE & MARKET-RATE COMMUNITY?

Workforce Housing

Public Servants - Police, Fire
Fighter, Teachers

Veterans/Active Duty

Recent College Grads

Youth in transition

Seniors (near family)

Single Income Families

Millennials

MILLENNIALS

Consumer Preferences



Millennials have new residential preferences (not their parents' home), including:

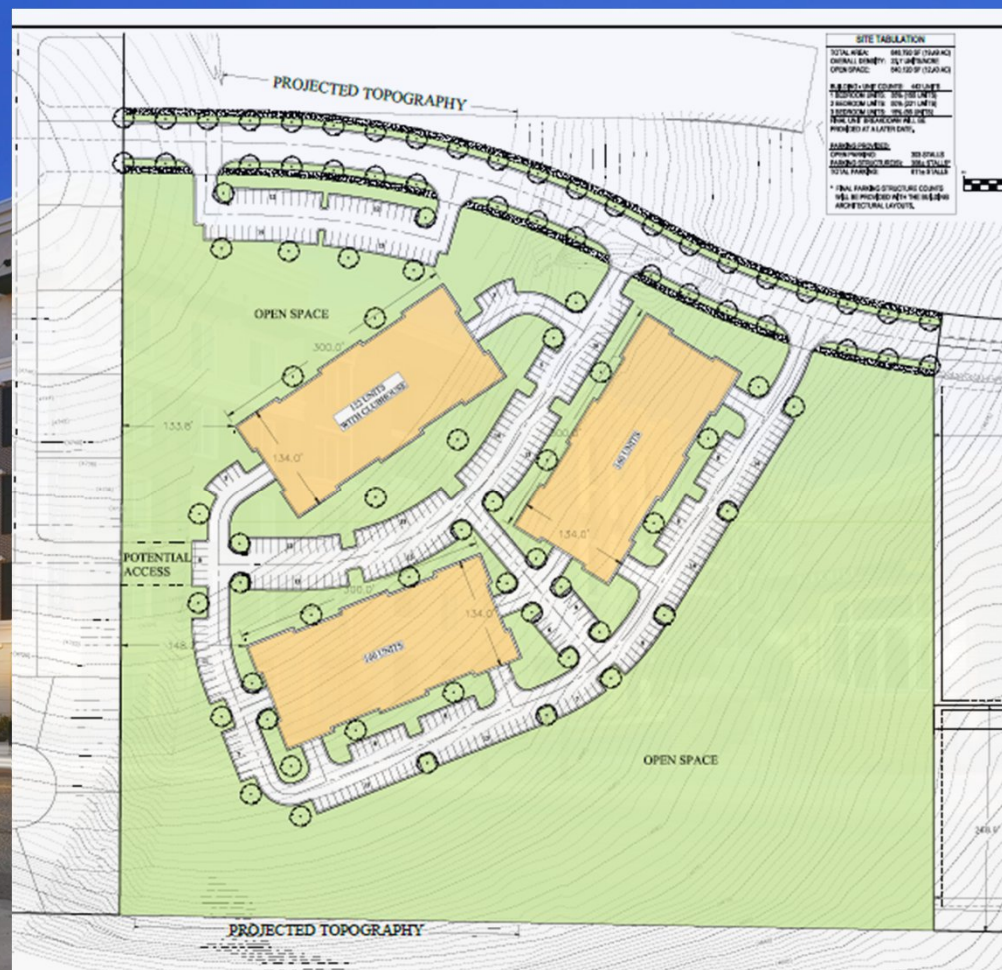
- Maintenance free lifestyle
- Super-fast internet access
- proximity to restaurants
- Shared open-spaces
- Energy efficiency

Plan for the Future:

- Provide housing products consistent with generational influences, market conditions, and income-driven affordability options.

GATEWAY PARK

AFFORDABLE HOUSING PROPOSAL (3 BLDG.)



GATEWAY PARK

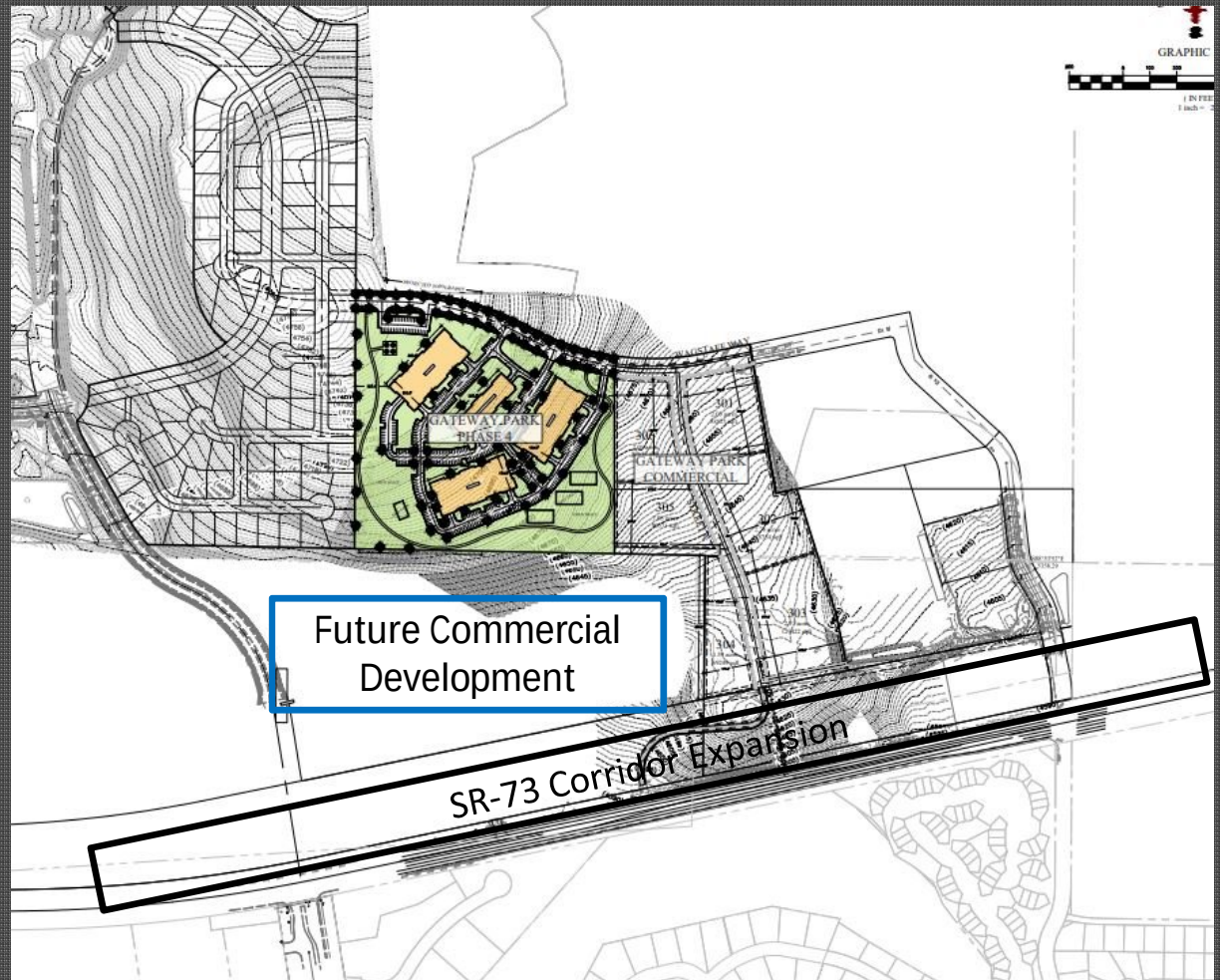
AFFORDABLE HOUSING PROPOSAL (4 BLDG.)



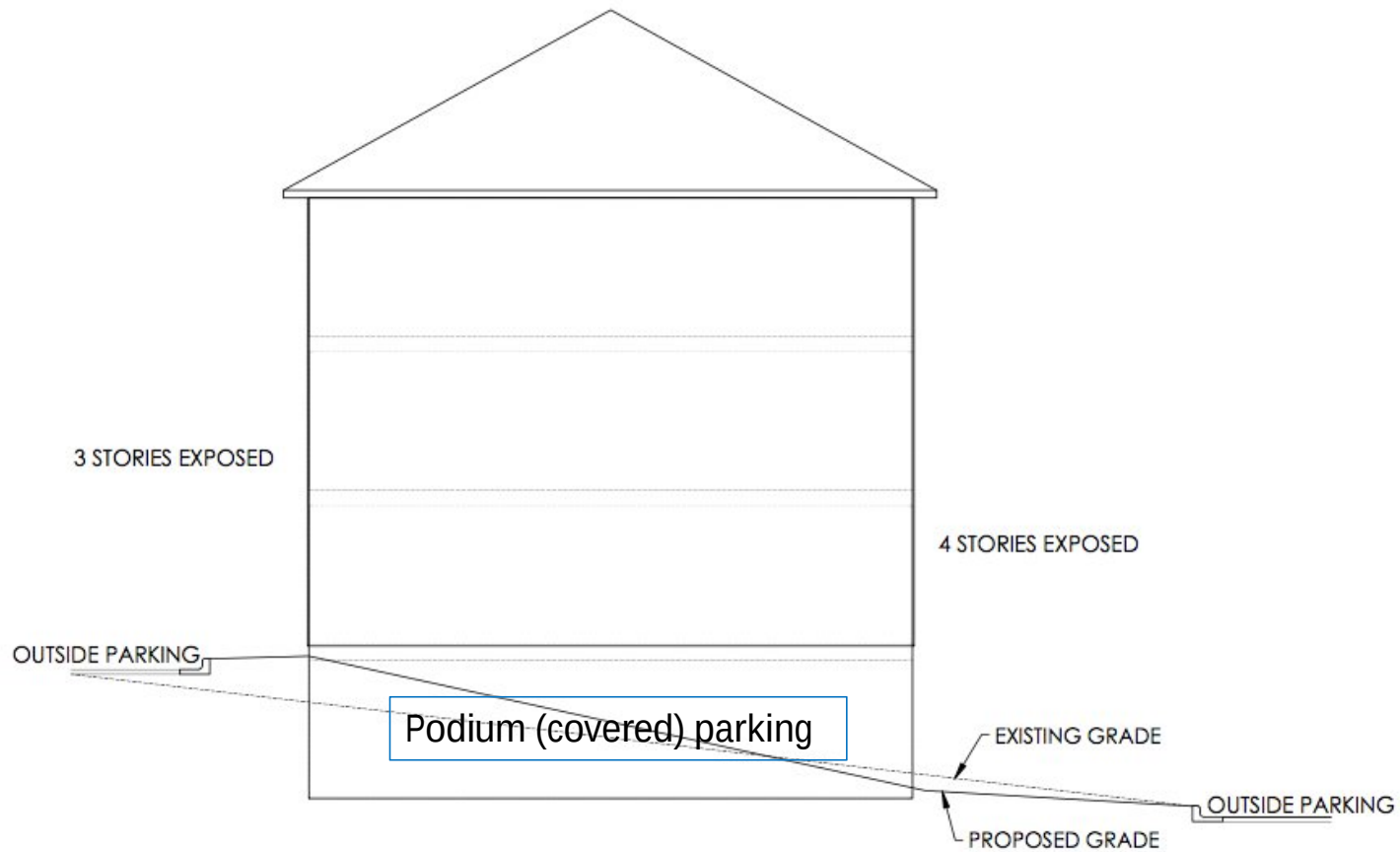
GATEWAY PARK

AFFORDABLE AND
MARKET-RATE HOUSING

PROPOSED
LOCATION

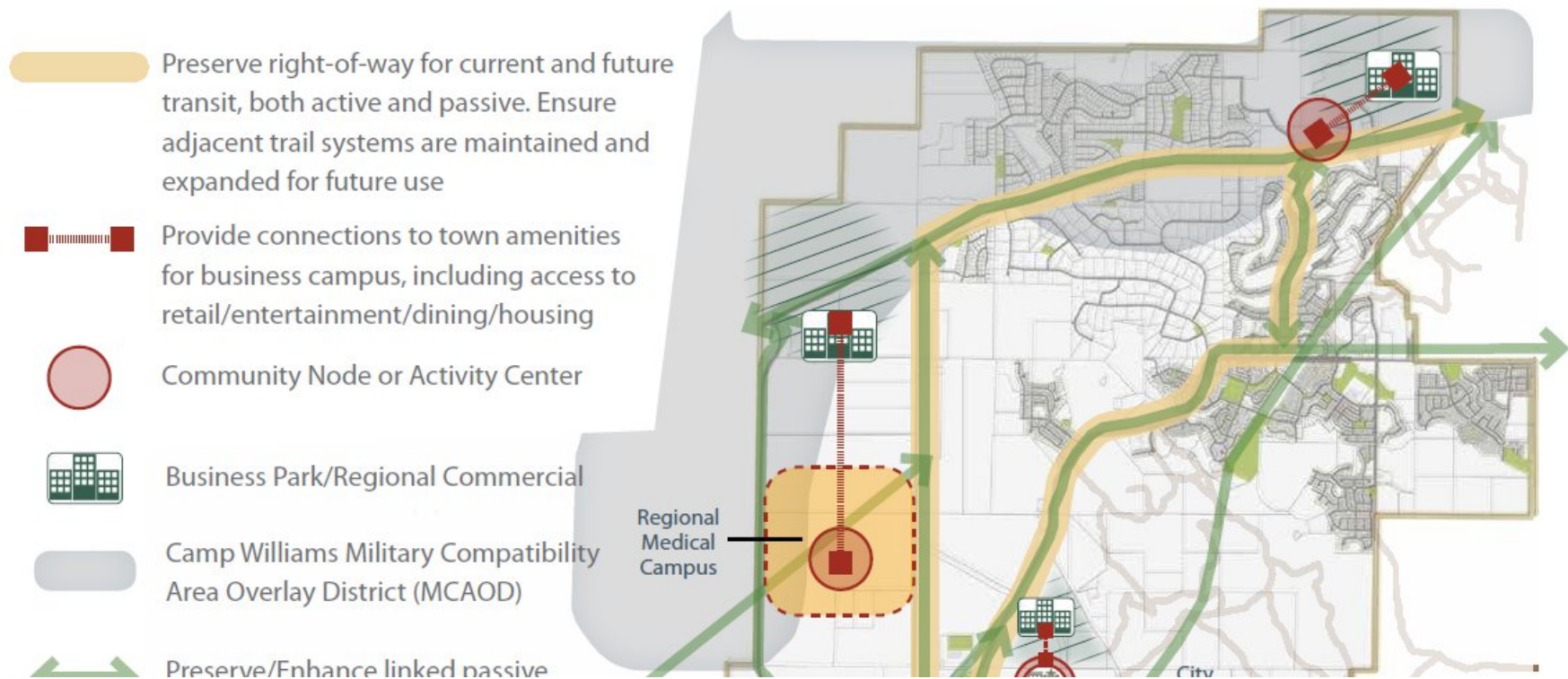


PODIUM PARKING – SIDE VIEW



INITIATIVE #3: CENTERS OF EMPLOYMENT AND ACTIVITY

LEGEND



BENEFITS & FEATURES OF THE PROPOSED

GATEWAY PARK AFFORDABLE & MARKET- RATE HOUSING DEVELOPMENT



- Transit oriented location; Commercial neighbors; green-space.
- Overall Density equivalent to 15.89 three-bedroom units/acre
- Improved open space – approximately 11+ acres (proposal to follow adjusted bedroom-density point system)
- Parking: proposed 1.65 stalls per unit (bedroom density based)

GATEWAY PARK'S BENEFITS & FEATURES

- Provides an affordable & market-rate housing option, located near major transportation infrastructure and commercial development.
- Features over 11 acres of improved open-space, Internal Clubhouse and amenities, and podium parking.
- New product-type, helping to achieve General Plan Objective #5
 - Overall Density equivalent to 15.89 three-bedroom units/acre
 - Proposed parking based on bedroom count (1 stall for 1-bedroom; 1.5 stalls for 2-bedroom; and 2.0 stalls for 3-bedroom), plus .25 stalls/unit for guest parking.

THANK YOU

Questions



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	Sage Park Storage & Flex Space Concept Plan		
ITEM TYPE:	Concept Plan		
FISCAL IMPACT:			
APPLICANT:	Isaac Patterson		
GENERAL PLAN DESIGNATION Employment Center / Campus	CURRENT ZONE Residential	ACREAGE	COMMUNITY Town Center

PUBLIC HEARING:
No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:

BACKGROUND: This item is a concept plan for a storage and flex space development in the northwest area of the Sage Park development.

Attachments:

[Sage Park Storage and Flex Concept.pdf](#)

[Contet Map Zoomed in.JPG](#)

[Sage Park Storage, Concept Plan Context Map.pdf](#)

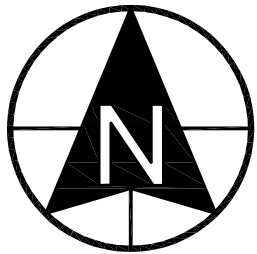


SMITH, STEVEN G
59.034-0131

DEVELOPMENT

SAGE
PARK
STORAGE

DEVELOPER


0 40 80 160 240
SCALE: 1"= 80'


CIVIL ENGINEERING
11038 N Highland Blvd Suite 400
Highland UT, 84003
office (801) 492-1277
cell (801) 616-1677

REVISIONS			SEAL
NO.	DATE	DESCRIPTION	
1			
2			
3			
4			
5			
6			
7			

ACTION	DATE
CONCEPT	4/16/2019

PROJECT

SAGE
PARK
STORAGE

DESCRIPTION

CONCEPT
PLAN

SHEET NAME	SHEET NUMBER
	C1

\\my-drive\berg\civ\2019\wp-sage park storage\top base2.dwg







**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	Lakeview Estates		
ITEM TYPE:	Motion		
FISCAL IMPACT:	n/a		
APPLICANT:	Steve Allred		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY Lakeview Estates

PUBLIC HEARING:
No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Taylor Jensen, Planning

RECOMMENDATION:

BACKGROUND:

The developer of Lakeview Estates is proposing alternative fencing standards for their project. EMMC 17.60.120(R)(3) requires residential fencing along an arterial or collector road to be cedar fencing with six-inch by six-inch cedar posts (crowned and routed on top), with other design elements as depicted in that section of code.

EMMC 17.60.120(R)(4) allows residential developers to propose alternative standards for arterial and collector road fencing within their project to be approved by the Eagle Mountain City Council. Any alternative fencing shall be for a durable quality fence/wall as defined by EMMC 16.35.090, which includes fencing of stone, masonry, decorative concrete, or wood-alternative composite material. Vinyl fencing is not allowed along rear or side lot lines abutting an arterial or collector road.

See the attached proposal from the developer.

Attachments:

[Allred Proposal](#)

April 30, 2019

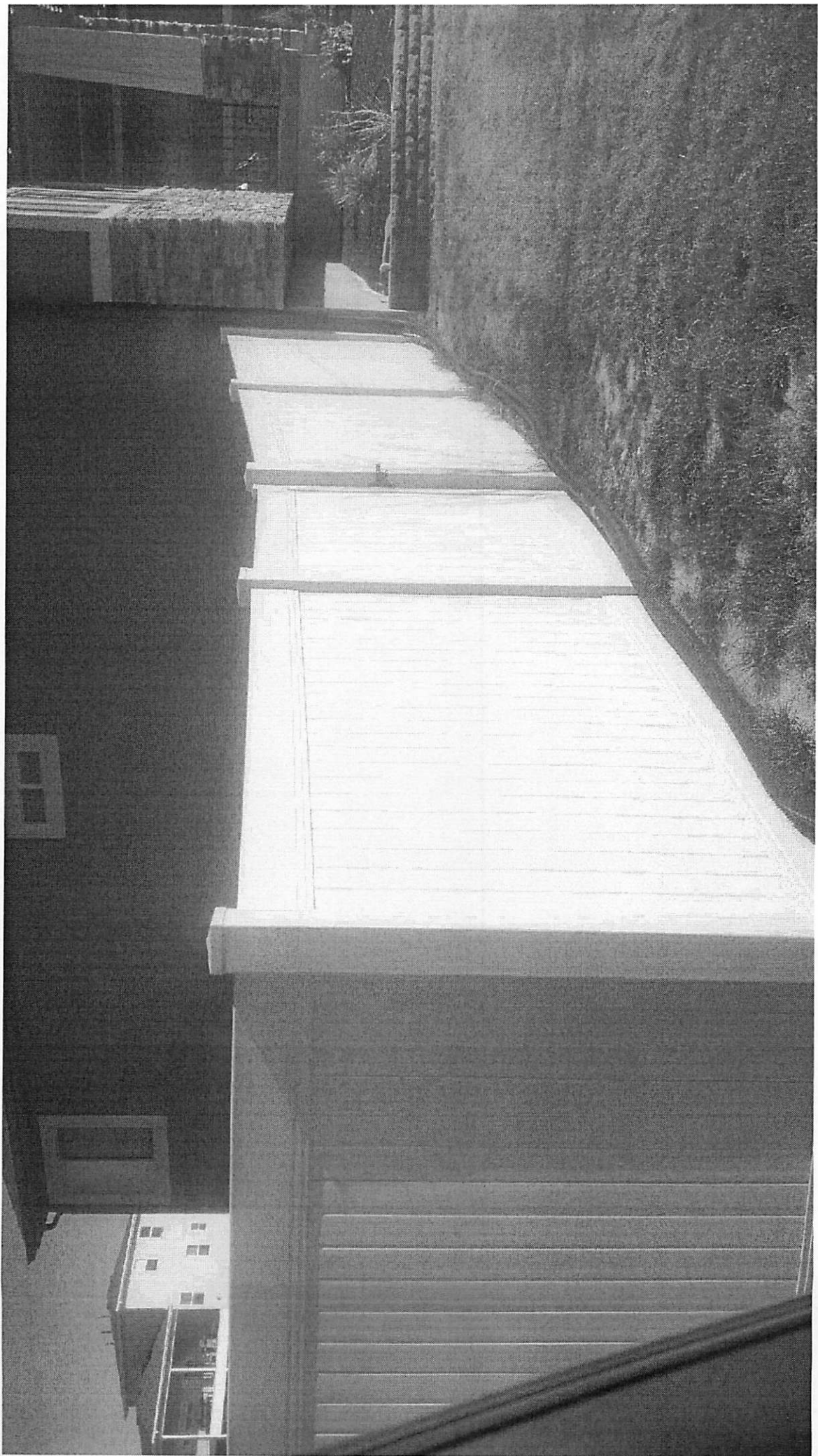
On or about October 24, 2018, Developer, RCA68, LC (hereinafter “Developer”) requested that the City Council consider vacating a requirement to fence the northern boundary of Lakeview Estates, Phase 2, Lots 201-216. This petition was heard, considered and denied at the next city council meeting conducted on November 20, 2018.

On October 24, 2017, Eagle Mountain City (hereinafter “EMC”) approved FINAL PLAT NOTICE OF DECISION, Lakeview Estates Phase A Plat 2. (Hereinafter “NOD”). Pursuant to the NOD, Condition No. 4 states: “Privacy Fencing shall be installed with infrastructure along the north side of lots 201-216 in compliance with EMMC 17.60.120 (General fencing provisions). (Hereinafter “EMC’s Fencing Code”). The lineal distance of lots 201-216 is 2285 feet.

EMC’s Fencing Code allows the planning director “compatibility with the neighborhood and adjacent uses.” (EMCC 17.60.120 F). The Fencing Code allows for various kinds of privacy fencing. On April 19, 2018, the Developer recorded Covenants, Conditions and Restrictions, (“CCR’s) for Lakeview Estates. The CCR’s allow for vinyl fencing. (CCR’s, ¶ 3). EMC’s Fencing Code also permits “Residential Developers” to “propose alternative standards for arterial and collector road fencing...to be approved by the Eagle Mountain city council.” (EMCC 17.60.120 4).

Developer has determined that an adjoining subdivision to Lakeview Estates, Westview Heights, has a beige or white vinyl fence on its northern boundary which fence was approved by the city council of EMC. Developer proposes to install a vinyl fence similar to but better than the fence approved in Westview Heights. Pictures of the Westview Heights Fence are attached hereto for your review. Such fence consists of two eight inch rails attached to 6' posts and panels 68" tall at six-seven foot intervals.¹ Developer proposes this vinyl fence in lieu of the cedar post fence identified in 17.60.120 (R)(3) and as allowed by 17.60.120(R)(4).

¹ The vinyl fence approved in Westview Heights has only 6" rails. The fence proposed by the Developer has 8" rails and is therefore, going to be stronger and more wind resistant.





Engineering Division
2565 North Pony Express Parkway
Eagle Mountain City, Utah 84005
(801) 789-6671

Thursday, May 02, 2019

City Recorder's Office
Eagle Mountain City
1650 East Stage Coach Run
Eagle Mountain City, UT 84005

SUBJECT: Spring Run phase "A" plat 3 out of warranty Bond Release

City Recorder:

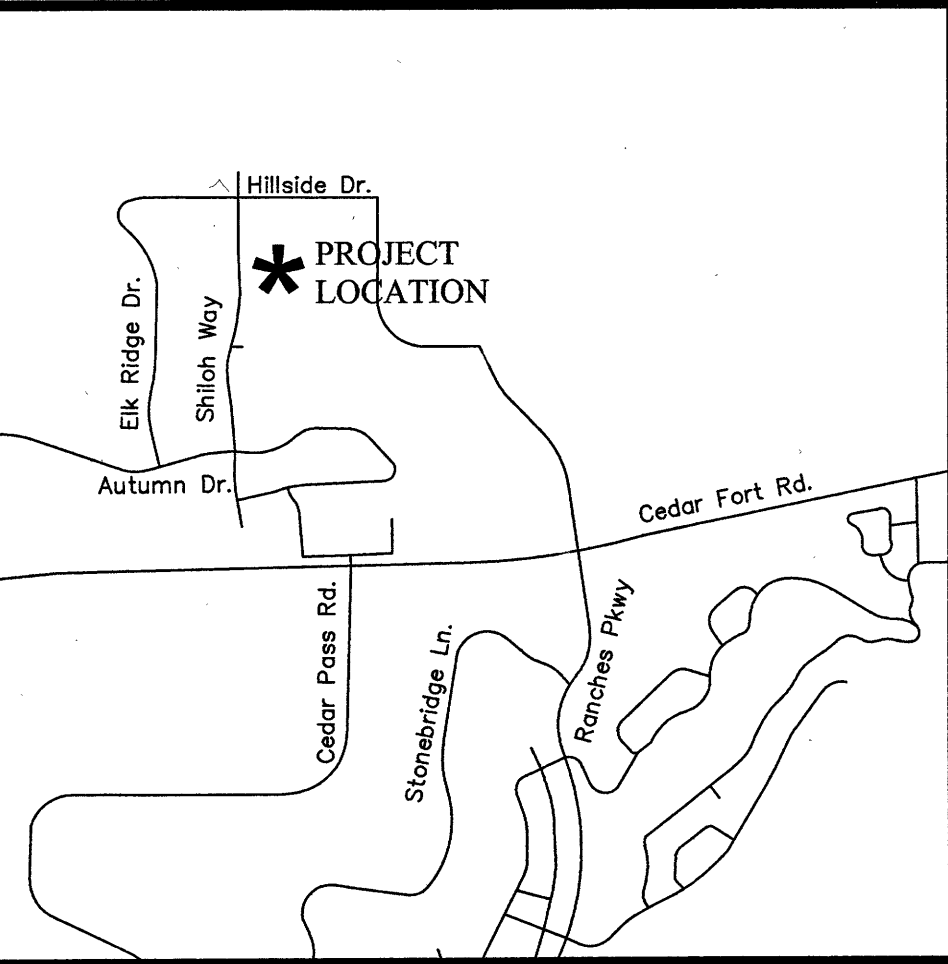
The above referenced subdivision has completed the required one year maintenance period as required in their development agreement. After performing a walkthrough of this subdivision, I would recommend that the city accepts the subdivision as complete and release all bonds still held by the developer for this subdivision.

Please contact me should you have any comments, questions, or concerns. Thank you.

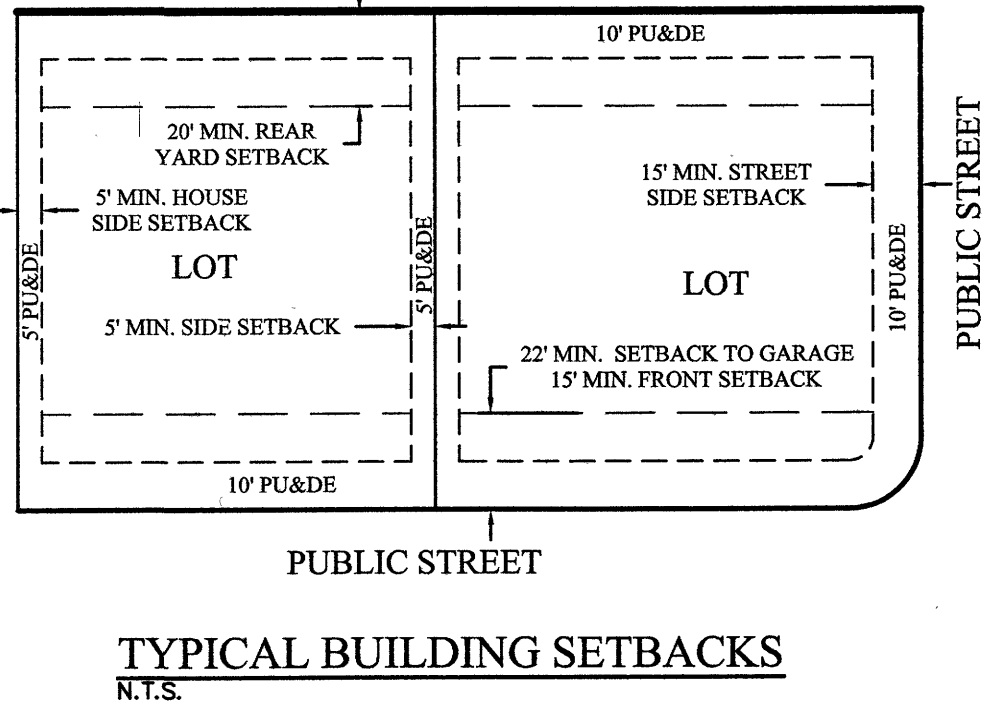
Sincerely,

Christopher T. Trusty, P.E.
Engineering Director
Eagle Mountain City

Cc: Fionnuala Kofoed, City Recorder



VICINITY MAP
N.T.S.

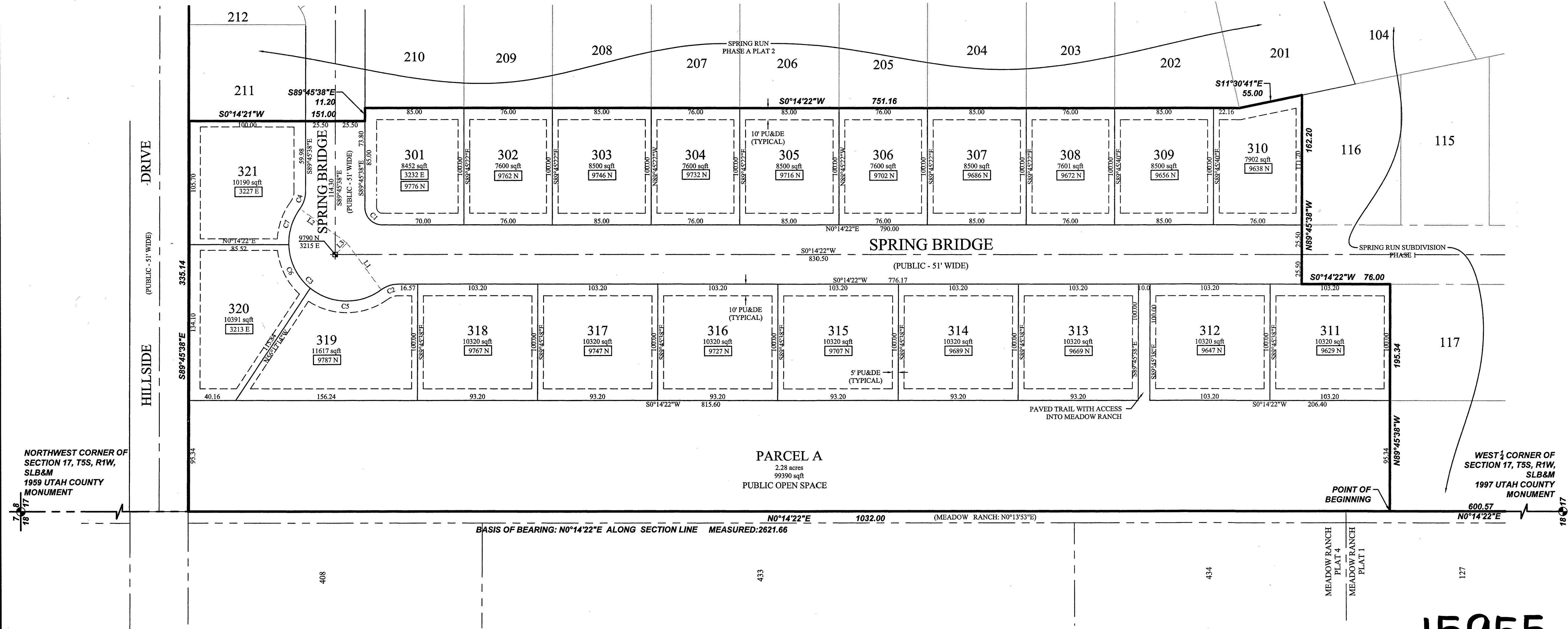
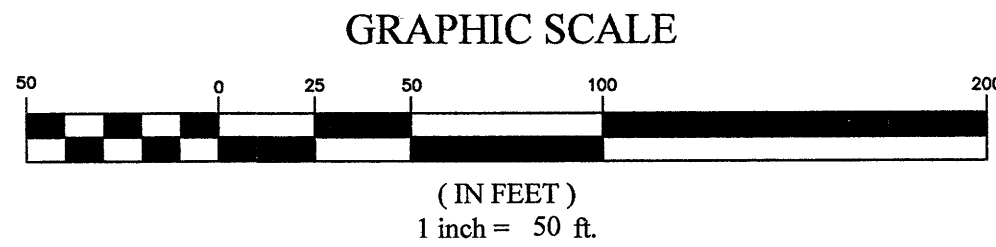
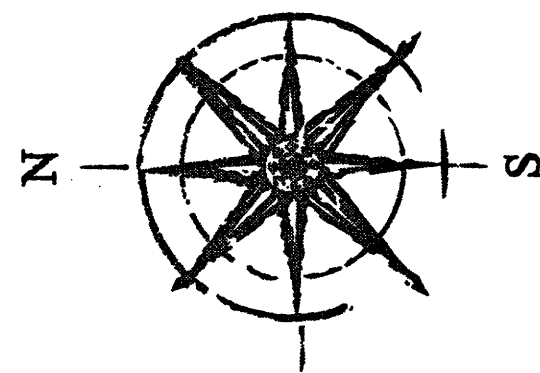


NOTES:

- STREET MONUMENT TO BE SET
- REBAR AND CAP (FOCUS ENG) TO BE SET AT ALL LOT CORNERS. LEAD PLUGS TO BE SET IN THE TOP BACK OF CURB ON THE PROJECTION OF SIDE LOT LINES.
- P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT

SITE TABULATIONS

TOTAL # OF LOTS:	21 LOTS
TOTAL ACRES:	7.91 ACRES
TOTAL ACRES IN LOTS:	4.49 ACRES
TOTAL OPEN SPACE:	2.28 ACRES
TOTAL IMPROVED OPEN SPACE:	0.00 ACRES
AVERAGE LOT SIZE:	0.21 ACRES OR 9,313 SQFT.
LARGEST LOT SIZE:	0.29 ACRES
SMALLEST LOT SIZE:	0.17 ACRES
OVERALL DENSITY:	2.65 UNITS/ACRE



Curve Table				
CURVE	RADIUS	DELTA	LENGTH	CHORD LENGTH
C1	15.00	90°00'00"	23.56	21.21
C2	25.00	36°13'43"	15.81	15.55
C3	50.00	162°27'02"	141.76	98.83
C4	25.00	36°13'19"	15.80	15.54
C5	50.00	75°12'09"	65.63	61.02
C6	50.00	49°25'18"	43.13	41.80
C7	50.00	37°49'35"	33.01	32.41

Line Table		
LINE	DIRECTION	LENGTH
L1	S54°00'39"W	50.00
L2	N36°28'05"E	50.00
L3	S44°44'47"E	14.15

ROCKY MOUNTAIN POWER

- Pursuant to Utah Code Ann § 54-3-27 this plat conveys to the owner(s) or operators of utility facilities a public utility easement along with all the rights and duties described therein.
- Pursuant to Utah Code Ann § 17-27a-603(4)(c)(ii) Rocky Mountain Power accepts delivery of the PUE as described in this plat and approves this plat solely for the purpose of confirming that the plat contains public utility easements and approximates the location of the public utility easements, but does not warrant their precise location. Rocky Mountain Power may require other easements in order to serve this development. This approval does not affect any right that Rocky Mountain Power has under

(1) A recorded easement or right-of-way
(2) The law applicable to prescriptive rights
(3) Title 54, Chapter 8a, Damage to Underground Utility Facilities, or
(4) Any other provision of law
Del Edwards 1-16-18
ROCKY MOUNTAIN POWER DATE

DOMINION ENERGY QUESTAR CORPORATION

Dominion Energy Questar Corporation approves this plat solely for the purpose of confirming that the plat contains public utility easements. Dominion Energy Questar Corporation may require other easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provide by law or equity. This approval does not constitute acceptance, approval or acknowledgement of any terms contained in the plat, including those set forth in the owners dedication and the notes and does not constitute a guarantee of particular terms of natural gas service. For further information please contact Dominion Energy Questar Corporation's right-of-way department at 800-366-8532.

Approved this 17 day of Jan 2018

By *Debra Padgett*

Title *pre construction rep*

DIRECT COMMUNICATIONS

Direct Communications Cedar Valley, LLC certifies that it will provide telecommunications services to this subdivision utilizing the trenches provided by the developer as per the Direct Communications Cedar Valley P.S.C. Utah No. 1 Tariff
Marissa Puffer 1/16/18
DIRECT COMMUNICATIONS DATE

SURVEYOR'S CERTIFICATE

I, SPENCER W. LLEWELYN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 10516507 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF UTAH STATE CODE. I FURTHER CERTIFY BY AUTHORITY OF THE OWNERS, THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 OF SAID CODE, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, BLOCKS, STREETS, AND EASEMENTS, AND THE SAME HAS, OR WILL BE, CORRECTLY SURVEYED, STAKED, AND THE MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT.

Spencer W. Llewelyn
SPENCER W. LLEWELYN
PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 10516507

1/12/18
DATE

BOUNDARY DESCRIPTION

A portion of the NW1/4 of Section 17, Township 5 South, Range 1 West, Salt Lake Base & Meridian, located in Eagle Mountain, Utah, more particularly described as follows:
Beginning at the northwest corner of Phase 1, SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, said point is also on the east line of Plat 1, MEADOW RANCH Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, located N0°14'22"E along the Section line 600.57 feet from the West 1/4 Corner of Section 17, T5S, R1W, S.L.B. & M.; thence N0°14'22"E along the Section line 1,032.00 feet to the southerly line of Hillside Drive as described and dedicated as part of the HILLSIDE DRIVE, SPRING RUN PARKWAY, & SPRING MOUNTAIN DRIVE ROADWAY DEDICATION PLAT according to the Official Plat thereof on file in the Office of the Utah County Recorder, thence S89°45'38"E along said street 335.14 feet to the northwest corner of Lot 211, Phase "A", Plat "2", SPRING RUN Subdivision, according to the Official Plat thereof on file in the Office of the Utah County Recorder, thence along said plat the following 4 (four) courses and distances: S0°14'21"W 151.00 feet; thence S89°45'38"E 11.20 feet; thence S0°14'22"W 751.16 feet; thence S11°30'41"E 55.00 feet to the northeast corner of said Phase 1, SPRING RUN Subdivision; thence along said plat the following 3 (three) courses and distances: N89°45'38"W 162.20 feet; thence S0°14'22"W 76.00 feet; thence N89°45'38"W 195.34 feet to the point of beginning.

Contains: 7.91± acres

OWNER'S DEDICATION

WE, THE UNDERSIGNED OWNERS OF ALL THE REAL PROPERTY DEPICTED ON THIS PLAT AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THIS PLAT, HAVE CAUSED THE LAND DESCRIBED ON THIS PLAT TO BE DIVIDED INTO LOTS, STREETS, PARKS, OPEN SPACES, EASEMENTS AND OTHER PUBLIC USES AS DESIGNATED ON THE PLAT AND NOW DO HEREBY DEDICATE UNDER THE PROVISIONS OF 10-9A-607, UTAH CODE, WITHOUT CONDITION, RESTRICTION OR RESERVATION TO EAGLE MOUNTAIN CITY, UTAH, ALL STREETS, WATER, SEWER AND OTHER UTILITY EASEMENTS AND IMPROVEMENTS, OPEN SPACES SHOWN AS PUBLIC OPEN SPACES, PARKS AND ALL OTHER PLACES OF PUBLIC USE AND ENJOYMENT TO EAGLE MOUNTAIN CITY, UTAH TOGETHER WITH ALL IMPROVEMENTS REQUIRED BY THE DEVELOPMENT AGREEMENT BETWEEN THE UNDERSIGNED AND EAGLE MOUNTAIN CITY FOR THE BENEFIT OF THE CITY AND THE INHABITANTS THEREOF.

OWNER(S):
PRINTED NAME OF OWNER

Twelve Horse Ranch, LLC

AUTHORIZED SIGNATURE(S)

James F. Alred
James F. Alred

ACKNOWLEDGMENT

ON THE 15th DAY OF JANUARY, 2018, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

JEFFERY SHITH
UTAH COUNTY RECORDER
2018 Not. 09 2104 pm Fee \$2.00 BY VP
RECORDED FOR EAGLE MOUNTAIN CITY

MY COMMISSION EXPIRES

NOTARY PUBLIC SIGNATURE

COMMISSION NUMBER

PRINTED FULL NAME OF NOTARY

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH
S.S.
COUNTY OF Utah

ANDREA NELSON
NOTARY PUBLIC STATE OF UTAH
COMMISSION# 668134
EXP. 06-05-2019

ON THE 15th DAY OF JANUARY, A.D. 2018, PERSONALLY APPEARED BEFORE ME THE PERSONS SIGNING THE FOREGOING OWNERS DEDICATION KNOWN TO ME TO BE AUTHORIZED TO EXECUTE THE FOREGOING OWNERS DEDICATION FOR AND ON BEHALF OF THE OWNERS WHO DULY ACKNOWLEDGE TO ME THAT THE OWNERS DEDICATION WAS EXECUTED BY THEM ON BEHALF OF THE OWNERS.

MY COMMISSION EXPIRES: 06-05-2019

Andrea Nelson
A NOTARY PUBLIC COMMISSIONED IN UTAH
RESIDING IN Salt Lake COUNTY

MY COMMISSION No. 683134

PRINTED FULL NAME OF NOTARY

ACCEPTANCE BY LEGISLATIVE BODY

THE CITY COUNCIL OF EAGLE MOUNTAIN CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS, AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 15th DAY OF March, 2018.

James F. Alred
APPROVED BY MAYOR

James F. Alred
APPROVED BY CITY ATTORNEY

Christopher J. Tuck
APPROVED BY CITY ENGINEER
(SEE SEAL BELOW)

James F. Alred
ATTEST BY CITY RECORDER
(SEE SEAL BELOW)

PHASE A, PLAT 3

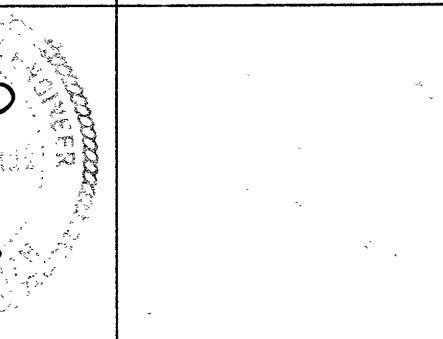
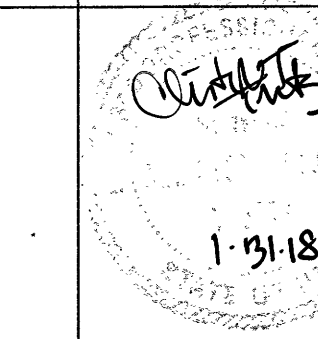
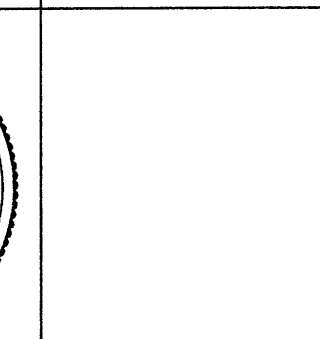
SPRING RUN

SUBDIVISION

EAGLE MOUNTAIN, UTAH COUNTY, UTAH

SCALE: 1"=50'

SURVEYOR'S SEAL NOTARY PUBLIC SEAL CITY-COUNTY ENGINEER SEAL COUNTY RECORDER SEAL





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	Steeplechase Offsite Improvements		
ITEM TYPE:	Change Order		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

No

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Chris Trusty, Public
Works

RECOMMENDATION:

Staff recommends that the City Council approve the change order to Reynolds Construction for the Steeplechase Offsite Improvements Project in the amount of \$696,745.09.

BACKGROUND:

Reynolds Construction has a contract with the City for improvements related to the Facebook project. During the course of construction, additional stubs for future connections were added to the waterline, as well as additional thrust restraints. Fire hydrants along Lake Mountain Road were also added and a bypass road to the Facebook site was included to allow continued traffic flow during the road construction project. All costs are being funded by Facebook.

Attachments:



EAGLE MOUNTAIN CITY COUNCIL MEETING MINUTES

May 7, 2019, 4:00 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

FACEBOOK SITE VISIT – 2:00 P.M. at 1499 N. Pony Express Parkway

4:00 P.M. WORK SESSION – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham and Melissa Clark. Councilmember Benjamin Reaves arrived at 4:38 p.m.

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Aaron Sanborn, Economic Development Director; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Mack Straw, Public Utilities Manager; Brad Hickman, Parks and Recreation Director; David Mortensen, Treasurer/Assistant Finance Director; Linda Peterson, Communications Director; Zac Hilton, Streets and Storm Drain Manager; Jeff Weber, Facilities/Operations Director; Dawn Hancock, Special Events Manager; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

Mayor Westmoreland called the meeting to order at 4:03 p.m.

1. CITY ADMINISTRATOR INFORMATION ITEMS

1.A. DISCUSSION - 2019 Micro Surface Project Update

Streets and Storm Drain Manager Zac Hilton explained a micro surface project was approved at the March 19, 2019 City Council Meeting. A portion of Pony Express Parkway, from Eagle Mountain Boulevard to Lake Mountain Road, was included in that project. The Pony Express Parkway widening project has made it necessary to remove this section of the project and replace it with Bobby Wren Boulevard, Woodhaven Boulevard, and Spring Run Drive. The intent is to bring a request to the Council for a micro surface project for Pony Express Parkway from Eagle Mountain Boulevard to Porters Crossing this summer, with the work to be completed in September. The work will take approximately one week to complete, and traffic can begin to use the roads within two hours of the micro surfacing being placed.

1.B. PRESENTATION - Facebook Project Update

William Marks, Facebook Community Development Regional Manager, introduced Scott Bratsman, Eagle Mountain Site Manager, and KC Timmons, West Region Operations Director. Mr. Marks explained the Eagle Mountain City datacenter is the tenth of fifteen datacenters Facebook is constructing worldwide. Facebook intends to utilize augmented reality and virtual

reality on their platform; those uses are data-intensive. He presented images of other Facebook datacenters and explained the uses within the buildings.

Mr. Marks explained Eagle Mountain's power, water, and streets infrastructure, as well as the available pool of talented, skilled trade workers, were driving forces in Facebook's decision to build in the City. There are currently 700 workers at the datacenter site, and that number will peak to 1,000 to 1,500 during the construction process. Once all phases are completed, each of the five datacenter buildings will employ approximately 100 employees. The project is approximately a \$750 billion investment.

Mr. Marks stated Facebook is involved in charitable giving, and he has met with local schools to discuss the intent to start a school grant program.

By the end of 2020, Facebook's datacenters will be supported by 100% clean, renewable energy. Facebook's datacenters use 38% less electricity and 80% less water than other datacenters, as the server design is more efficient than traditional air-conditioned server setups.

2. CONCEPT PLAN

2.A. Cedar Development Concept Plan

Mike Geddes, owner of Huntington Homes and the Cedar Development project, explained the property was approved for 135 townhomes in The Ranches Master Development Plan. The project was put on hold during the downturn of the housing market.

Mr. Geddes said the land has been on the market as a commercial property for three years but has not garnered much interest. Although interest has been low thus far, their desire is to create a neighborhood commercial area. The plan designates areas for assisted living facilities, commercial development, and 70 townhomes. To distinguish his property from surrounding multifamily projects, they have developed three building concepts with no more than four units per building. They have taken feedback into consideration and designed the backs of the units to be similar to front sides. He stated the project offers appropriate transition from the single-family homes near the golf course to the commercial property and the highway.

Councilmember Burnham asked what the proposed buffering is along Inverness Road. Mr. Geddes explained the plan is to have landscaped open space with trees, and possibly an open split-rail fence.

Councilmember Curtis asked if the project was ever platted and stated his concern that commercial area is lacking in The Ranches area of the City. Community Development Director Steve Mumford said it was approved as part of the expired Ranches Master Development Plan, but the City does not have record of an approved preliminary plat. He explained vacant land in the expired Ranches Master Development Plan is considered to be in the process of being rezoned to match the General Plan designation, which is Community Commercial for this parcel. Community Commercial allows Mixed-Use Residential; Mixed-Use Residential is not currently defined in Municipal Code.

Councilmember Clark expressed concern regarding four-unit townhomes being placed adjacent to single-family homes.

Discussion ensued regarding garage locations in the project. Applicant Blake Barrett explained the garages have been located on the back of the units and the units now include additional entry points on the garage sides, according to the Planning Commissioners' feedback. They have designed the project to avoid rows of garages.

3. AGENDA REVIEW

16. AGREEMENT

16.A. Professional Services -- Horrocks Engineers

Mayor Westmoreland said staff has requested to remove this item from the agenda. City Engineer Chris Trusty explained that the City budgeted \$150,000 for the contract, and the lowest bid received was \$78 per hour. At that cost, the City can perform this in-house with a full-time employee. There is enough work currently to sustain an employee for at least two years.

18. PRELIMINARY PLAT

18.A. Lone Tree Plat F

Mayor Westmoreland said he has been asked to remove this item from the consent agenda.

Councilmember Curtis asked if the plan meets Fire Code. Mr. Mumford said Lone Tree and Sunset Ridge overall do not comply with spacing standards, but Lone Tree Plat F does comply with Fire Code and with spacing standards. Fire Chief Ross Fowlks explained the road connections to Circle 5 Ranch to the west and to the north will provide needed additional access points once those areas are developed.

Councilmember Clark said Walnut Drive only functions as an access point if Circle 5 is built and if the applicant completes the eastern side of the project.

Discussion ensued regarding future potential developments.

City Attorney Jeremy Cook said representatives from Lone Tree and Circle 5 Ranch have worked together to create an access point that connects; the two approved preliminary plats for Lone Tree and Circle 5 Ranch do not have a road connection. He stated no more than thirty lots can be developed in Circle 5 Ranch with only one access point.

Planning Manager Michael Hadley explained the plat is being amended to reduce blasting. Councilmember Curtis stated the applicant committed to not blast. Councilmember Gricius said the Council can prohibit blasting as a condition of approval.

20. RESOLUTION/2019-2020 BUDGET

20.A. A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

Treasurer/Assistant Finance Director David Mortensen said the proposed budget is largely similar to what was presented at the April 16, 2019 City Council meeting. The General Fund change is an increase of \$9,000 for emergency management professional and technical services; this includes \$5,000 carried forward from FY 2019 plus an additional \$4,000.

Mr. Mortensen explained the transfer from the Gas Fund for utility sales proceeds projects was reduced by \$780,000. This is due to previous transfers either not being expended, or projects being moved to different fiscal year budgets.

Based on the Council's feedback, staff removed the City entrance and wayfinding monuments project, park and pedestrian improvements, and the Community Development Building expansion from the planned capital projects. The following projects were added: SilverLake Woodhaven park, Skyline Ridge park pavilion, Valley View park bathroom, Northmoor detention pond and park, City Center paseo orchards, and Smith Ranch park improvements.

Assistant City Administrator/Finance Director Paul Jerome explained the City Center streetscape project budget is \$1 million, and \$500,000 is budgeted from impact fees for the City Center medians project. These projects were originally budgeted to be funded through utility sales proceeds; the projects can be added back to the utility sales proceeds projects at the Council's request, but other projects would need to be removed.

Staff is working with the design architects to determine a phasing plan for the City entrance and wayfinding monuments, and is also analyzing options for solutions to the Community Development Building overcrowding.

Discussion ensued regarding disc golf courses. Parks and Recreation Director Brad Hickman explained staff has researched disc golf sites and said in order to create a quality disc golf course, items such as trees or other challenges need to be present. There is an open space area with a trail system and juniper trees in Skyline Ridge that may be a good location.

Mr. Jerome explained the projects on the priority list that are not included in the budget can be completed using match grant funds. Discussion ensued regarding the history of the match grant fund program and ways to move forward with the funds. Mr. Hickman explained adding new parks created difficulties with the match grant program; projects are easier to facilitate if they are oriented towards adding amenities to existing parks. He

stated staff can request project proposals to determine resident interest in utilizing the match grant funds before the Council budgets the funds elsewhere.

21. ORDINANCES/PUBLIC HEARINGS

21.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities.

Mr. Mumford explained this amendment addresses amenity points awarded to developers for restrooms in parks.

21.B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives.

Mr. Cook explained the explosive ordinance falls under Municipal Code Chapter 8, which normally is not regulated by the Land Use Development and Management Act. Staff has determined blasting may fall under land use regulations, so an appeal authority must be in place. This amendment adds an appeal authority that mirrors other land use appeal authorities.

21.C. An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan.

Mr. Mumford said the proposed amendment to the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan adjusts land uses near the eastern end of Eagle Mountain Boulevard to better match the hillside terrain. Staff received a more detailed terrain map that shows more buildable land than is currently designated on the Future Land Use Map. Staff reviewed the engineered drawings and will review each project as development applications are submitted to ensure projects comply with the City's hillside ordinances. Any lots with average slopes over 25% will be designated as unbuildable in the development process.

Mr. Mumford explained the second change modifies land uses immediately adjacent to City Hall. An island of land is currently designated Neighborhood Residential 3, but the area was always intended to be Commercial. The property west and east of City Hall is shown as public, but the City does not own that land. Staff proposes that be changed to Community Commercial.

Councilmember Clark expressed frustration that the landowner requested the hillside change after the General Plan was approved.

Councilmember Curtis expressed concern that the landowner of the hillside parcel will not abide by the Foothill Residential requirements. Mr. Mumford said the City's plan is that

vacant land in expired master development plans will be rezoned to match the General Plan designations.

21.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

Planner Tayler Jensen explained the staff-proposed amendment clarifies different activities that commonly take place with animals, including kennels, pet sitting and dog breeding, and limits the number of animals allowed based on lot size. The proposed amendment reduces the permitted number of dogs in condominiums from four to two.

22. MOTION

22.A. Hidden Hollow Blasting Permit Application

Mr. Trusty explained the applicant previously received approval for 24 blasts and conducted 11 of those blasts last year. This application is for up to six additional blasts.

Councilmember Curtis asked if the City can request that blasting wait until school is out for the summer.

Councilmember Clark said this blasting is for utility trenches and some excavation can only be done through blasting. She explained the City's blasting ordinance protected residents during last year's blasting.

23. EAGLE HEIGHTS VILLAGE

23.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.

23.B. SITE PLAN & PRELIMINARY PLAT

Mr. Jensen presented the project which contains 294 units on 51.38 acres for a density of 5.72 dwelling units per acre. The applicant recently provided an updated site plan that now meets connectivity requirements in the Municipal Code. Alpine School District has informed staff that all students in this project will be bussed to school, which addresses safe routes to school.

Discussion ensued regarding future schools and trails. Councilmember Curtis asked what the City generally requires of developers regarding trails, and how far away the nearest trail is. Mr. Mumford explained the City generally requires developers to install trails along their property frontage. Mr. Cook said the nearest trail is a quarter of a mile away. Mr. Mumford said the closest recorded plat is 600 feet away.

Mr. Cook suggested the best location for a future trail will be from the center of the proposed development to the park in the subdivision to the west.

Mr. Jensen explained the applicant is proposing to provide one 1,656-square foot pool, instead of two 1,000-square foot pools. This pool provides over 5 square feet of pool space per unit. The applicant is proposing 15-foot setbacks. Municipal Code states Tier III setback standards are 20 feet, but allows the Council to adjust setbacks, if so desired. Reduced setbacks have been approved for other projects in the City including Heatherwood and Evans Ranch Townhomes. Councilmember Clark asked if there is a justification for allowing reduced setbacks. Mr. Jensen explained Municipal Code does not state specific reasons the Council should consider when allowing reduced setbacks.

Mr. Jensen said staff feels the access into the project from Eagle Mountain Boulevard should mirror the access to the north in order to align the roadways for safety.

Discussion ensued regarding park locations and amenities within each park. Councilmember Curtis expressed concern that the plan meets open space requirements but does not offer usable space. Councilmember Clark expressed concern that the proposed parks do not contain a variety of playground equipment; the tot lots will be unused as the population ages. Mr. Mumford said Municipal Code leaves the design of parks to the developers but does provide guidance as to types of amenities and locations of parks throughout projects. The Council can determine what amenities should be awarded points.

24. POLE CANYON RDA

24.A. RESOLUTION - A Resolution of Eagle Mountain City Utah, Adopting an Interlocal Cooperation Agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency.

24.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Pole Canyon Community Reinvestment Project Area Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by the Statute.

Economic Development Director Aaron Sanborn explained the project area is an 80-acre section in the Pole Canyon Master Development Plan; the parcel is identified as industrial property. The ordinance allows the City to provide benefits to encourage development in the area. A company is in discussions to build in this area. The business would invest between \$280 and \$300 million in capital investments, and would create approximately 1,200 to 1,400 jobs. This project would create an adjacent shovel-ready site that is not included in the community reinvestment project area. The project benefits include direct and indirect job creation, and increases in property, sales, and franchise taxes.

4. ADJOURN TO A CLOSED EXECUTIVE SESSION

MOTION: *Councilmember Curtis moved to adjourn into a closed executive session for the purpose of discussing the purchase, lease, or exchange of real property,*

and reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

The meeting was adjourned at 6:10 p.m.

POLICY SESSION (Directly Following Redevelopment Agency Meeting) – CITY COUNCIL CHAMBERS

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Colby Curtis, Stephanie Gricius, Donna Burnham, Benjamin Reaves, and Melissa Clark

CITY STAFF PRESENT: Ifo Pili, City Administrator; Paul Jerome, Assistant City Administrator/Finance Director; Jeremy Cook, City Attorney; Fionnuala Kofoed, City Recorder; Lianne Pengra, Recording Secretary; Evan Berrett, Management Analyst; Aaron Sanborn, Economic Development Director; Steve Mumford, Community Development Director; Chris Trusty, City Engineer; Linda Peterson, Communications Director; Ross Fowlks, Fire Chief; and Eric McDowell, Chief Deputy.

ALSO PRESENT: Youth Council Mayor Isaac Barrus, and Youth Councilmembers Jordan Noyes and Hannah Jensen.

10. CALL TO ORDER

Mayor Westmoreland called the meeting to order at 7:37 p.m.

11. PLEDGE OF ALLEGIANCE

Youth Council Mayor Isaac Barrus led the Pledge of Allegiance.

12. INFORMATION ITEMS/UPCOMING EVENTS

- Pony Express Days – Pony Express Days will be held May 24 through June 1. Tickets are on sale for the carnival, rodeo, and demolition derby. Registrations are open for carnival boutique vendors, 5K participants, and motorcycle adventure ride & campout participants. Visit emcity.org/ped for full schedule, details and registration links. Please be aware there is a change in the parade route this year. A map is posted on the website. Also be aware that the carnival will be located at Wride Memorial Park.
- Arts in the Park – Eagle Mountain Arts Alliance will be offering an Arts in the Park program this summer at Wride Memorial Park, recommended for children ages 3 to 10. Information and registration is available at www.eaglemountainarts.com.

- Symphony Orchestra – The Eagle Mountain Symphony Orchestra is seeking additional members. Rehearsals are held Fridays from 7:00 p.m. to 9:00 p.m. at the Gotta Dance studio at 4038 N. Ira Hodges Scenic Parkway.
- 4th of July Concert – Pony Express Events presents a 4th of July concert and fireworks at the rodeo arena, featuring Brenn Hill and Charlie Jenkins. Tickets are on sale now at ponyexpressevents.com.
- City Notifications – We encourage residents to sign up for City notifications to be aware of public safety emergencies and stay informed about road construction projects, City news and events. Register at www.emcity.org/notifyme. Notifications can be received by email and/or text.

Youth Council Mayor Isaac Barrus stated the Youth Council is a great experience for City youth. He said the Youth Council was involved in all City events this year, which made him aware of the scope of services the City provides. Youth Council is a great addition to resumes and helps students obtain scholarships. They meet on the second and fourth Wednesdays of the month at 6:00 p.m. in the City Council Chambers.

Miss Eagle Mountain's Outstanding Teen Second Attendant McKenna Mrozla and Miss Eagle Mountain Second Attendant Shalia Rokobuludrau introduced themselves to the Council.

Eagle Mountain's Outstanding Teen Rachel Mortensen introduced herself and explained her platform, Hand to Hand: Joining the Generations for a Bright Future, brings the youth in the City in contact with the City's senior citizens. This allows the older generation to impart wisdom to the youth in the area, and facilitates interaction between the generations.

Miss Eagle Mountain Roxanna Mortensen introduced herself and said her platform is water safety. She explained her plans to organize a water safety day at the Lehi outdoor pool, and to hold a lifejacket donation drive for the Utah Lake Marina.

13. PUBLIC COMMENTS

Mayor Westmoreland opened public comment at 7:52 p.m.

Gillian Taylor explained plans to hold a financial education event and asked for information regarding advertising the event and utilizing the Council Chambers. Mayor Westmoreland asked Ms. Taylor to communicate with the Recorder's Office regarding the building use.

Bruno Hunziker stated the landscaping at the White Hills entrance is in need of repair, a sidewalk and manhole cover have been broken in White Hills, Eagle Mountain Boulevard needs to be resurfaced, and he asked when the White Hills sewer system will be completed. City Recorder Fionnuala Kofoed explained the City does not own the property where the flagpole is located and cannot maintain that land. She stated she will communicate further with Mr. Hunziker regarding that property ownership. City Engineer Chris Trusty said a lift station has not been installed due to the potential future business in the area; the City does not want to install a smaller lift station if

a larger one will be required shortly. Assistant City Administrator/Finance Director Paul Jerome said he will speak with the City Attorney to determine what sewer fees are currently being assessed.

Wolfgang Franz said Lake Mountain Road needs to be repaired. Mr. Trusty said a water line was installed on Lake Mountain Road and as soon as pulverized material is available, they will restore the road to preexisting conditions.

Tami Lowery expressed concerns regarding speeding along Canyon Wash Drive and asked for options in slowing traffic. Mayor Westmoreland asked Ms. Lowry to communicate with Chief Deputy Eric McDowell.

James Crandall expressed appreciation to the Council for keeping White Hills residents informed of projects in the area.

Mayor Westmoreland closed public comment at 8:14 p.m.

14. CITY COUNCIL/MAYOR'S ITEMS

Councilmember Curtis

Councilmember Curtis thanked residents for their feedback.

Councilmember Burnham

Councilmember Burnham thanked those in attendance.

Councilmember Reaves

Councilmember Reaves expressed appreciation for the youth in attendance.

Councilmember Clark

Councilmember Clark thanked those in attendance and expressed appreciation to Jeff Weber, the City's Emergency Manager. Over 100 people attended an earthquake preparedness event that Mr. Weber and Anjanel Larsen organized. She said an event for summer preparedness is scheduled for Thursday at 7:00 p.m. at City Hall. In June, a free HAM radio training class will be held at City Hall on Wednesday nights; the HAM radio test will be available for \$14.

Councilmember Gricius

Councilmember Gricius thanked those in attendance.

Mayor Westmoreland

Mayor Westmoreland thanked the Youth Council and excused them from the meeting at 8:19 p.m.

CONSENT AGENDA

15. BOND RELEASE

15.A. Arrival Phase B Plat 1 -- Out of Warranty

- 16. AGREEMENT
 - 16.A. Professional Services -- Horrocks Engineers
- 17. MINUTES
 - 17.A. April 16, 2019 Minutes
- 18. PRELIMINARY PLAT
 - 18.A. Lone Tree Plat F
- 19. RESOLUTIONS
 - 19.A. Consolidated Fee Schedule
 - 19.B. Surplus Property

MOTION: *Councilmember Curtis moved to approve the consent agenda, removing item 16 from the agenda and moving item 18 to the scheduled items. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

SCHEDULED ITEMS

- 18. PRELIMINARY PLAT
 - 18.A. Lone Tree Plat F

Planning Manager Michael Hadley stated the amended preliminary plat contains 57 lots on 22.02 acres. He presented the redesigned plan, the park landscape plan, and the slope analysis.

Mayor Westmoreland opened public comment at 8:23 p.m.

Ben Watson stated Walnut Road should not be in its proposed location as there is a large amount of bedrock. He also expressed concerns regarding drainage.

Blair Murri said he is not opposed to the new design, but expressed concerns regarding flooding, road width, and the lack of road connections to Wride Memorial Highway.

David Peterson expressed concerns regarding water pressure in the area, and stated additional traffic will cause issues during peak commute hours. Mayor Westmoreland asked City Engineer Chris Trusty to follow up with Mr. Peterson regarding the water pressure concern.

Elise Riggle explained her yard floods often and asked that the new development retain water appropriately. She said a trench was in place around her home, but as residents moved in, the landscaping was adjusted, causing the water to flow to her yard.

Councilmember Curtis confirmed with Mr. Trusty that the City requires French drains where needed, and also requires a drainage plan for each lot.

Kevin O'Donnal stated developers should not make money at the expense of existing residents. The developer knew a plat was in place when the land was purchased, and the amended plat simply includes less infrastructure. He requested the Council deny the proposed plan.

Mayor Westmoreland closed public comment at 8:38 p.m.

Councilmember Gricius asked the applicant about the flooding issues in the area.

Applicant Brian Haskell said a drainage plan for each lot is required during the final approval process. They will provide a plan that shows the property will drain correctly, and not toward existing residences. The road construction and storm drain system will also help direct runoff properly.

Councilmember Clark asked Mr. Haskell to address resident concerns regarding the amended plan containing higher density near existing homes. Mr. Haskell said the revised plan is based on feedback received from residents and the Council. The plan now contains the same number of lots on the west side of Bristlecone Road adjacent to existing homes as the original plan. One lot has been removed along Blue Spruce Road which enlarged surrounding lots. Those lots are now approximately 500 square feet smaller than the approved preliminary plat. He explained the primary reason for the amended plat is because the original plan would have a greater impact on the existing residents, to include blasting.

Mayor Westmoreland asked if Mr. Haskell would be willing to stipulate that no blasting will take place in the project. Mr. Haskell said the intent is to not blast, but stipulating to no blasting would remove property rights that exist in Municipal Code. He said technology may change in the future that would allow blasting in isolated areas without causing impact to existing residents. He stated the process to obtain a permit for blasting is intensive and the likelihood of him requesting blasting for this plan is approximately only five percent. He reiterated his intent to not blast.

Councilmember Clark said excavation processes exist that do not include blasting, and other areas in the City contain the same type of rock that has been mitigated without blasting. She stated the importance of protecting existing property owners' rights.

Councilmember Curtis expressed concern regarding approving the amended plat without prohibiting blasting.

Mr. Haskell said they can remove the 300 series lots from the preliminary plat, if that helps move the approval process forward. They will stipulate for the record that they have no intention of blasting, and will take every measure possible to excavate without blasting. He stated he is not

willing to give up a property right that is given to property owners in the Municipal Code. If they determine that a need to apply for a blasting permit exists, they will notify surrounding residents of the City Council meeting in which it will be discussed.

Councilmember Gricius asked Mr. Haskell if he would be willing to stipulate no blasting in the 100 and 200 series lots. He agreed to that stipulation.

MOTION: *Councilmember Gricius moved to approve the Lone Tree Plat F amended preliminary plat with the condition that blasting permits will only be issued if all other reasonable means have been exhausted. Councilmember Burnham seconded the motion.*

AMENDED MOTION: *Councilmember Gricius moved to approve the Lone Tree Plat F amended preliminary plat with the condition that blasting permits will only be considered if all other reasonable means have been exhausted. Councilmember Burnham seconded the motion.*

Councilmember Reaves stated Mr. Haskell offered to remove the 300 series lots. Mr. Cook explained if the applicant is willing to withdraw the 300 series lots, the plat can be redrawn to exclude those lots. This will vacate the 300 series lots; they would no longer be platted. The applicant would be taking a risk as the property will need to comply with any future Municipal Code or ordinances. Mr. Haskell stated he is aware of that fact.

AMENDED MOTION: *Councilmember Gricius moved to approve the Lone Tree Plat F amended preliminary plat with the following conditions:*

- 1. No blasting shall be permitted.*
- 2. The 300 series lots and Walnut Drive shall be removed from the preliminary plat.*

Councilmember Burnham seconded the motion. Those voting aye: Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. Those voting nay: Colby Curtis. The motion carried with a vote of 4:1.

20. RESOLUTION/2019-2020 BUDGET

20.A. A Resolution of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Tentative Budget for Fiscal Year 2019-2020 and Setting a Public Hearing for Adoption of the Final Budget.

Ms. Kofoed stated the budget presentation is available to the public online in the City Council packet.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, adopting the Eagle Mountain City tentative budget for Fiscal Year 2019-2020 and setting a public hearing for adoption of the final budget scheduled for May 21, 2019. Councilmember Reaves seconded the motion.*

Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

21. ORDINANCES/PUBLIC HEARINGS

21.A. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities.

Mayor Westmoreland opened the public hearing at 9:11 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Curtis moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 16.35 Development Standards for Required Public Facilities. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

21.B. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives.

Councilmember Reaves confirmed with staff that the amendment defines the appeals process for blasting permits.

Mayor Westmoreland opened the public hearing at 9:13 p.m. As there were no comments, he closed the hearing.

Councilmember Curtis asked if the amendment makes it more difficult for the Council to deny blasting permits and if the City will be required to pay an appeals court. Mr. Cook said it simply determines the appeal process; the City would need to pay attorney fees during an appeal to the District Court, but would not be required to pay a court fee.

MOTION: *Councilmember Burnham moved to approve an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code Chapter 8.25 Explosives. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

21.C. An Ordinance of Eagle Mountain City, Utah, Amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan.

Mayor Westmoreland explained this update corrects minor errors found in the General Plan.

Mayor Westmoreland opened the public hearing at 9:15 p.m. As there were no comments, he closed the hearing.

MOTION: *Councilmember Gricius moved to approve an ordinance of Eagle Mountain City, Utah, amending the Future Land Use & Transportation Corridors Map of the Eagle Mountain City 2018 General Plan. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

[*21.D. An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.*](#)

Planner Tayler Jensen explained the proposed amendment limits the number of animals permitted based on lot size. The amendment clarifies different activities that commonly take place with animals, including kennels, pet sitting and dog breeding. It also clarifies that dog grooming businesses located in homes will be regulated with home-based business licenses.

Mayor Westmoreland opened the public hearing at 9:19 p.m.

Jason Heidel asked if grooming and pet sitting businesses will need to abide by the total number of dogs permitted based on lot size. Mr. Jensen explained the total number of dogs on the property includes dogs owned by the homeowner and those being watched. Grooming businesses are regulated by the home-based business ordinance which limits the number of trips per hour and per day.

Larry Christensen asked what consequences are in place for repeated nuisance violations and asked if home-based businesses can have more than one non-family member employee.

Councilmember Clark said neighbors have been mediating the situation Mr. Christensen has described, and the business owner has made efforts to rectify the situation.

Ms. Kofoed said the City has been working with this business for several months. The City's Code Enforcement Officer has visited the site, but as the Utah County Sheriff's Office is the correct authority to address noise violations, the Recorder's Office directed residents to contact the Sheriff's Office. The applicant has submitted a business license renewal application and is addressing the number of employees, noise issues, and building concerns. They are currently working with the Building Department to correct building issues.

Mr. Jensen said the proposed amendment does not change enforcement procedures. He stated permits can be revoked if conditions of approval are not met.

Mayor Westmoreland closed the public hearing at 9:26 p.m.

Councilmember Burnham stated more dogs should be allowed on 40-acre parcels. Councilmember Gricius agreed that the number should be higher and asked that the 1- to 40-acre tier be split into two tiers: 1- to 5-acre properties and 5- to 40-acre properties. The Council agreed to table the item

to the next meeting. Councilmember Gricius will inform Mr. Jensen of her suggested number of allowed dogs in the 1- to 5-acre and 5- to 40-acre tiers.

Ms. Kofoed explained if the amendment changes, an additional public hearing should be held when the item is discussed again.

MOTION: *Councilmember Gricius moved to table an ordinance of Eagle Mountain City, Utah, amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control until the next regularly scheduled City Council meeting. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

22. MOTION

22.A. Hidden Hollow Blasting Permit Application

Mr. Trusty explained the applicant was approved for 24 blasts last year and completed 11 blasts. They are requesting approval for up to an additional six blasts to finish utility trenches and remove one knoll of land.

Councilmember Burnham asked the applicant if he would consider postponing blasting until after school is out for the summer. Applicant Ryan Bybee said they would consider that but would prefer to conduct the blasting before the end of the school year, and would limit blasting to after school hours.

Councilmember Reaves asked if four to six blasts will complete the project. Mr. Bybee said the blast engineer communicated that the work can be completed with four blasts, but he is requesting up to six to have leeway, if needed.

Mr. Trusty said the application states the work will be completed by June 15, 2019. He recommended adding additional time if the condition will be placed that blasting wait until after school is out for the summer.

Councilmember Clark asked Mr. Bybee to detail previous blasting events. Mr. Bybee said last year, one resident called to report blasting damage. They put a monitor on the resident's home and further blasting did not register on the monitor at all. They have committed to repairing popped nails in one home, even though that likely was not caused by blasting.

Councilmember Reaves asked what other safety measures are taken during blasting. Mr. Bybee said the blasting operator will shut down the entire area, including the trails. They use blast blankets which minimize projectiles. He stated they use one of the best blasting operators in the state. He requested permission to blast between 4:00 p.m. and 5:00 p.m.

MOTION: *Councilmember Burnham moved to approve the Hidden Hollow blasting permit application with the condition that while school is in session, blasting*

will only take place between the hours of 4:00 p.m. and 5:00 p.m. Councilmember Reaves seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.

23. EAGLE HEIGHTS VILLAGE

23.A. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.

23.B. SITE PLAN & PRELIMINARY PLAT

Mr. Cook explained a conditional use permit was approved by the Planning Commission with a condition that the eastern row of homes be changed to single-family detached homes. The applicant appealed the condition to the City Council, and the Council remanded the permit back to the Planning Commission. The Planning Commission found findings of fact and conclusions of law supported the previously approved condition of approval. The applicant requested a straw poll on the site plan before moving forward in the appeal process. Mr. Cook stated any discussion at this meeting will not factor into the conditional use permit determination. If the Council upholds the Planning Commission's decision regarding the conditional use permit condition of approval, the site plan presented at this meeting will not comply. The straw poll does not vest the applicant with any guarantees.

Mayor Westmoreland opened the public hearing at 9:46 p.m. As there were no comments, he closed the hearing.

Mr. Jensen presented the plan, which includes 294 units located on approximately 51.38 acres, for a project density of 5.72 dwelling units per acre. A temporary second access is included in the plan and complies with Municipal Code. The temporary access will become a pedestrian trail once future additional access points are developed. The applicant is proposing to provide one 1,656-square foot pool, instead of two 1,000-square foot pools; this provides over 5 square feet of pool space per unit. The applicant has proposed 15-foot setbacks, instead of 20-foot setbacks as required in Municipal Code; the Council has the authority to approve reduced setbacks. The applicant has also proposed that the master development plan serve as the preliminary plat.

Mr. Jensen explained staff feels the access from Eagle Mountain Boulevard into this development be designed to align with the access into Eagle Point. Staff also recommends removing the park equipment from Park 5 and placing that in another park to create a larger playground area. Mr. Trusty stated the applicant has communicated that they are willing to align the road with the property he owns. The entrance to Eagle Point is wider than the property owned by the applicant.

Applicant Kirt Peterson informed the Council he has communicated with Alpine School District and they will have a bus stop for the high school on the property. He said a trail can be installed in Park 6, as that will be dedicated to the City, and he is willing to relocate Park 5 to another area of the project in order to spread the parks out. The units have been adjusted to meet connectivity standards, and the facades have been redesigned based on the Council's feedback.

Regarding the straw poll, Mr. Cook asked the Council to generally describe their opinions of the project, and state any items that would automatically cause the project to be denied.

Councilmember Curtis said in order for the project to be approved, he would like the plan to include 20-foot setbacks. Usable green space is preferable to a buy down option, and parks should not be placed within any retention or detention areas. He stated a trail stub needs to be included, and the park space should be more centrally-located and not simply included as an afterthought; the design decisions have been made to include more units. He expressed appreciation to the developer for redesigning the unit elevations.

Councilmember Gricius said she would be more comfortable with the plan if the changes discussed were made. She does not have a preference on removing one of the garden boxes and replacing it with a tot lot.

Councilmember Burnham stated her appreciation to the applicant for the changes made thus far. She does not have an issue with 15-foot setbacks, as they are twin homes and not multiple townhome units. She said with the changes discussed, she would likely vote to approve.

Councilmember Reaves stated the project looks too busy. He would like the green space spread out more in the project, and said he does not like the 4-acre park at the end of the development. He is not inclined to approve the reduced 15-foot setbacks.

Councilmember Clark appreciates the changes made to the plan and stated she would not approve 15-foot setbacks. She would prefer curved roads, as this project appears similar to military housing. She stated she likes the garden boxes and pool, as well as the two clubhouses, and appreciates that it will be a bussed community to the local schools. If the improvements discussed are made, with larger setbacks, she would likely vote yes for approval.

MOTION: *Councilmember Gricius moved to table an ordinance of Eagle Mountain City, Utah, approving the Eagle Heights Village Master Development Plan, as well as the Eagle Heights Village Site Plan and Preliminary Plat, to the next regularly scheduled City Council meeting. Councilmember Burnham seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

24. POLE CANYON RDA

MOTION: *Councilmember Gricius moved to approve a resolution of Eagle Mountain City Utah, adopting an interlocal cooperation agreement between Eagle Mountain City and the Eagle Mountain Redevelopment Agency. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

- 24.B. ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Adopting the Pole Canyon Community Reinvestment Project Area Plan, as Approved by the Eagle Mountain Redevelopment Agency, as the Official Community Reinvestment Project Area Plan for the Project Area and Directing that Notice of the Adoption be Given as Required by the Statute.

MOTION: *Councilmember Clark moved to approve an ordinance of Eagle Mountain City, Utah, adopting the Pole Canyon Community Reinvestment Project Area Plan, as approved by the Eagle Mountain Redevelopment Agency, as the official Community Reinvestment Project Area Plan for the Project Area and directing that notice of the adoption be given as required by the statute. Councilmember Gricius seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

25. RESOLUTION/UDOT LOAN

- 25.A. A Resolution of Eagle Mountain City, Utah, Approving an Agreement between Eagle Mountain City and the Utah Department of Transportation (UDOT) for a Loan, not to Exceed \$2,000,000, Issued by the Transportation Infrastructure Loan Fund for the Widening of Pony Express Parkway.

Councilmember Clark stated that although the City does not need to widen Pony Express Parkway at this time, they are choosing to do so for safety reasons. Mayor Westmoreland agreed and said the work will be completed ahead of schedule based on the criteria of the traffic study projections.

MOTION: *Councilmember Burnham moved to approve a resolution of Eagle Mountain City, Utah, approving an agreement between Eagle Mountain City and the Utah Department of Transportation (UDOT) for a loan, not to exceed \$2,000,000, issued by the Transportation Infrastructure Loan Fund for the widening of Pony Express Parkway. Councilmember Curtis seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

26. CITY COUNCIL/MAYOR'S BUSINESS

Councilmember Curtis
None.

Councilmember Burnham
None.

Councilmember Reaves
None.

Councilmember Clark

None.

Councilmember Gricius

None.

Mayor Westmoreland

Mayor Westmoreland said he spoke with the Utah County Attorney regarding concerns over a City court system. He stated the City can hire a judge, as needed.

Mr. Pili stated the City currently has the option to retain a judge. Mr. Cook explained if a judge only comes once a quarter, it can be difficult to enforce and work through violations; District Court can be utilized for larger issues.

Discussion ensued on code enforcement processes.

Ms. Kofoed said Utah County received a grant to install a permanent ballot drop box at City Hall. The \$3,000 ballot drop box contains fire suppressants, and cameras are in place for security purposes. Ballots can be dropped off until polls close. The Recorder's Office will still have a ballot drop box for residents who would like to utilize that service.

27. CITY COUNCIL BOARD LIAISON REPORTS

None.

28. COMMUNICATION ITEMS

28.A. Upcoming Agenda Items

29. ADJOURNMENT

MOTION: *Councilmember Reaves moved to adjourn the meeting at 10:55 p.m. Councilmember Clark seconded the motion. Those voting aye: Colby Curtis, Stephanie Gricius, Benjamin Reaves, Donna Burnham, and Melissa Clark. The motion passed with a unanimous vote.*

Approved by the City Council on May 21, 2019.

Fionnuala B. Kofoed, MMC
City Recorder



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	SilverLake South Clubhouse and Pool		
ITEM TYPE:	Site Plan		
FISCAL IMPACT:			
APPLICANT:	Bronson Tatton (Flagship Homes)		
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY SilverLake

PUBLIC HEARING:

No

REQUIRED FINDINGS:

Since the City Council last reviewed this proposal the applicant has come up with two different options for the clubhouse and pool for SilverLake South:

Option #1 increases the pool size to 2,400 SF (from 1,800), and decreases the clubhouse to 4,225 SF (from 5,000).

This option would provide 2 SF of pool area and 3.52 SF of clubhouse area per unit.

Option #2 increases the pool size to 3,200 SF, and decreases the clubhouse size to 3,212 SF.

This option would provide 2.66 SF of pool space and 2.67 SF of clubhouse space per dwelling unit

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Tayler Jensen, Planning

RECOMMENDATION:

BACKGROUND:

The City Council last reviewed this proposal on February 19th 2019, at which meeting the applicant was proposing a clubhouse and pool to serve all 1,200 Units in SilverLake, south of the wash. The applicant was at the time proposing a clubhouse of 5,000 SF and a pool that was 1,800 SF in size. At this meeting there was discussion on the appropriate size for a pool that serves Tier II units as well as Tier III units.

The Council voted (5-0) to table the clubhouse and pool site plan.

The applicant was asked to provide other proposals that included a larger pool and to bring them back to the Council for review.

Attachments:

[Clubhouse and Pool Option #1](#)

[Clubhouse and Pool Option #2](#)

A NEW FACILITY FOR:

SILVER LAKE CLUB HOUSE

SHEET INDEX	
Sheet Number	Sheet Name
A0-0	TITLE SHEET
L1	LANDSCAPE OVERVIEW
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE IRRIGATION OVERVIEW
L5	LANDSCAPE IRRIGATION PLAN
L6	LANDSCAPE IRRIGATION PLAN
A0-1	EXITING & CODE ANALYSIS
A0-2	CODE REQUIREMENTS
A0-3	CODE REQUIREMENTS
A1-0	SITE PLAN
A2-1	FLOOR PLAN WITH POOL
A2-2	FLOOR PLAN
A2-3	DIMENSION PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A4-1	ROOF PLAN
A5-1	BUILDING SECTION
A7-1	REFLECTED CEILING PLAN
A8-1	INTERIOR ELEVATIONS
A8-2	INTERIOR ELEVATIONS
A8-3	INTERIOR ELEVATIONS
A9-1	ROOM & FLOOR FINISHES
A9-2	DOOR & WINDOW TYPES
A10-1	DETAILS
A10-2	DETAILS
A10-3	DETAILS
SN	GENERAL STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.1	MAIN FLOOR SHEER WALL PLAN
S3.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
P1-0	WATER & GAS PIPING FLOOR PLAN
P1-1	WASTE & VENT PIPING FLOOR PLAN
P2-0	PLUMBING DETAILS & SCHEDULES
M1-0	MECHANICAL FLOOR PLAN
M2-0	MECHANICAL DETAILS & SCHEDULES
E0.0	ELECTRICAL SYMBOLS & DETAILS
E1.0	FLOOR PLAN - LIGHTING
E2.0	FLOOR PLAN - POWER/DATA
E3.0	POWER RISER & SCHEDULES
SP100	OVERALL POOL PLAN
SP101	NOTES
SP200	POOL PLAN
SP300	POOL PIPING PLAN
SP400	EQUIPMENT ROOM PLAN
SP500	STRUCTURAL DETAILS
SP600	DETAILS

GENERAL NOTES:

1. ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2018 IBC
2. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.
6. ALL DOOR HANDLES SHALL BE LEVER TYPE, ALL DOOR HARDWARE SHALL BE A.D.A COMPLIANT AS PER CURRENT ANSI 117.1
7. AT MAIN ENTRANCE DOOR SHALL HAVE SINGLE ACTION LOCKING DEVICE &/ OR SIGNED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
8. VERIFY ALL INTERIOR FINISHES W/ OWNER.

PLAN ANALYSIS
Based on 2015 Edition of I.B.C

Architect of Engineer of Record Laughlin Ricks Architecture, L.L.C.

Job Address:

Legal Description:

Occupancy Classification: A-3 Occupant Load Per Area: A-3 110

Number of Stories: 1 Vestibule Req'd: Yes: No: Total: 110

Floor Area: Basement: 1st: 4,225 SQ. FT Exits Required: Basement: 1st: 2 REQ. 2 PROVIDED

Mezzanine: 3rd: 4th: 2nd: 3rd: 4th:

Actual furthest travel distance to exit: 83'-0" (IBC Table 1017.2 & 1006.2.1)

Type of Construction: VB Allowable Area Calc's: 6,000 SQ. FT

Area Increase:

Sprinkler System: Yes: No: X Exit Signs: Yes: X No:

Maximum Floor Area Allowed: 6,000 SQ. FT Emergency Lights: Yes: X No:

Special Inspections Required? Yes: X No:

Firewalls Required? Yes: X No: (If yes, please provide cross section & UL listing)

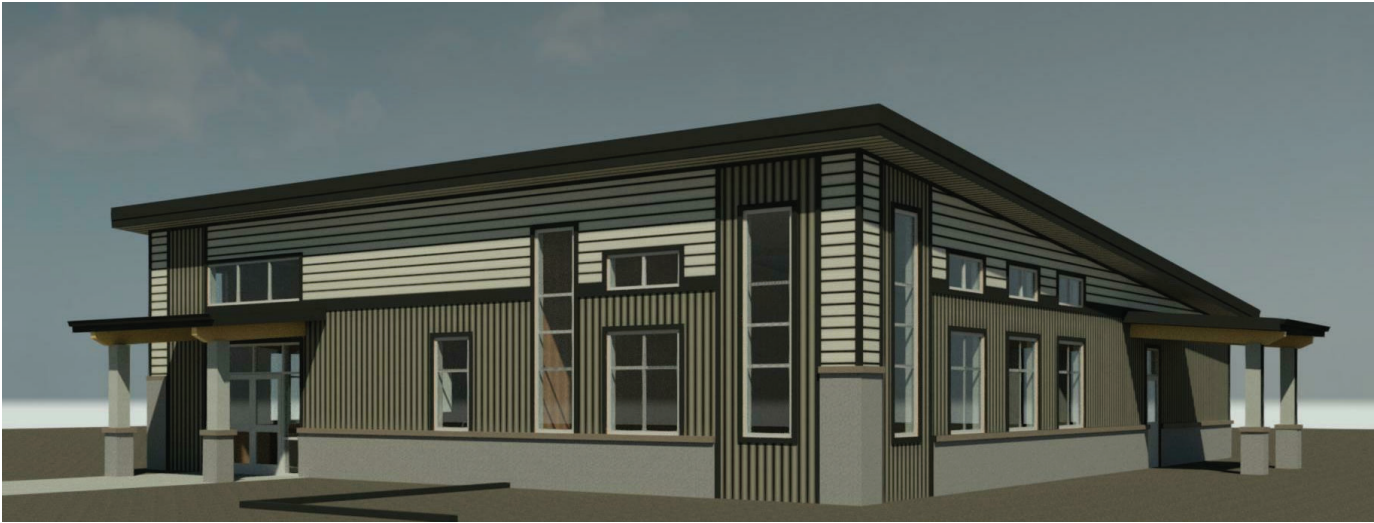
Occupancy Separation Required? Yes: No: X (If yes, please provide cross section & UL listing)

Area Separation Required? Yes: No: X (If yes, please Provide cross section & UL listing)

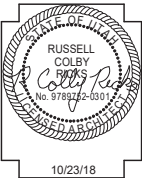
Classified Areas? Yes: No: X

Comments:

1 PLAN ANALYSIS
1/4" = 1'-0"



2 RENDER 4
12" = 1'-0"



DATE

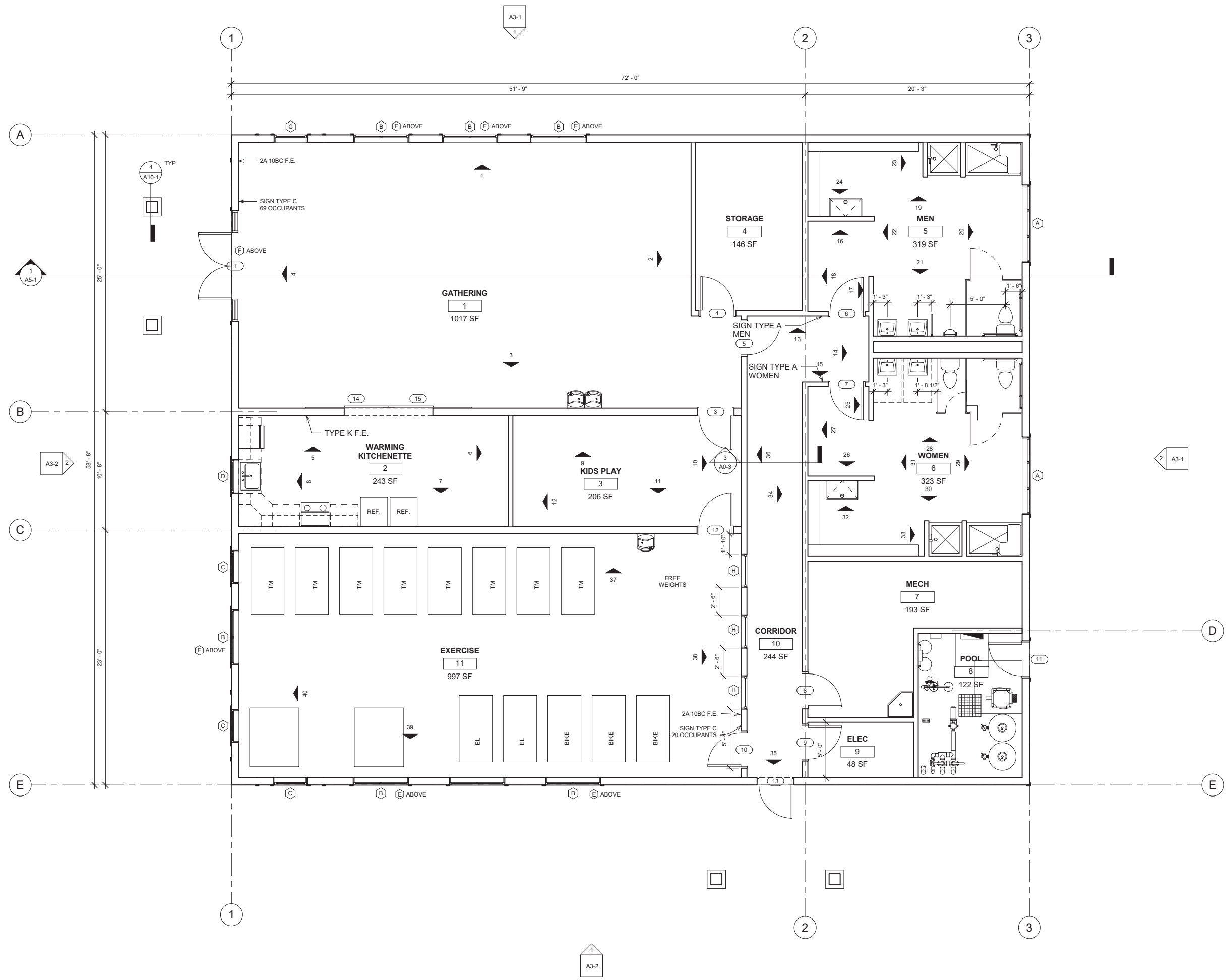
A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
TITLE SHEET

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

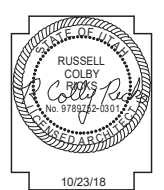
DATE: 10/23/18

KM RCR
Drawn Checked

A0-0



1 FLOOR PLAN
1/4" = 1'-0"

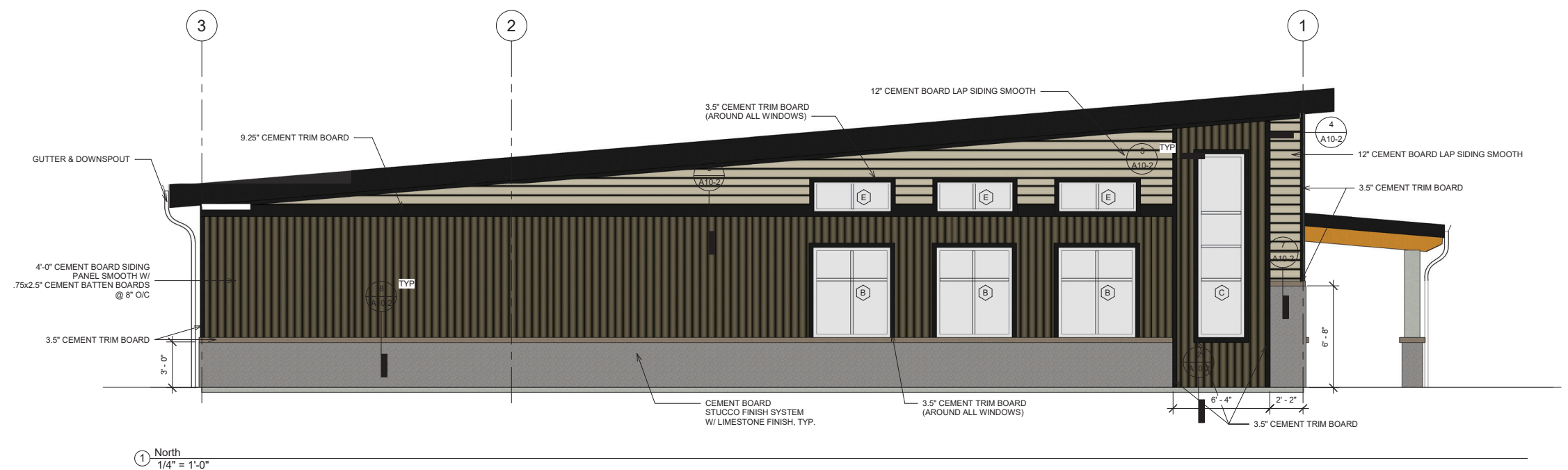


A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
FLOOR PLAN

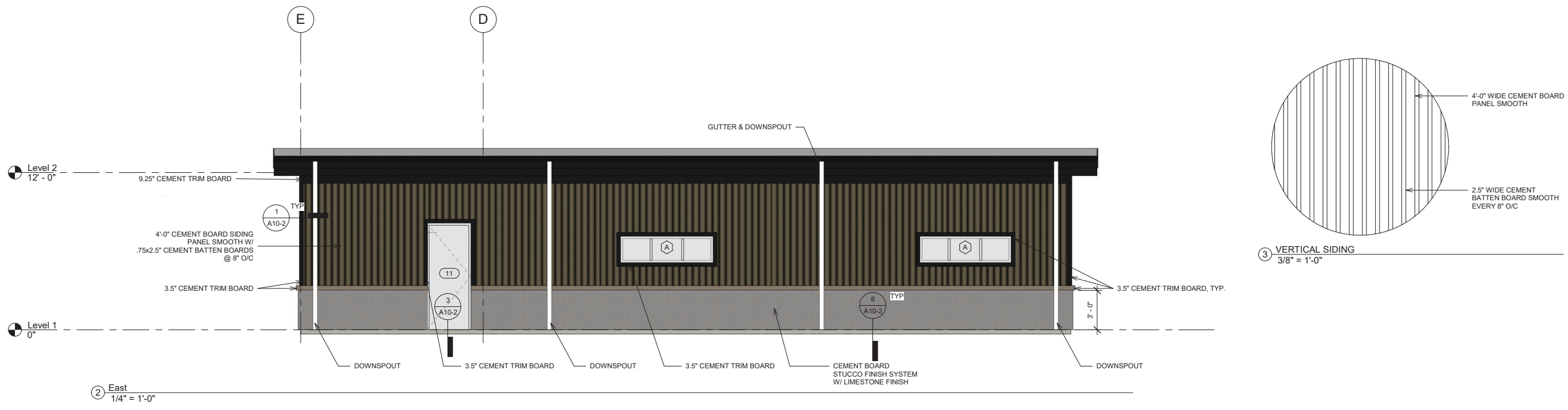
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18
KM RCR
Drawn Checked

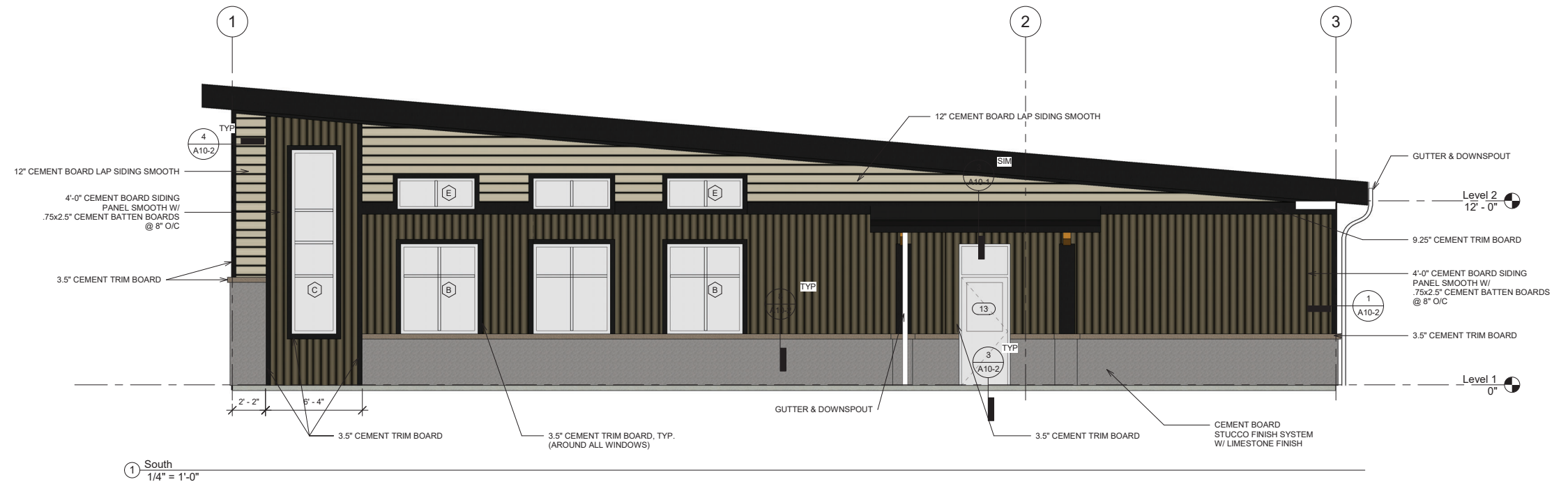
A2-2



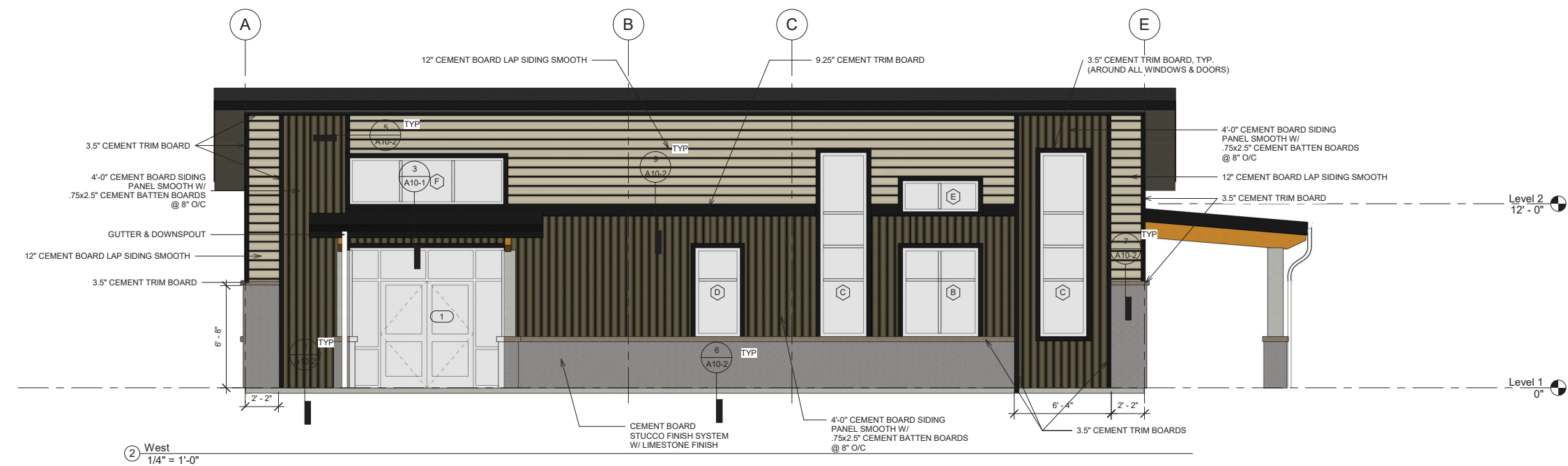
ALL TRIM IS 3.5\"/>



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS



ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS



DATE: _____

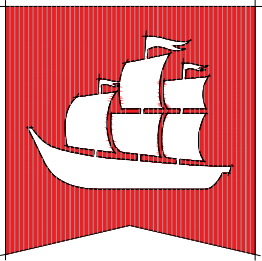
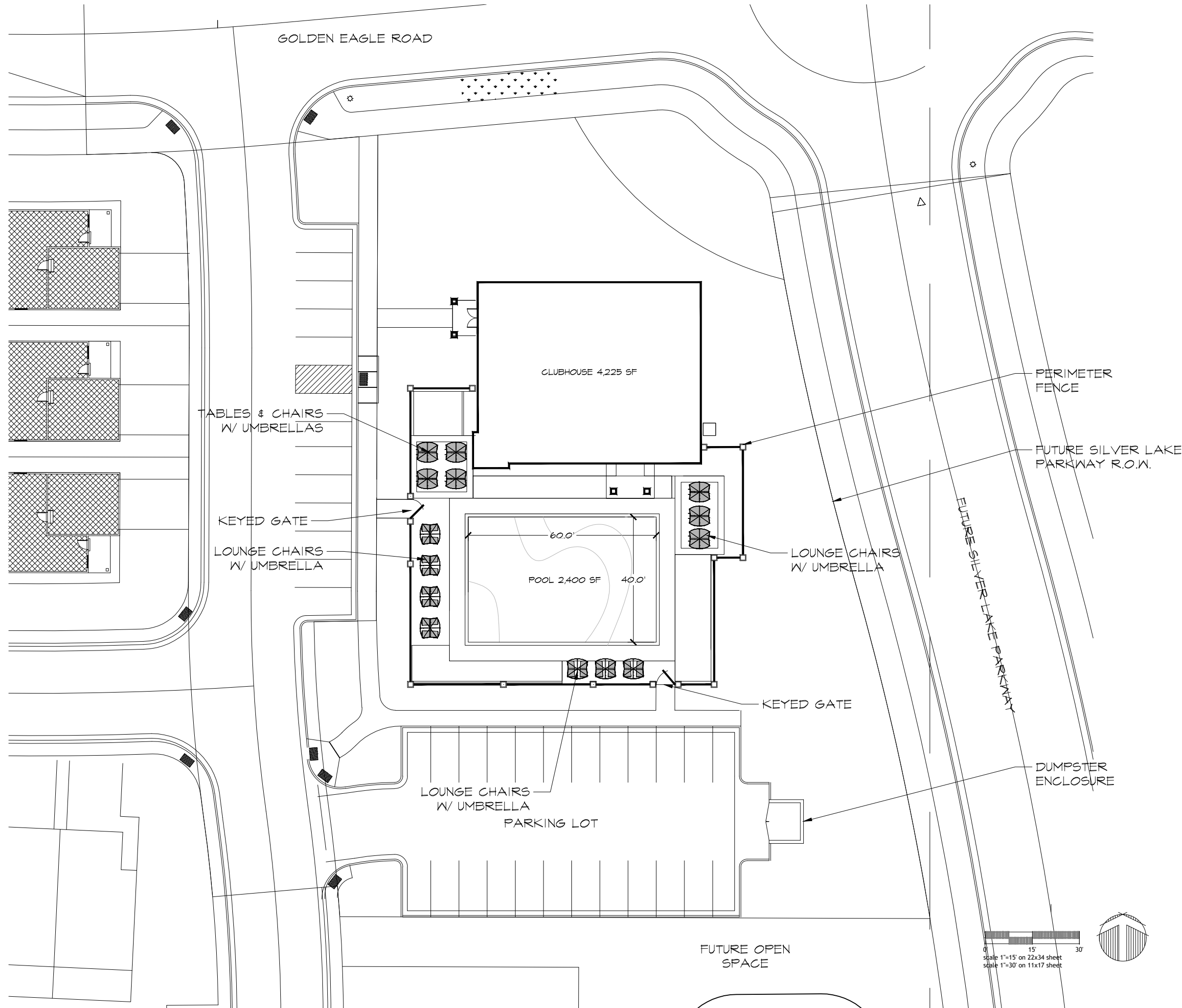
A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North • Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 10/23/18

KM RCR
Drawn Checked

A3-2



flagship
homes

1250 East 200 South, Ste. 1D
Lehi | Utah | 84043



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located and marked

SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

APRIL 2019

CLUBHOUSE
Site Plan
Option

#1

A NEW FACILITY FOR:

SILVER LAKE CLUB HOUSE

SHEET INDEX	
Sheet Number	Sheet Name

A0-0	TITLE SHEET
L1	LANDSCAPE OVERVIEW
L2	LANDSCAPE PLANTING PLAN
L3	LANDSCAPE PLANTING PLAN
L4	LANDSCAPE IRRIGATION OVERVIEW
L5	LANDSCAPE IRRIGATION PLAN
L6	LANDSCAPE IRRIGATION PLAN
A0-1	EXITING & CODE ANALYSIS
A0-2	CODE REQUIREMENTS
A0-3	CODE REQUIREMENTS
A1-0	SITE PLAN
A2-1	FLOOR PLAN WITH POOL
A2-2	FLOOR PLAN
A2-3	DIMENSION PLAN
A3-1	EXTERIOR ELEVATIONS
A3-2	EXTERIOR ELEVATIONS
A4-1	ROOF PLAN
A5-1	BUILDING SECTION
A7-1	REFLECTED CEILING PLAN
A8-1	INTERIOR ELEVATIONS
A8-2	INTERIOR ELEVATIONS
A8-3	INTERIOR ELEVATIONS
A9-1	ROOM & FLOOR FINISHES
A9-2	DOOR & WINDOW TYPES
A10-1	DETAILS
A10-2	DETAILS
A10-3	DETAILS
SN	GENERAL STRUCTURAL NOTES
S0.0	FOOTING & FOUNDATION PLAN
S1.1	MAIN FLOOR SHEER WALL PLAN
S3.0	ROOF FRAMING PLAN
SD1	STRUCTURAL DETAILS
P1-0	WATER & GAS PIPING FLOOR PLAN
P1-1	WASTE & VENT PIPING FLOOR PLAN
P2-0	PLUMBING DETAILS & SCHEDULES
M1-0	MECHANICAL FLOOR PLAN
M2-0	MECHANICAL DETAILS & SCHEDULES
E0.0	ELECTRICAL SYMBOLS & DETAILS
E1.0	FLOOR PLAN - LIGHTING
E2.0	FLOOR PLAN - POWER/DATA
E3.0	POWER RISER & SCHEDULES
SP100	OVERALL POOL PLAN
SP101	NOTES
SP200	POOL PLAN
SP300	POOL PIPING PLAN
SP400	EQUIPMENT ROOM PLAN
SP500	STRUCTURAL DETAILS
SP600	DETAILS

GENERAL NOTES:

1. ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2018 IBC
2. ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
3. ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
4. CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINING OR FABRICATING ANY WORK.
5. DO NOT SCALE DRAWINGS.
6. ALL DOOR HANDLES SHALL BE LEVER TYPE, ALL DOOR HARDWARE SHALL BE A.D.A COMPLIANT AS PER CURRENT ANSI 117.1
7. AT MAIN ENTRANCE DOOR SHALL HAVE SINGLE ACTION LOCKING DEVICE &/ OR SIGNED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
8. VERIFY ALL INTERIOR FINISHES W/ OWNER.

PLAN ANALYSIS
Based on 2015 Edition of I.B.C.

Architect of Engineer of Record Laughlin Ricks Architecture, L.L.C.

Job Address:

Legal Description:

Occupancy Classification: A-3 Occupant Load Per Area: A-3 70

Number of Stories: 1 Vestibule Req'd: Yes: No: Total: 70

Floor Area: Basement: 1st: 3,212 SQ. FT Exits Required: Basement: 1st: 2^{REQ} 2^{PROVIDED}

Mezzanine: 3rd: 4th: 2nd: 3rd: 4th:

Actual furthest travel distance to exit: 72'-0" (IBC Table 1017.2 & 1006.2.1)

Type of Construction: VB Allowable Area Calc's: 6,000 SQ. FT

Area Increase:

Sprinkler System: Yes: No: X Exit Signs: Yes: X No:

Maximum Floor Area Allowed: 6,000 SQ. FT Emergency Lights: Yes: X No:

Special Inspections Required? Yes: X No:

Firewalls Required? Yes: X No: (If yes, please provide cross section & UL listing)

Occupancy Separation Required? Yes: No: X (If yes, please provide cross section & UL listing)

Area Separation Required? Yes: No: X (If yes, please Provide cross section & UL listing)

Classified Areas? Yes: No: X

Comments:

1 PLAN ANALYSIS
1/4" = 1'-0"



2 RENDER 4.8.19
12" = 1'-0"

4/8/19

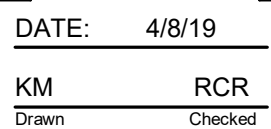
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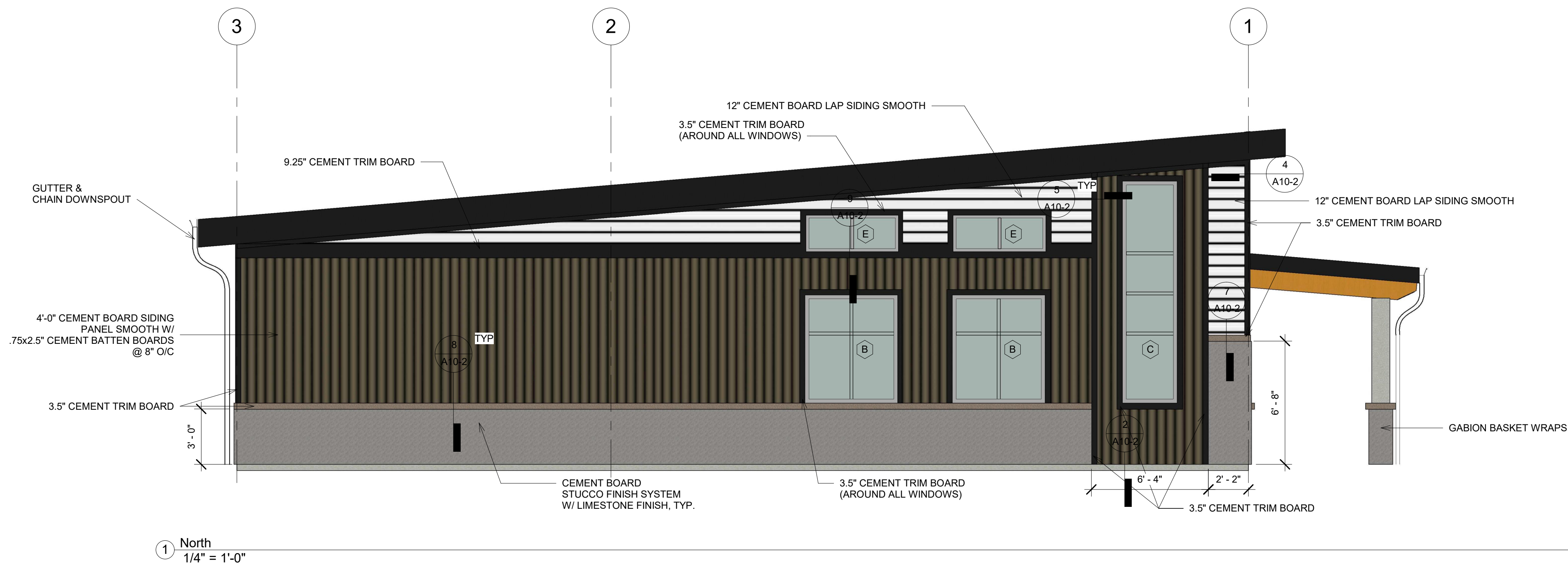
A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
TITLE SHEET

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

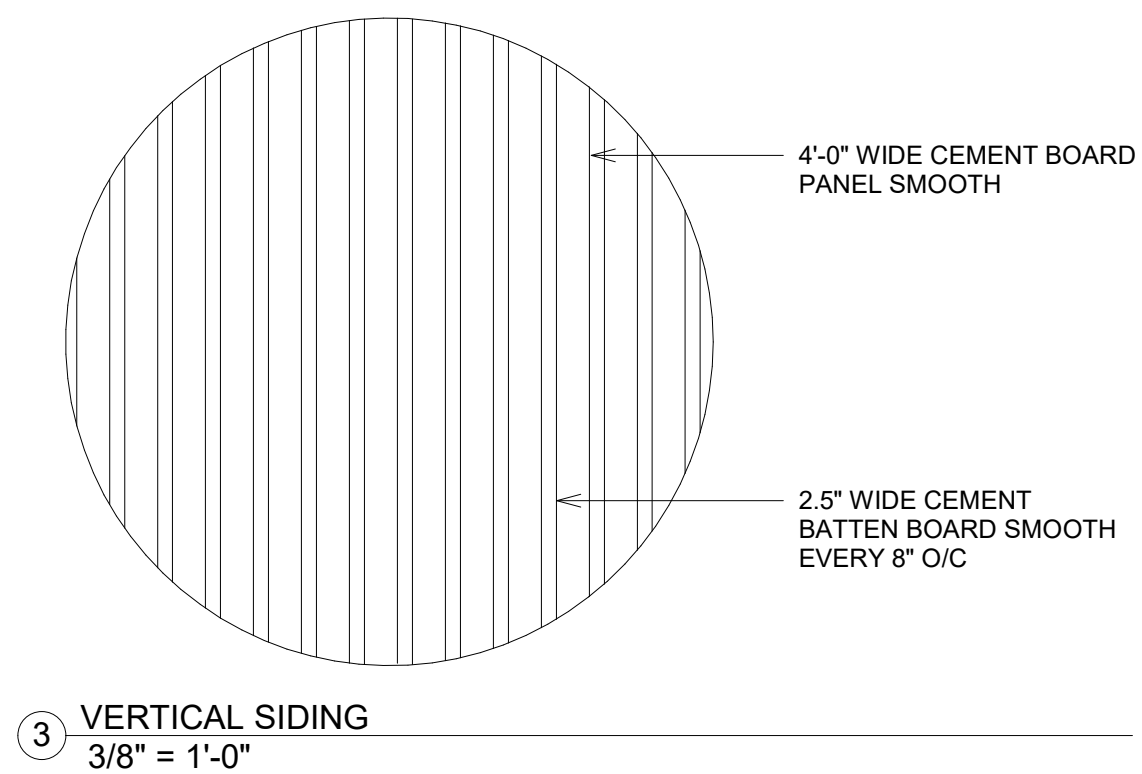
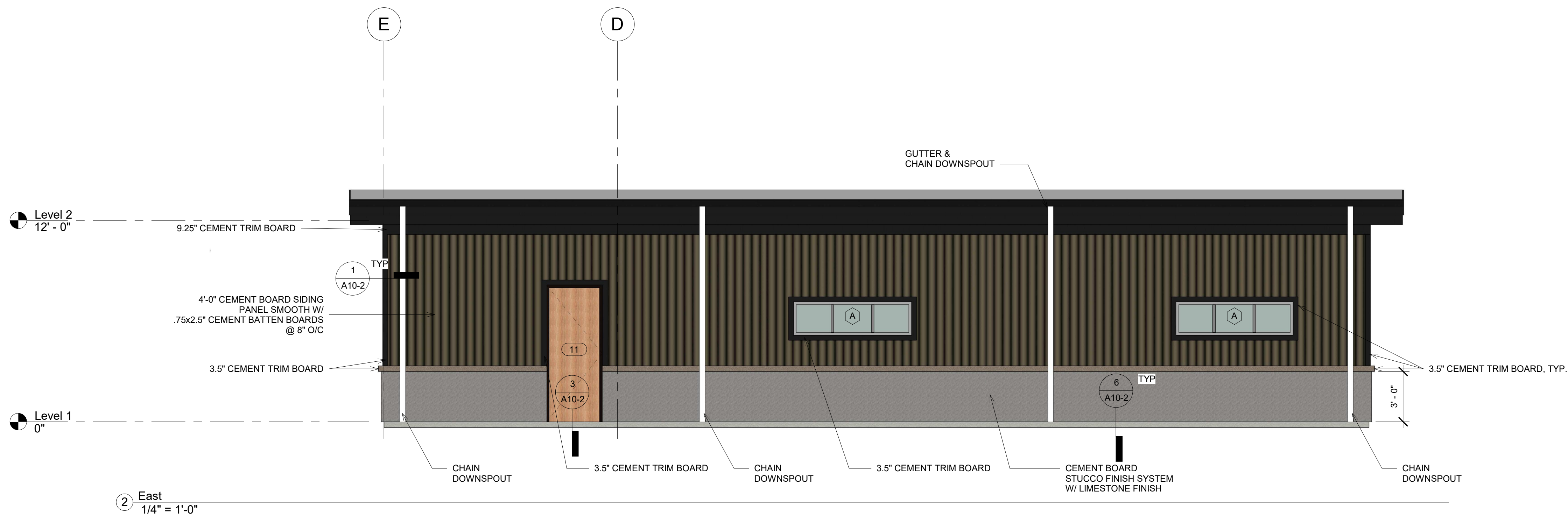
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Drawn Checked

A0-0





ALL TRIM IS 3.5\" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

4/8/19

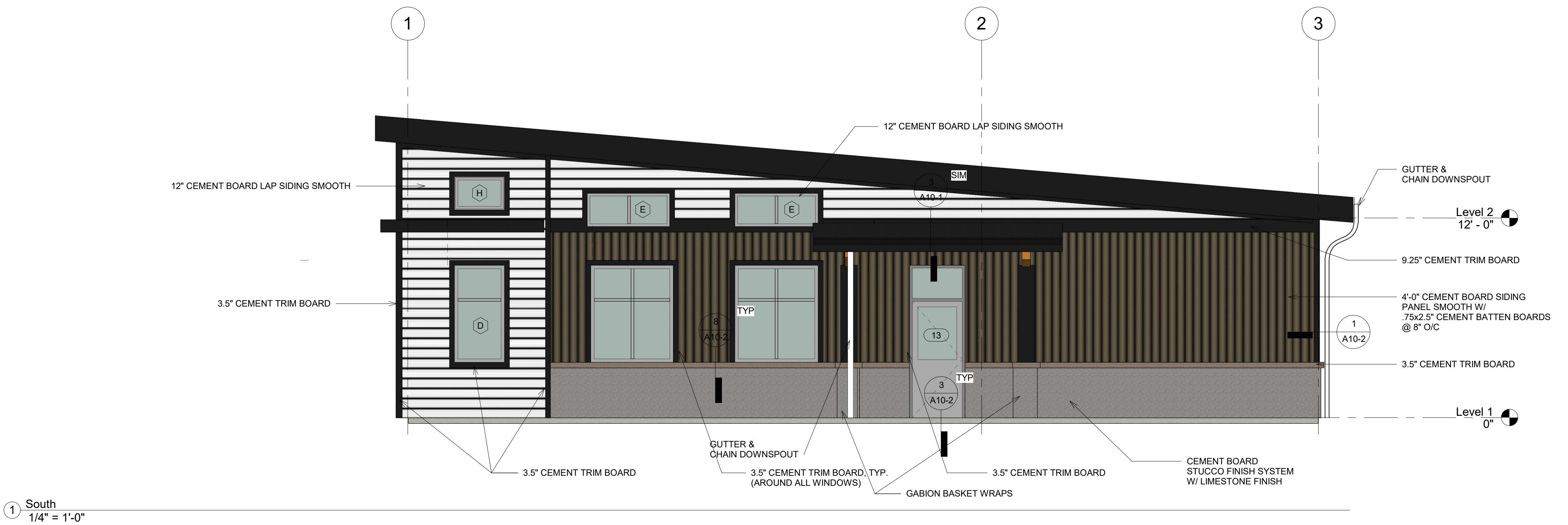
DATE: 2/12/2019
COMMENTS PER PLANNING COMMISSION

A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

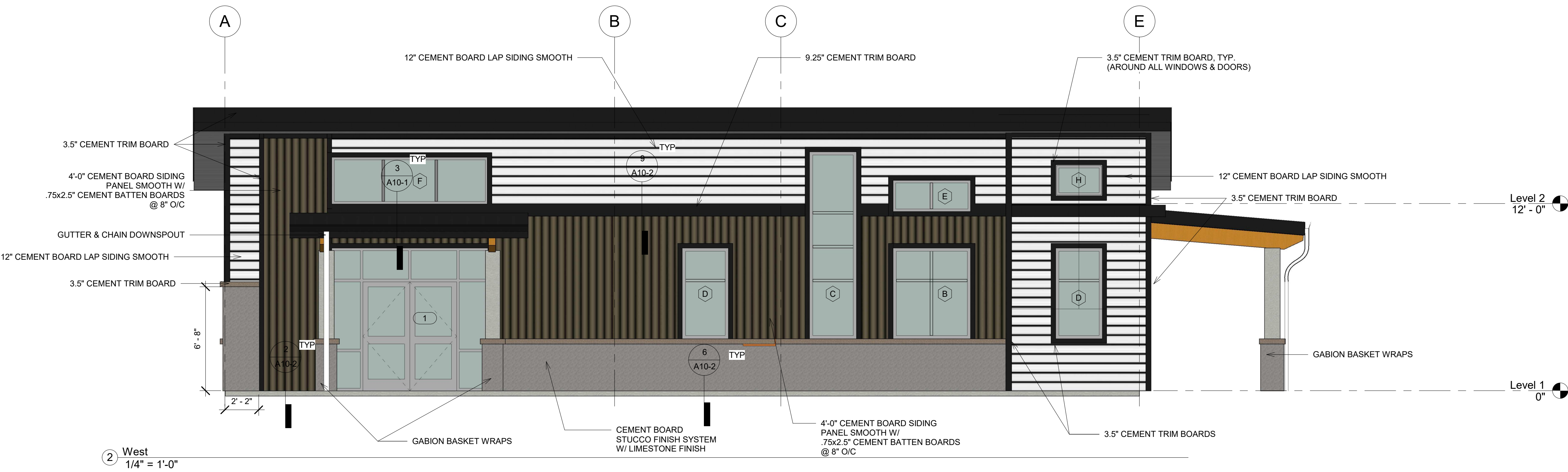
Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 4/8/19
KM RCR
Drawn Checked

A3-1



ALL TRIM IS 3.5" CEMENT TRIM BOARDS UNLESS OTHERWISE NOTED



NOTE: SEE A10-3 FOR DOOR AND WINDOW DETAILS

4/8/19

DATE

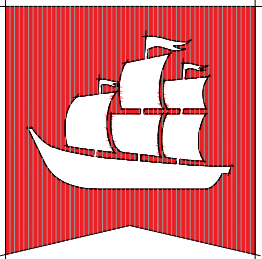
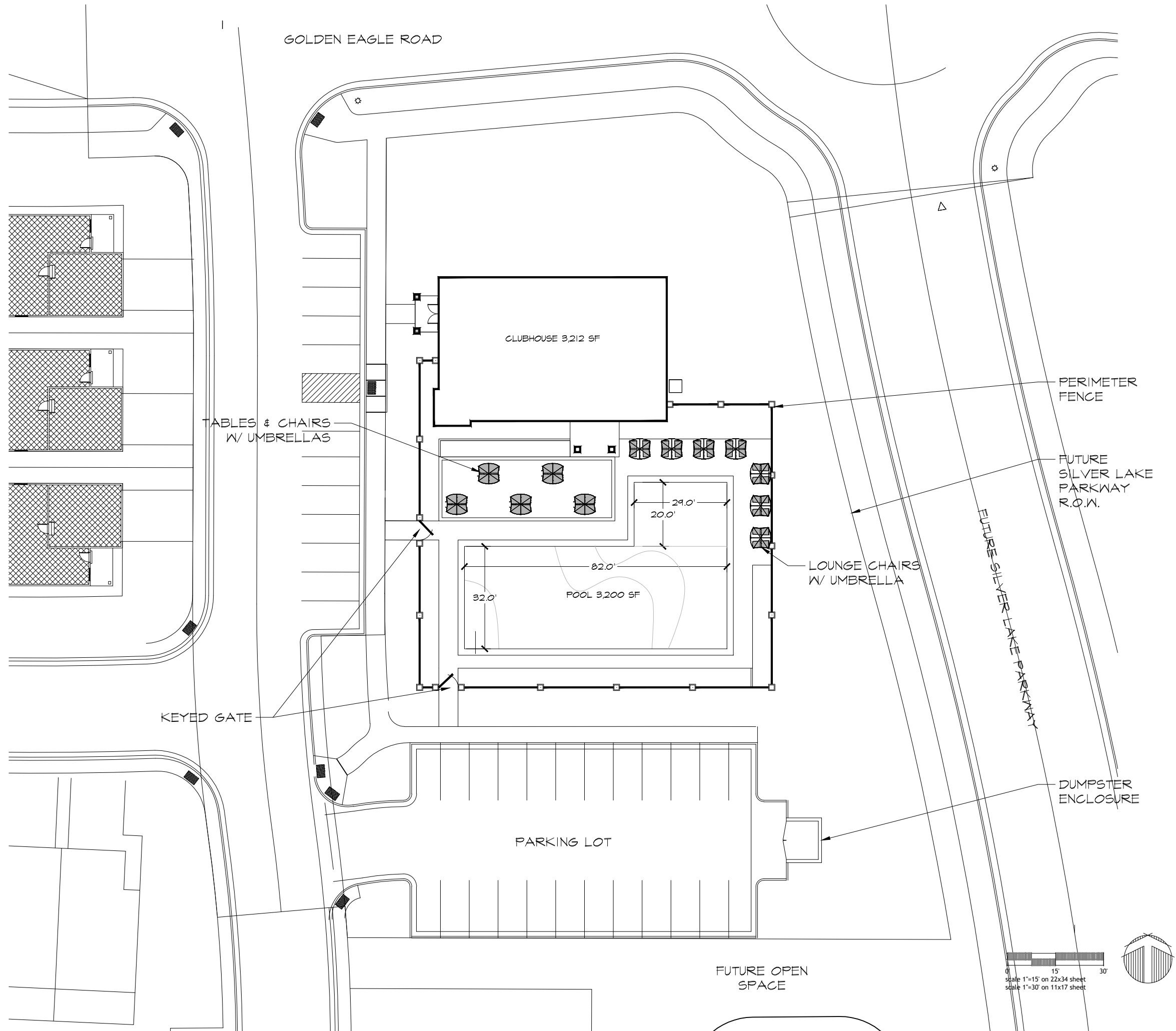
A NEW FACILITY FOR:
SILVER LAKE CLUB HOUSE
UTAH
EXTERIOR ELEVATIONS

Laughlin Ricks Architecture
architecture/planning
935 Shoshone Street North * Twin Falls, Idaho 83301
(208) 736-8050 Fax: (208) 733-0950

DATE: 4/8/19

KM RCR
Drawn Checked

A3-2



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homes

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SILVER LAKE SOUTH CLUBHOUSE

SILVER LAKE MASTER PLANNED COMMUNITY

Eagle Mountain, Utah

APRIL 2019

CLUBHOUSE
Site Plan 661
Option

#2

0 15' 30'
scale 1"=15' on 22x34 sheet
scale 1"=30' on 11x17 sheet





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	CONDITIONAL USE PERMIT APPEAL		
ITEM TYPE:	Conditional Use Permit		
FISCAL IMPACT:			
APPLICANT:	Bruce Baird - Attorney for Eagle Heights Village		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Residential	ACREAGE 51.38 acres	COMMUNITY City Center / South Town

PUBLIC HEARING:
No

REQUIRED FINDINGS:

The City Council shall determine if the land use authority in this situation (the Planning Commission) applied a reasonable condition on the conditional use permit that reasonably relates to mitigating anticipated detrimental effects of the proposed use.

This determination should include findings of:

- 1) What detrimental effects are being mitigated;
- 2) How the condition mitigates the detrimental effects; and
- 3) What applicable standards in Municipal Code support the condition.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

RECOMMENDATION:

BACKGROUND:

The applicant for Eagle Heights Village is appealing the condition of the conditional use permit issued to them by the Planning Commission on March 12, 2019. This item was originally reviewed by the City Council on April 2nd, where the item was remanded to the Planning Commission. On April 23rd the Planning Commission adopted written Findings of Fact and Conclusions of Law. The applicant is appealing the condition to the City Council.

By code, Tier III developments in Eagle Mountain require a conditional use permit. According to EMMC 17.95.020, the purpose of the conditional use permit is "to ensure that land uses designated as conditional in the zoning districts of this title are properly integrated with permitted land uses within the same zone, and to establish provisions to prevent nuisances from arising between existing and proposed land uses."

EMMC 17.95.060 states that "in approving any conditional use, the Planning Commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest."

Utah State Code Title 10 Chapter 9a Part 5 section 507(2)(a)(i) states, "A land use authority shall approve a conditional use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards."

Utah State Code Title 10 Chapter 9a Part 5 Section 507(2)(b) states, "If a land use authority proposed reasonable conditions on a proposed conditional use, the land use authority shall ensure that the conditions are stated on the record and reasonably relate to mitigating the anticipated detrimental effects of

The Planning Commission considered a motion to approve a conditional use permit for Eagle Heights Village (for multifamily development) on March 12, 2019 without any conditions. The vote was 2:2 and thus failed, as it was unable to get a majority.

The Planning Commission then approved a conditional use permit for Eagle Heights Village (for multifamily development) on March 12, 2019 with the condition that "The eastern row of homes be changed to single-family homes, according to current Municipal Code." The conditional use permit was approved by a vote of 3:1.

Findings of Fact and Conclusions of Law for this decision were adopted by the Planning Commission on April 23rd. These findings are attached to this report.

PREPARED BY:

Tayler Jensen, Planning

the proposed use."

Utah State Code Title 10 Chapter 9a Part 5 Section 507(2)(c) states, "If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the land use authority may deny the conditional use."

The applicant believes that the condition "The eastern row of homes be changed to single-family homes, according to current Municipal Code" is an illegal condition not supported by Municipal Code, nor does it reasonably mitigate any detrimental effects. See the attached letter.

Attachments:

Eagle Heights CUP Appeal Letter

Findings of Fact and Conclusions of Law

BRUCE R. BAIRD PLLC

ATTORNEY AND COUNSELOR

2150 SOUTH 1300 EAST, FIFTH FLOOR

SALT LAKE CITY, UTAH 84106

TELEPHONE (801) 328-1400

BBAIRD@DIFFICULTDIRT.COM

March 15, 2019

VIA EMAIL ONLY

Ms. Fionnuala Kofoed
City Recorder
Eagle Mountain City

Mr. Steve Mumford
Community Development Director
Eagle Mountain City

Tayler Jensen
Planner II
Eagle Mountain City

Mr. Jeremy Cook, Esq.
City Attorney
Eagle Mountain City

**Re: Eagle Heights Village
Appeal of Condition Imposed by Planning Commission
March 12, 2019**

Dear Ms. Kofoed and Messrs. Mumford, Jensen and Cook:

I represent Eagle Heights Village, LLC, the developer of the Eagle Heights Village (“Eagle Heights”) and Kirt Peterson and Horizon Development Enterprises, LLC, the authorized representatives for Eagle Heights. At its above-referenced meeting on this matter the Planning Commission approved a Conditional Use Permit for Eagle Heights but made that approval subject to a condition that “the eastern row of homes be changed to single-family homes, as required by Municipal Code” (the “Illegal Condition”).

In imposing the Illegal Condition the Planning Commission violated Section 10-9a-507, Utah Code Ann. (2018). Specifically, the Planning Commission failed to articulate on the record any “reasonably anticipated detrimental effects of [Eagle Heights]”, how the Illegal Condition would “reasonably mitigate” such “detrimental effects” and what are the “applicable standards” supporting the Illegal Condition (a generic reference to the entire “Municipal Code” is not sufficient for any rational review).

The reason that the Planning commission failed to articulate “reasonably anticipated detrimental effects of [Eagle Heights]” is that there are none and no evidence of any was presented at the hearing. Neither was any evidence presented showing how the Illegal Condition could mitigate the non-existent “detrimental effect” nor where the “applicable standards” for the Illegal Condition supposedly came from nor what they were.

I respectfully request that the City Council determine that the CUP for Eagle Heights be approved without the Illegal Condition. Please let me know when this matter will be considered

Ms. Kofoed and Messrs. Mumford, Jensen and Cook
March 15, 2019
Page 2

by the City Council and I look forward to being there.

Sincerely,

A handwritten signature in blue ink, appearing to be 'BR', with a long horizontal stroke extending to the right.

Bruce R. Baird

cc:

EAGLE MOUNTAIN CITY PLANNING COMMISSION

In the Matter of the Conditional Use Application for Eagle Height Village

Findings of Fact and Conclusions of Law

BACKGROUND

On April 23, 2019, the Eagle Mountain City Planning Commission (the "Planning Commission"), acting in its capacity as the land use authority, held a hearing to consider the Conditional Use Permit (the "CUP") for the proposed Eagle Heights Village project (the "Project") in Eagle Mountain City, and hereby adopts the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

Procedural History:

1. On March 12, 2019, the Planning Commission held a hearing on the CUP. The Planning Commission considered a motion to approve the CUP, which motion failed on a vote of 2:2.
2. The Planning Commission then considered a motion to approve the conditional use permit with the following condition: "The eastern row of homes be changed to single-family homes, according to current Municipal Code." (the "Condition of Approval").
3. On March 15, 2019, Eagle Heights Village, LLC, the developer of the Project, appealed the CUP approval on the basis that the Condition of Approval was an illegal condition.
4. On April 2, 2019, the Eagle Mountain City Council, acting as the appeal authority, found as follows:

In accordance with Eagle Mountain City Code 17.05.180, the appeal authority may remand the application with their findings back to the land use authority for further action. As the appeal authority, the City Council finds that the planning commission failed to issue written findings of fact and conclusions of law regarding the detrimental impacts of the conditional use, or how the conditions imposed by the planning commission mitigate the reasonable anticipated detrimental effects. Therefore, it is the decision of the City Council to remand the conditional use permit back to the planning commission to issue written findings of fact and conclusion of law in support of the approval and the conditions imposed by the planning commission.

5. On April 23, 2019, the Planning Commission held a hearing pursuant to which the Planning Commission adopted these Findings of Fact and Conclusions of Law.

Findings:

6. On July 17, 2018, Eagle Mountain City adopted the Eagle Mountain City General Plan and General Plan Map (the "General Plan"). A copy of the Future Land Use and Transportation Map and corresponding descriptions is attached hereto as Exhibit A.

7. According to the General Plan, the project is in an area designated as Foothill Residential, which is described as follows:

FOOTHILL RESIDENTIAL - Residential view lots, generally on the foothills or hillsides. Building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger. Lots should be arranged in layouts that best protect contiguous open space areas, ridgelines, hillsides, working agricultural land, and/or wildlife habitat, and provide useable open space or trail access to useable open space.

8. On September 20, 2018, the City Administrator of Eagle Mountain City sent a letter to the developer of the Project, which letter stated in part: "[B]ased on our understanding of the proposed density, the project would fall within the Tier 4 category, which means the project would be a condition use under the City's current residential zoning." A copy of the letter is attached hereto as Exhibit B.

9. On September 28, 2018, the developer submitted the CUP application to the City requesting approval of a conditional use permit in accordance with Eagle Mountain Municipal Code § 17.25.060, which states in part:

17.25.060 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Multifamily dwellings as defined in Chapter 17.10 EMMC.

B. Cluster homes, patio homes, garden courts, and other detached housing as defined in Chapter 17.10 EMMC.

C. Tier III and Tier IV development.

10. The proposed Project included 310 duplex units on approximately 51.38 acres for a density of 6.033 dwelling units per acre. *See Eagle Mountain City Planning Commission Minutes, March 12, 2019 (the "March 12 Minutes")*. A copy of the March 12 Minutes are attached hereto as Exhibit C, and are incorporated herein in their entirety.

11. Based on the proposed dwelling type and density, the Project requires a CUP in accordance with Eagle Mountain City Code §§ 17.25.060.A. and 17.25.060.C.

12. With respect to approval of conditional use permits, Eagle Mountain Municipal Code 17.95.060 states:

17.95.060 Determination.

The planning commission may approve any conditional use permit located within any zone in which the particular conditional use is allowed by the use regulations of this title. In approving any conditional use, the planning commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest. The planning commission shall approve a conditional use permit upon determining the following finding of facts:

A. Desired Use. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood;

B. Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners;

C. Compliance with Title. That the proposed use will comply with regulations and conditions specified in this title for such use;

D. General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City general plan. [Ord. O-02-2006 § 3 (Exh. 1 § 19.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 19.6)].

(emphasis added).

13. Eagle Mountain Municipal Code 17.95.080 states, in part:

17.95.080 Optional conditions.

Applicants for conditional use permits shall meet all applicable requirements of this title. In addition, the planning commission may establish conditions and requirements as part of the approval that address concerns regarding safety for persons and property, health and sanitation, nuisances, master plan proposals, and neighborhood needs. Specifically, the planning commission may require:

D. Conditions Relating to Compliance with the Intent of the General Plan and Characteristics of the Vicinity or Neighborhood.

1. Removal of Incompatible Materials. The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this title.

2. Screening. The screening of yards or other areas as protection from obnoxious land uses and activities.

3. Landscaping. Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this title.

4. Fences and Screening. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure a buffer between adjacent development, or to conceal storage areas or utility installations.

5. Relocation of Proposed or Existing Structures. The relocation of proposed or existing structures as necessary to provide for future streets on the master street plan of Eagle Mountain, adequate sight distance for general safety, ground water control, or similar problems.

6. Population Density. Population density of land use limitations where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety, and welfare. [Ord. O-02-2006 § 3 (Exh. 1 § 19.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 19.8)].

14. The proposed Project does conflict with the General Plan. Specifically, the General Plan designates the Project area as Foothill Residential, which provides: "building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger." In contrast, the proposed Project seeks to develop lots at a density of 6.033 dwelling units per acre, which is a significantly higher density than the General Plan designates for the Project area.

15. Because the proposed Project does not comply with the General Plan, there is a reasonably anticipated detrimental effect of creating incompatible uses between the proposed Project and future development on adjacent properties to the East of the Project, which are within the Foothill Residential zone.

16. Specifically, the Planning Commission finds that it is the intent of the General Plan that development in areas designated as Foothill Residential in the General Plan be larger estates lots, and that allowing duplex units on lots significantly smaller than ¼ acre would impair or limit the development of larger lots on the property to the East of the Project by creating incompatible uses between the proposed Project and future development on adjacent properties.

17. Although it would be reasonable to deny the entire CUP because the proposed densities in the Project do not comply with the General Plan, the Planning Commission finds that the anticipated detrimental impacts could be reasonably mitigated if Applicant constructs one row of single-family homes on the East side of the Project (the "Proposed Condition"), which the

Planning Commission finds would create a better transition between the multi-family duplex units and the anticipated larger single-family estate lots.

18. The Planning Commission finds that the Proposed Condition is consistent with Eagle Mountain Municipal Code § 17.60.150 Lot Size Transitioning.

CONCLUSIONS OF LAW

1. That the CUP be approved with the condition that the eastern row of homes be changed to single-family homes, according to the current Eagle Mountain Municipal Code.

EAGLE MOUNTAIN CITY PLANNING COMMISSION

By 
Matthew Everett, Chair

Date Issued: April 23, 2019

EXHIBIT A

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

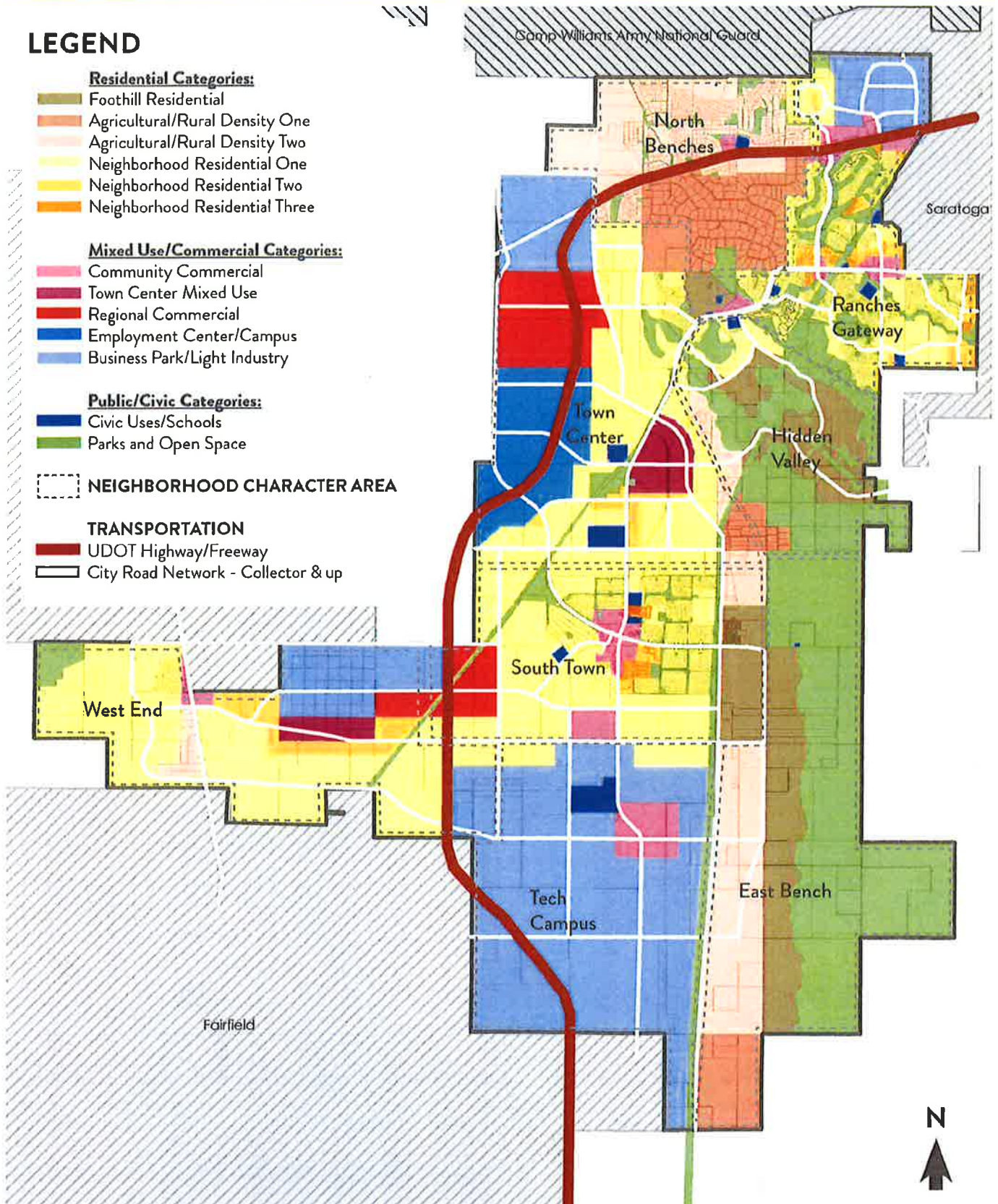
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



NEIGHBORHOOD/RESIDENTIAL CATEGORIES

The following categories are listed from least intense to most intense in development character.

FOOTHILL RESIDENTIAL - Residential view lots, generally on the foothills or hillsides. Building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger. Lots should be arranged in layouts that best protect contiguous open space areas, ridgelines, hillsides, working agricultural land, and/or wildlife habitat, and provide useable open space or trail access to useable open space.

RURAL DENSITY ONE - Individual large lot residential. Range of 2.5 to 5 Acre lots. Animal rights. Infrastructure semi-rural in nature. Development must agree to rural level of service unless privately paid for, installed, and maintained (e.g. road maintenance, snow plow service, garbage/recycle service, access/proximity to recreational needs).

RURAL DENSITY TWO - Individual medium/large lot residential. Range of .5 to 2.5 acre lots. Infrastructure is semi-rural in nature.

NEIGHBORHOOD RESIDENTIAL ONE - A mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, and including improved neighborhood open space.

NEIGHBORHOOD RESIDENTIAL TWO - Primarily attached single-family or detached single-family on small lots (.25 acres or smaller). A limited mix of commercial retail types may be located on edges, while public spaces may include parks, schools or recreation centers. Density may range from 4 to 12 Dwelling Units per acre.

NEIGHBORHOOD RESIDENTIAL THREE - Attached single-family or multi-family structures. Generally, condos or apartment buildings with 8 or more units per structure, and/or clustered complexes of mixed housing forms. Density of 8 or more Dwelling Units per acre.

MIXED USE/COMMERCIAL CATEGORIES

COMMUNITY COMMERCIAL - Small to medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network.

TOWN CENTER MIXED USE - Represents traditional downtown – a dynamic mixed use environment that functions as the city's core for commercial, civic buildings, and professional services. Major civic public spaces provide regional destination for events and recreation. Residential units are allowed as part of mixed use development, but may not be a stand-alone development in the Town Center unless phasing is shown for non-residential development.

REGIONAL COMMERCIAL - Larger scale commercial/retail centers that may include big box retail, entertainment, services, and potentially civic uses. Convenient vehicular access from major transportation corridors. Areas to be compact and designed with low-impact development/green infrastructure approaches. Generally includes thoughtful and safe pedestrian and multi-modal transportation network with access to city-wide network.

EMPLOYMENT CENTER/CAMPUS - Focused employment center or college campus (e.g. regional medical center or larger employer with supporting businesses and retail surrounding) that is near future downtown/town center and its amenities. Convenient access to amenities and local/regional transportation networks.

BUSINESS PARK/LIGHT INDUSTRY - Modern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure.

PUBLIC/CIVIC CATEGORIES

CIVIC USES/SCHOOLS - All schools – elementary, middle, high school. Public facilities such as libraries. Service facilities such as fire stations, police stations, city hall, and public services/city support.

PARKS AND OPEN SPACE - Both natural/passive and developed open space areas. This designation is intended for lands that serve a public open space, recreational, or ecological function, or provide visual relief. These lands are primarily publicly-owned, but can be in private ownership.

EXHIBIT B

September 20, 2018

Mr. Kirt Peterson
Horizon Development Enterprises, LLC
1466 North Hwy 89, Suite 220
Farmington, Utah 84025

RE: Zoning of Property Included in Amended and Restated Master Development Agreement

Dear Mr. Peterson:

Thank you for your patience in allowing us the time to respond to your inquiry regarding the zoning for Utah County Parcel No. 59:018:0037. In accordance with paragraph 4.6 of the Amended and Restated Development between Eagle Properties, Monte Vista Ranch and Town of Eagle Mountain, dated December 22, 1997 (the "Development Agreement"), the Development Agreement expired on October 7, 2017. After reviewing all the documents, it is the position of Eagle Mountain City that the zoning of the property included in Development Agreement and the corresponding Land Use Map (the "Property"), and any descriptions of zoning areas or approved uses within zoning areas that were included in the Development Agreement, expired as of October 7, 2017. Accordingly, the zoning of the Property that was not subject to a complete land use application prior to October 7, 2017 reverted to its pre-MDA zoning, which based on our review of the zoning prior to the MDA, was **residential**.

Although, any vested densities, or the ability to transfer densities between properties included in the Development Agreement, expired as of October 7, 2017, based on our understanding of the proposed density, the project would fall within the Tier 4 category, which means that the project would be a conditional use under the City's current residential zoning.

We look forward to working with you on this process. Should you have any questions please do not hesitate to contact me at (801) 789-6639 or via email at ipili@emcity.org

Sincerely,



Ifo Pili

City Administrator
EAGLE MOUNTAIN CITY

EXHIBIT C



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

I. Discussion Item

I.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director, Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

Commissioner Everett closed the public hearing at 7:13 p.m.

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

- MOTION:** *Jared Gray moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions:*
- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;*
 - 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;*
 - 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;*
 - 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;*
 - 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.*

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

6) Next scheduled meeting

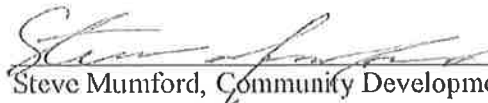
The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.


Steve Mumford, Community Development Director



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Approving the Eagle Heights Village Master Development Plan.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:	NA		
APPLICANT:	Kirt Peterson (Horizon Development)		
GENERAL PLAN DESIGNATION Foothill Residential	CURRENT ZONE Residential	ACREAGE 51.38 acres	COMMUNITY City Center / South Town

PUBLIC HEARING:

No

REQUIRED FINDINGS:

Eagle Mountain Boulevard is shown on the City's master transportation plan as a major collector road (94' ROW) with 40.5 feet on each side of the median. Currently, there is approximately 35 feet of right-of-way on the south side of Eagle Mountain Boulevard, meaning the applicant will need to dedicate approximately 5.5 feet of right-of-way along Eagle Mountain Boulevard. The applicant currently shows a pedestrian path in this area, which can (and should) remain in the shown location, but within City right-of-way. **The Applicant has indicated they will comply with this requirement.**

Per 16.30.090 of EMMC, the minimum connectivity score for a Tier III development is 1.75. This project has a connectivity score of 1.76. The maximum block length for a Tier III development is 600 feet (or 900 feet with a mid-block pedestrian connection); the project does contain mid-block pedestrian connections, so 900' long blocks do comply with code; Thus, this project complies with Connectivity Standards.

The applicant has completed a

RECOMMENDATION:

Since review by the Planning Commission, the applicant has removed Thirteen (13) buildings, and Twenty-six (26) units.

BACKGROUND:

A summary of key issues that still require some clarification, or council approval is provided below, with references to detailed analysis (provided in parenthesis).

- Safe Routes to School: The applicant is not proposing any offsite safe route to school for this development, but has provided an email from ASD indicating Elementary and Middle School Students will be bused. The applicant is proposing a sidewalk connection to the west in the center of their project (Paragraph One)
- Fencing: The applicant is proposing a block wall fencing (Paragraph Two)
- Parks: The applicant is proposing to "buy down" approximately .62 acres of park space, the applicant is assigning amenity points for Garden Boxes (62) and Sports Court Lighting (50) with these the applicant is providing 9 more amenity points than required. (Paragraphs Three, Four, Five, Six, and Seven)
- Entry: The applicant has indicated that they are widening asphalt at the north entry into the project, this shall be confirmed to be in accordance with code by the City Engineer (Paragraph Eight)
- Swimming Pool: Rather than providing 2 pools, the applicant is proposing one pool of increased size for this development (Paragraph Nine)
- Elevations: It shall be up to the City Council to determine if the proposal complies with Multifamily design standards including garage dominated element, park size and location comply with City Code (Paragraphs Ten, Eleven, and Twelve)

PARAGRAPH ONE: According to the Alpine School District school boundary map, Eagle Heights Village will send elementary students to

traffic study which shows the existing level of service for the study intersections (Eagle Mountain Boulevard and Pony Express Parkway, and Lake Mountain Road and Eagle Mountain Boulevard) as Level of Service (LOS) A. With the project and mitigation, the traffic study shows all intersections with a LOS A. The recommended mitigation is as follows: Restriping the eastbound approach of Pony Express Parkway/Eagle Mountain Boulevard intersection with two lanes entering the roundabout. The inner lane would be for left-turn and through vehicles, and the outer lane would be for right-turn vehicles only. The City Engineer has reviewed this traffic study and has some concerns that the roundabout may not be wide enough to allow for two traffic lanes throughout. Traffic studies completed for other projects anticipate the need for a traffic signal at the roundabout. The applicant shall be required to comply with any traffic mitigation required by the Eagle Mountain City Engineer. **The applicant has indicated they will comply with any requirements of the Traffic Study, or from the City Engineer**

Per 17.25.140 of EMMC, buildings within Tier III developments shall be twenty feet apart unless otherwise approved by the City Council. The applicant has revised their proposal and is now proposing the buildings with separations of 20 feet. Thus, the applicant complies with this provision of code.

Per EMCC 17.30, multifamily developments are required to provide clubhouses that are a minimum of 1,200 square feet in size. Per code, a clubhouse may serve up to 250 units. The applicant is proposing to provide 284 units with two clubhouses. Thus, the applicant complies with this provision of code.

The applicant will be required to

Mountain Trails Elementary School. Currently, the nearest pathway on the south side of Eagle Mountain Boulevard is approximately 1,800 feet from the property boundaries. An email provided from Alpine School District Indicates that Elementary and Middle School Students from this project will be bused to schools, but no bus service will be provided for High School Students. The applicant has indicated that they feel like this addresses the concerns for Safe Routes to Schools (SRTS). The applicant is proposing a sidewalk stub within the long park on the west edge of the project to tie into a future City Trail system. It is the opinion of staff that at a minimum this should be an 8' trail stub, not a sidewalk.

PARAGRAPH TWO: Per 17.60.120.R of EMMC, developments with "side or rear lot lines abutting an arterial road or collector road right-of-way shall install privacy fencing consistent with Eagle Mountain collector and arterial fencing standards found in 16.35.090; an applicant may propose alternative fencing standards to the City Council." This development will require collector road fencing for all lots that back onto Eagle Mountain Boulevard, Lake Mountain Road, and units on the west side of the project (adjacent to the future arterial road, commonly referred to as Airport Road). This fencing shall be consistent with the adopted fencing standards, unless the applicant receives approval from the City Council for an alternative fencing standard. The applicant has proposed a block wall around the entire project, block walls are generally considered to be an appropriate fencing, and the council should determine if proposed wall is sufficient, the City Council has previously indicated that proposed block walls would be appropriate.

PARAGRAPH THREE: Per 16.35.105 EMMC, an applicant is required to provide 1,000 square feet of improved open space per unit; in addition to improved open space, an applicant is required to provide 100 amenity points per acre. All parks are required to provide a mixture of amenities, and no more than 33% of the required amenity points may be met by a combination of trails and parking. Section 16.35.130 goes on to state, "An applicant may propose a 'buy down' of open space acreage by including additional amenities at a ratio of 150 points per acre, to be approved at the discretion of the Planning Commission and City Council." This buy down has been used in the Oak Hollow project. This code is intended to encourage developers to build parks that are smaller in size and provide higher quality amenities.

PARAGRAPH FOUR: The applicant's proposal is for 284 units; therefore, the development is required to provide 6.52 acres of improved open space, and 652 amenity points. The applicant is proposing to provide: 212,637 Square Feet (4.88 Acres) of improved open space outside of detention/retention basins. The applicant is also proposing an additional 59,673 Square Feet of open space within basins. Per 16.35.105.A.8 "...If the useable portion of the pond is improved with sod and the basin is designed to be an amenity, including trails around the pond, boardwalks, bridges, or other features. Improved open space credit may be awarded up to a maximum rate

provide street lighting along Eagle Mountain Boulevard, and Lake Mountain road (as well as internally within the project) in compliance with standards found in 15.10.390. The applicant has indicated they intend to comply with Street Lighting Codes.

The project is not within 200 feet of a 25% slope; thus no slope stability study is required.

Per 17.60.150 of EMMC, "New subdivisions that are being proposed adjacent to existing or approved subdivisions and master development plans, building lots in an agriculture zone, or Camp Williams and BLM properties shall have lots that transition in accordance" to the standards within table 17.60.150(1). The adjacent property is unbuilt agriculture land (not building lots), and the nearest lots (those in Eagle Point I and J across Eagle Mountain Boulevard) are under 1/4 of an acre in size. Per 17.60.150, duplexes are allowed adjacent to 1/4-acre lots, thus this proposal meets the lot size transitioning requirement. If this project is built, there is nothing in the transitioning code that would require lots next to development to have maximum lot sizes as the transitioning code only dictates minimum lot sizes.

Per 17.55.120(c) of EMMC, two-family dwellings require "two stalls per dwelling unit with one space per unit to be within a fully enclosed garage." The applicant is proposing for each unit to have a two-car garage, thus the applicant complies with this code.

EMCC 17.72.040.F.1 states, "Multifamily structures shall utilize at least two exterior materials, including stucco, vinyl or fiber/cement siding, decorative rock/stone, brick or other material deemed appropriate by the Planning Director. Each material shall be used on a minimum of 30% of the building and used on all sides of the building." The

of 75 percent for improved stormwater basins, at the approval authorities' discretion." Assuming the Council granted the maximum allowed improved open space credit for basins, and additional 44,754.75 Square Feet (1.02 Acres) of Open Space would be provided. This would be for a total of 257,391.75 Square Feet (5.90 Acres) of qualified improved open space. **It should be noted that the applicant is proposing to Sod the large basins, but plans submitted do not show any trails or other amenities around the basins, per. 16.35.105.A.8. the basin should be designed as an amenity. It is up to the Council to determine if sodding the park for playfields is appropriate to serve as an amenity.

PARAGRAPH FIVE: Assuming the council grants 1.02 Acres of open space for basins, the applicant is requesting to "buy down" the remaining .62 acres of required improved open space (approximately 9.5% of total open space). 0.62 acres of improved open space would require 62 amenity points and calculating a buy down at 150%, 93 amenity points are required. Thus, applicant would be required a total of 745 amenity points (652 + 93) to meet the open space buy down provision.

Provided Open Space:

Qualified Open Space: 4.88 Acres

Basin Open Space: 1.37 Acres

POTENTIAL Qualified Open Space Within Basins (75%) : 1.02 Acres

POTENTIAL Qualified Open Space: $4.88 + 1.02 = 5.90$ Acres

Required Open Space: $284 * 1,000 / 43,560 = 6.52$ Acres

Proposed Buy Down: $6.52 - 5.90 = 0.62$ Acres

PARAGRAPH SIX: The applicant's Parks and Open Space Worksheet proposes 754 amenity points, of these, 102 come from trails or parking (which is under 33%) per 16.35.105.A.13 no more than 33% of required amenity points may come from parking or trails (for 652 amenity points 33% is 215.16) thus the applicant complies with the standard that requires no more than 33% of amenities to come from parking or trails. The applicant is proposing to receive 62 amenity points for garden boxes and 50 amenity points for Sports court lighting for a total of 754 Amenity points (9 amenity points more than required). In response to city feedback the applicant is no longer assigning amenity points to community centers and has reduced the amenity points they are requesting from Garden Boxes to 62 points (from 100) and is proposing 50 amenity points to come from sports court lighting. As noted above.

PARAGRAPH SEVEN: The proposed parks plan that were provided doesn't show what amenities are being provided where, which was included in previous parks plans, staff requests that the new proposal be updated with this information, or that at a minimum the applicant confirm that all amenities shown in previous plans will remain in the same parks are previously shown.

PARAGRAPH EIGHT: The applicant has indicated that they will widen the

proposed elevations do include multiple materials, but the percentages of materials should be confirmed to be at least 30%, or be found to be appropriate by the City Council.

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

On March 12, 2019, the Planning Commission reviewed the proposed Eagle Heights Village site plan, master development plan, and conditional use permit. The Planning Commission expressed concerns with parking availability for the splash pad, and the funding of park improvements were discussed. Access and roads were discussed and the Planning Commission expressed concern with awarding amenity points for clubhouses; off-site trails were also discussed. The Planning Commission wanted to ensure garages did not dominate the building facades, and asked for variation within the project.

A single member of the public made comment and asked about the spacing of access into the project. The accesses off Lake Mountain Road are spaced for a collector road, since Lake Mountain Road acts as such.

The Planning Commission felt the project did not comply with the Future Land Use Plan for the City, and it was discussed that the project was already zoned Residential and had residential entitlements and wasn't seeking to rezone. The applicant, staff, and Commissioners discussed what documents the project should be reviewed under, and the Planning Commission felt the Future Land Use Plan should be the guiding document; the applicant felt it should be

pavement at the north entry into the project (across the road from Eagle Point I and J) to accommodate safety concerns, the City Engineer shall review the applicant's proposal for code compliance and safety. and ensure proposed plan complies with code.

PARAGRAPH NINE: Per EMMC 17.30, multifamily developments that have 150 or more units must provide a 1,000-square foot pool, which may serve up to 250 units. The applicant is proposing 284 units which requires two swimming pools. The applicant is proposing one swimming pool. The proposed pool size is 69'x24' for a total 1,656 SF. In the past, the City Council and Planning Commission have allowed developers to provide one larger pool instead of two smaller pools. The City Council recently discussed swimming pool sizes. The discussion was centered around minimum size for pools. It was discussed that pools should provide at least 4 square feet of pool space per dwelling unit served, however, this has not been codified, and the council was clear that the standard of 4sf per dwelling unit that was discussed for the project in question did not create a precedent that had to be followed for future projects. For the council's reference: 4 sf per unit for 284 units, is 1,136 square feet. The proposed swimming pool of 1,656 square feet provides approximately 5.83 square feet per dwelling unit, which is more than what has been discussed previously.

PARAGRAPH TEN: 17.72.030.C. states, "Garages and parking areas should be placed to the rear of buildings, accessed by a service drive. [...] If garages are placed on the front facade, they shall be staggered and set back so as to minimize their appearance from the street. Garages shall never dominate the street-facing facade." This project has garages placed along the front facade of the buildings, and while some of the elevations attempt to pull the garages back, the elevations are to a large extent dominated by garages. It is up to the City Council to determine if the proposed elevations comply with Multifamily design standards.

PARAGRAPH ELEVEN: 17.72.030.D. of EMMC states, "The different elements of a site shall be arranged in a way that maximizes usable open/plaza space. This is especially important in multifamily projects. Buildings should be clustered and open space should be combined in larger, more usable areas. Creativity with open space design is also encouraged." The open space in this project is clustered in several parks of various sizes. It is up to the Council to determine if the size and locations of parks are in compliance with code. The use of concrete planter boxes and a pool area are creative design elements. It is up to the City Council to determine if the applicant's proposed parks plan meets the intent of this code. It should be noted that the applicant has created a new larger park area in response to concerns raised about lack of a large grassy park, it shall be up to the council to determine if this proposal meets the intent of the code.

PARAGRAPH TWELVE: EMCC 17.72.040 defines architectural standards

current zoning code.

The Planning Commission recommended approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:

- 1) Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;
- 2) 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;
- 3) An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of the project);
Resolved
- 4) Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road, and future Airport Road;
- 5) Applicant shall comply with any traffic mitigation required by the City Engineer;
- 6) Additional open space shall be provided, combined with an existing open space area to create a larger, more usable park area with a grass play field; and **Resolved**
- 7) Parking stalls shall be added to the pool area according to current parks and open space master plan. **Resolved**

The Planning Commission voted (4-0) to recommend approval to the City Council.

As detailed above a number of concerns raised by the Planning Commission have been addressed, remaining concerns (from the Planning Commission and/or Staff) are listed below as recommended conditions of approval.

If the City Council approves

for multifamily developments including the following: sloping roofs, overhanging eaves, multiple roof planes and heights, and for vertical and horizontal articulation and relief that "reduces the perceived scale of buildings." EMCC 17.72.04.E.2 states, "Multifamily buildings shall incorporate a majority of the following architectural detailing: decorative shutters, bay windows, pop-outs, trellis or arbor structures, porches, decorative gables, dormer windows, exposed timbers, balconies, columns, turrets, decorative trim and moldings, detailed grilles and railings, architectural lighting, decorative masonry pattern, window grids, and decorative doors and windows. All sides of a building shall include the chosen details, where applicable." The Applicant has provided a number of different elevations (Seven) for the different buildings and is proposing 4 color variations for each elevation for 28 total combinations. It is up to the City Council to determine if the features provided meet the intent of this code.

this application the following are recommended conditions of approval:

- 1) Rock/Stone make up at least 30% of buildings and be used on all sides of the buildings (Planning Commission);
- 2) 5.5 Feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of Plat Recording (Planning Commission);
- 3) Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road, and Future Airport Road (Planning Commission);
- 4) Applicant shall comply with any traffic mitigation required by the City Engineer (Planning Commission);
- 5) Eight foot (8') trail stub shall be provided from park six (6) to west to align with future trail connection. (Staff)
- 6) A Trail shall be provided around Park 6, or some other feature shall be added to make the Basin an "Amenity" as defined in 16.35.105.A.8 (Staff)
- 7) Applicant shall provide park plans that show that the amenities shown in previous park plans are still being provided in the same locations (Staff)

The City Council reviewed the proposed development on May 7th 2019, discussion centered around Safe Routes to Schools, Paths, Parks and Open Space (proposals, and buy down calculations), park locations and sizes and building setbacks, the City Council voted (5-0) to table the item to the May 21st City Council meeting.

PREPARED BY:
Tayler Jensen, Planning

|

Attachments:

- Plat and Open Space
- Proposed Elevations
- Supporting Documentation
- 03.12.19 PC Approved Minutes
- ORD--Eagle Heights Village Master Development Plan
- Eagle Heights Access Concept 20190516.pdf

SITE REFERENCE NOTES

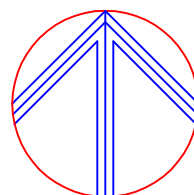
① CLUBHOUSE	BUILDING TYPES	COLOR	QUANTITY
② PARKING LOT	OWG III ADA	GREEN	15
③ POCKET PARK	EAGLE (48x60)	PURPLE	10
④ PLAYGROUND	OAKS	BLACK	10
⑤ MAINTENANCE BUILDING	FRONTIER	BLUE	45
⑥ RETENTION POND	OWG 3 ADA	MAGENTA	3
⑦ GARDEN BOXES	OWG 4	RED	3
⑧ GAZEBO	CEDAR	TAN	15

EAGLE HEIGHTS VILLAGE

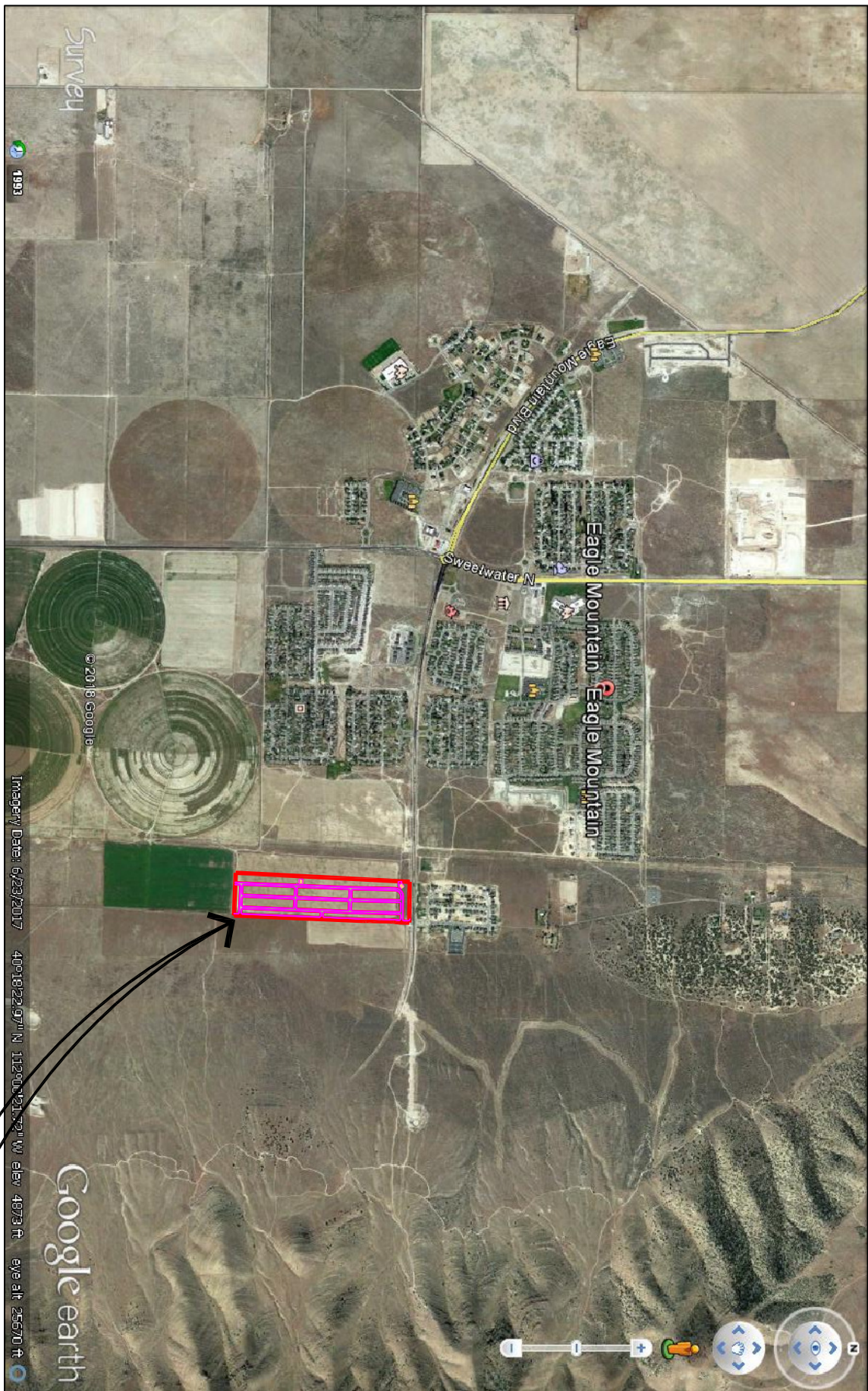
PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH

SITE PLAN

NORTH



0 100 200ft.
SCALE 1" = 100'-0"



VICINITY MAP

PROJECT



REVISION
DATE BY
150 EAST 200 NORTH, SUITE P
LOGAN, UTAH 84321
EAGLE HEIGHTS VILLAGE
SITE PLAN

ALLIANCE CONSULTING
ENGINEERS

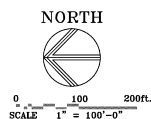


6 of 7	PLAT OF SECTION 18, TOWNSHIP 6 SOUTH RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, EAGLE MOUNTAIN, UTAH
SCALE: AS NOTED	DRAWN BY: AM
CHECKED BY: AM	DATE: 2-2-2019
APPROVED BY: BL	DWG DATA: EAGLEMTNCONCEPT.DWG

- ① CLUBHOUSE
- ② PARKING LOT
- ③ POCKET PARK
- ④ PLAYGROUND
- ⑤ MAINTENANCE BUILDING
- ⑥ RETENTION POND
- ⑦ GARDEN BOXES
- ⑧ (SIA/2/H)

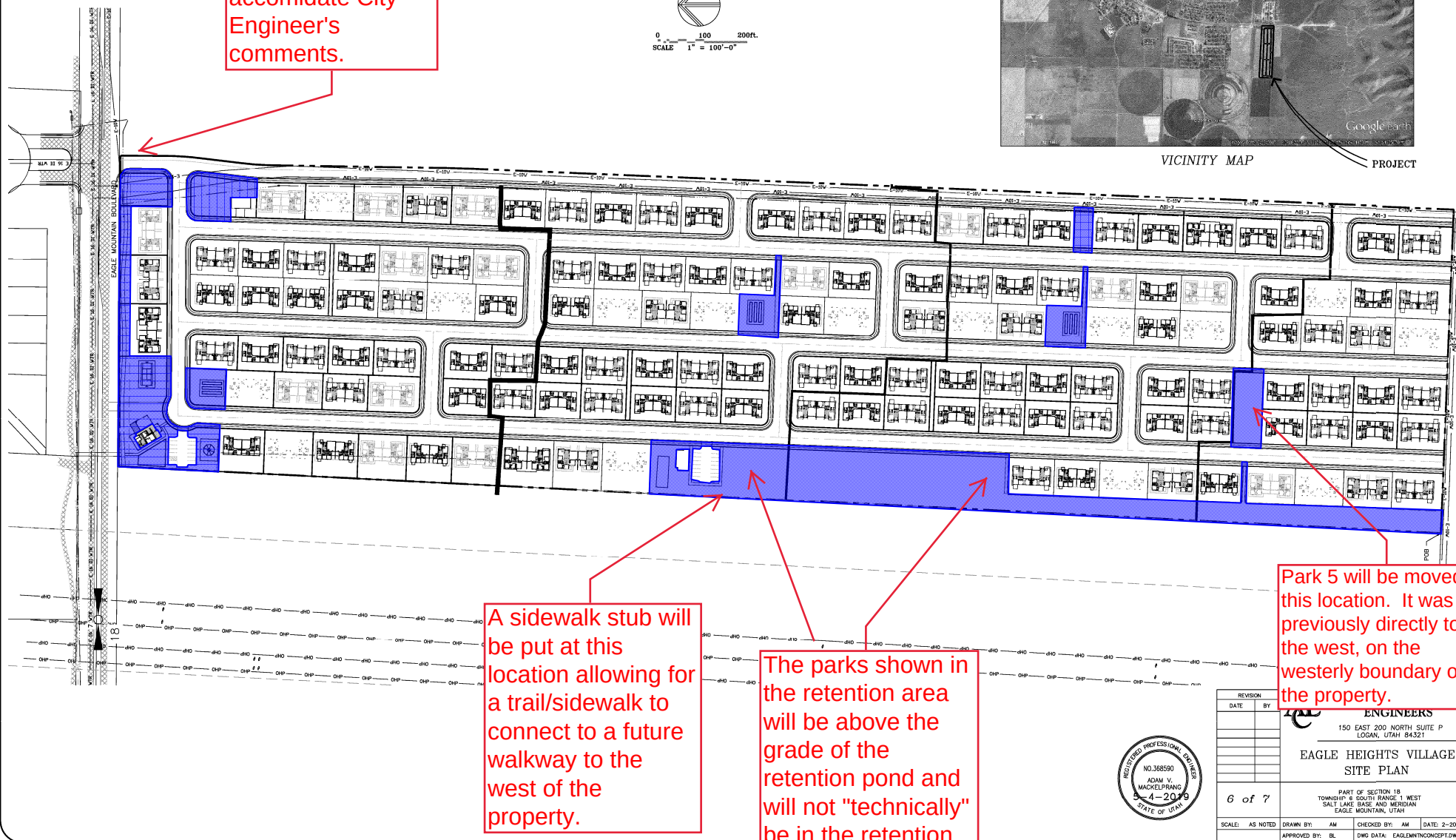
Mouth of the road to be widened to accommodate City Engineer's comments.

PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASE AND MERIDIAN
EAGLE MOUNTAIN, UTAH
SITE PLAN



VICINITY MAP

PROJECT



A sidewalk stub will be put at this location allowing for a trail/sidewalk to connect to a future walkway to the west of the property.

The parks shown in the retention area will be above the grade of the retention pond and will not "technically" be in the retention pond.

Park 5 will be moved to this location. It was previously directly to the west, on the westerly boundary of the property.



REVISION			
DATE	BY		
150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321			
EAGLE HEIGHTS VILLAGE SITE PLAN			
6 of 7			
PART OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 1 WEST S1/4 E1/4 L&E BASE AND 1/4 E1/4 EAGLE MOUNTAIN, UTAH			
SCALE: AS NOTED	DRAWN BY: AM	CHECKED BY: AM	DATE: 2-2019
APPROVED BY: BL	DWG DATA: EAGLEMNTNCONCEPT.DWG		

Takeoff Tab

eagle heights new site plan 5-11

Bid No. 13

No.	Name	Height	Area	Quantity1 UOM1	Quantity2UOM2	Quantity3 UOM3
(unassigned)						
Open Space						
 2	Park 1	0"	(unassigned)	70,369 SF	0	0
 3	Park 2	0"	(unassigned)	8,498 SF	0	0
 4	Park 3	0"	(unassigned)	11,125 SF	0	0
 5	Park 4	0"	(unassigned)	15,921 SF	0	0
 6	Park 5	0"	(unassigned)	74,252 SF	0	0
 7	Park 6	0"	(unassigned)	32,472 SF	0	0
 8	Park 6 Detention Area	0"	(unassigned)	7,071 SF	0	0
 9	Park 5 Detention Area	0"	(unassigned)	52,602 SF	0	0

Parks & Open Space Worksheet

Directions: Submit a completed worksheet with your preliminary plat or site plan application. Proposed amenities and park designs are subject to approval by the Planning Commission and City Council

Required Improved Open Space

Residential Lots/Units		Required Open Space (Square Feet)		Required Open Space (Acres)
284	X 1, 000 =	284,000.00	/ 43,560 =	6.52 Acres

Park Fee-In-Lieu (if applicable)

Required Open Space (Square Feet)		Total Fee-in-Lieu
284,000.00	X \$3.75	\$1,065,000.00

Required Amenity Points

Required Open Space (Acres)		Required Amenity Points
6.52	X 100	651.97

Parks & Improved Open Space Elements/Amenities

Park Feature / Improvement	Points Available	Proposed Quantities	Proposed Points
Bench/Picnic Table (w/ shade structure or trees)	2	11	22
Bicycle Rack (4+ bikes)	2	4	8
Trees (5) (a majority must be shade trees)	2	12	5
Shade Structure	4	0	0
Drinking Fountain	5	2	10
Asphalt or Concrete Trails - 8ft wide, excluding sidewalks along streets (per 100 linear feet)	6	1100	66
Parking* (5 Stalls)	6	6	36
Swings (4+ Swings)	7	1	7
Concrete Basketball Court (1/2 Court)	20	0	0
Pavilion w/tables, garbage receptacles, barbeques (per 100 square feet)	4	2200	88
Playground Equipment* <u>Per \$1,000</u>	2	150,000	300
Splash Pad* <u>Per \$1,000</u>	2		0
Tennis court (6,600 sq ft or 55' x 120')	100		0
Sports court (6,600 sq ft or 55'x120')	100	1	100
Restroom (600+ sq ft)	100	0	0
Restroom (1,200+ sq ft)	200		0
Public Art	Varies		
Other: Garden Boxes	Varies		62
Other: Lighting at Sports Court	Varies		50
Other: Masonry Fencing	Varies		0
Other: Community Center 1 - 3,500 SF	Varies		0
Other: Community Center 2 - 1,440 SF	Varies		0
Other:	Varies		0
Other:	Varies		

Total	754
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* Public art should reflect the neighborhood or community identity or culture. Creativity is encouraged in playground equipment and splash pads, and may be awarded more points than Standard Equipment. Costs for playground equipment and splash pads reflect equipment costs only. Parking must be adjacent to improved open space, and must be in addition to any required parking for the development.

Excess points available for buydown	102
Required open space after buydown	5.84
Provided Open Space	5.91
additional open space needed	0.61
buydown @ 150 points/acre	0.68

Park	SF area	Acres
Park 1 area	70,369	1.62
Park 2 area	8,498	0.20
Park 3 area	11,125	0.26
Park 4 area	15,921	0.37
Park 5 area	74,375	1.71
Park 5 detention area (75%)	5,303	0.12
Park 6 area	32,472	0.75
Park 6 detention area (75%)	39,452	0.91
Total	257,515	5.91

The below pictures is an example of the concrete and block fencing we are proposing around the perimeter of the property. This fencing will also be used within the development as well to screen for privacy.





The following photos show how we use a combination of rod iron and concrete fencing within the rear yard areas.





















EAGLE MOUNTAIN CITY PLANNING COMMISSION

In the Matter of the Conditional Use Application for Eagle Height Village

Findings of Fact and Conclusions of Law

BACKGROUND

On April 23, 2019, the Eagle Mountain City Planning Commission (the "Planning Commission"), acting in its capacity as the land use authority, held a hearing to consider the Conditional Use Permit (the "CUP") for the proposed Eagle Heights Village project (the "Project") in Eagle Mountain City, and hereby adopts the following Findings of Fact and Conclusions of Law.

FINDINGS OF FACT

Procedural History:

1. On March 12, 2019, the Planning Commission held a hearing on the CUP. The Planning Commission considered a motion to approve the CUP, which motion failed on a vote of 2:2.

2. The Planning Commission then considered a motion to approve the conditional use permit with the following condition: "The eastern row of homes be changed to single-family homes, according to current Municipal Code." (the "Condition of Approval").

3. On March 15, 2019, Eagle Heights Village, LLC, the developer of the Project, appealed the CUP approval on the basis that the Condition of Approval was an illegal condition.

4. On April 2, 2019, the Eagle Mountain City Council, acting as the appeal authority, found as follows:

In accordance with Eagle Mountain City Code 17.05.180, the appeal authority may remand the application with their findings back to the land use authority for further action. As the appeal authority, the City Council finds that the planning commission failed to issue written findings of fact and conclusions of law regarding the detrimental impacts of the conditional use, or how the conditions imposed by the planning commission mitigate the reasonable anticipated detrimental effects. Therefore, it is the decision of the City Council to remand the conditional use permit back to the planning commission to issue written findings of fact and conclusion of law in support of the approval and the conditions imposed by the planning commission.

5. On April 23, 2019, the Planning Commission held a hearing pursuant to which the Planning Commission adopted these Findings of Fact and Conclusions of Law.

Findings:

6. On July 17, 2018, Eagle Mountain City adopted the Eagle Mountain City General Plan and General Plan Map (the "General Plan"). A copy of the Future Land Use and Transportation Map and corresponding descriptions is attached hereto as Exhibit A.

7. According to the General Plan, the project is in an area designated as Foothill Residential, which is described as follows:

FOOTHILL RESIDENTIAL - Residential view lots, generally on the foothills or hillsides. Building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger. Lots should be arranged in layouts that best protect contiguous open space areas, ridgelines, hillsides, working agricultural land, and/or wildlife habitat, and provide useable open space or trail access to useable open space.

8. On September 20, 2018, the City Administrator of Eagle Mountain City sent a letter to the developer of the Project, which letter stated in part: "[B]ased on our understanding of the proposed density, the project would fall within the Tier 4 category, which means the project would be a condition use under the City's current residential zoning." A copy of the letter is attached hereto as Exhibit B.

9. On September 28, 2018, the developer submitted the CUP application to the City requesting approval of a conditional use permit in accordance with Eagle Mountain Municipal Code § 17.25.060, which states in part:

17.25.060 Conditional uses.

The following conditional uses and such uses as the planning director and planning commission may recommend as similar and consistent with the scale, character and impact of the area will be considered:

A. Multifamily dwellings as defined in Chapter 17.10 EMMC.

B. Cluster homes, patio homes, garden courts, and other detached housing as defined in Chapter 17.10 EMMC.

C. Tier III and Tier IV development.

10. The proposed Project included 310 duplex units on approximately 51.38 acres for a density of 6.033 dwelling units per acre. *See Eagle Mountain City Planning Commission Minutes, March 12, 2019 (the "March 12 Minutes")*. A copy of the March 12 Minutes are attached hereto as Exhibit C, and are incorporated herein in their entirety.

11. Based on the proposed dwelling type and density, the Project requires a CUP in accordance with Eagle Mountain City Code §§ 17.25.060.A. and 17.25.060.C.

12. With respect to approval of conditional use permits, Eagle Mountain Municipal Code 17.95.060 states:

17.95.060 Determination.

The planning commission may approve any conditional use permit located within any zone in which the particular conditional use is allowed by the use regulations of this title. In approving any conditional use, the planning commission may impose such requirements and conditions necessary for the protection of adjacent properties and the public interest. The planning commission shall approve a conditional use permit upon determining the following finding of facts:

A. Desired Use. That the proposed use of the particular location is necessary or desirable to provide a service or facility which will contribute to the general well-being of the community and the neighborhood;

B. Health, Safety, and Welfare. That such use will not, under the circumstances, be detrimental to the health, safety or general welfare of persons residing or working in the vicinity, or injurious to property or improvements in the vicinity and will not institute a nuisance to property owners;

C. Compliance with Title. That the proposed use will comply with regulations and conditions specified in this title for such use;

D. General Plan. That the proposed use does not conflict with the intent of the Eagle Mountain City general plan. [Ord. O-02-2006 § 3 (Exh. 1 § 19.6); Ord. O-23-2005 § 3 (Exh. 1(1) § 19.6)].

(emphasis added).

13. Eagle Mountain Municipal Code 17.95.080 states, in part:

17.95.080 Optional conditions.

Applicants for conditional use permits shall meet all applicable requirements of this title. In addition, the planning commission may establish conditions and requirements as part of the approval that address concerns regarding safety for persons and property, health and sanitation, nuisances, master plan proposals, and neighborhood needs. Specifically, the planning commission may require:

D. Conditions Relating to Compliance with the Intent of the General Plan and Characteristics of the Vicinity or Neighborhood.

1. Removal of Incompatible Materials. The removal of structures, debris, or plant materials incompatible with the intended characteristics of the zone outlined in this title.

2. Screening. The screening of yards or other areas as protection from obnoxious land uses and activities.

3. Landscaping. Landscaping to ensure compatibility with the intended characteristics of the zone as outlined in this title.

4. Fences and Screening. Limitations or controls on the location, heights, and materials of walls, fences, hedges, and screen plantings to ensure a buffer between adjacent development, or to conceal storage areas or utility installations.

5. Relocation of Proposed or Existing Structures. The relocation of proposed or existing structures as necessary to provide for future streets on the master street plan of Eagle Mountain, adequate sight distance for general safety, ground water control, or similar problems.

6. Population Density. Population density of land use limitations where land capability and/or vicinity relationships make it appropriate to do so to protect health, safety, and welfare. [Ord. O-02-2006 § 3 (Exh. 1 § 19.8); Ord. O-23-2005 § 3 (Exh. 1(1) § 19.8)].

14. The proposed Project does conflict with the General Plan. Specifically, the General Plan designates the Project area as Foothill Residential, which provides: "building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger." In contrast, the proposed Project seeks to develop lots at a density of 6.033 dwelling units per acre, which is a significantly higher density than the General Plan designates for the Project area.

15. Because the proposed Project does not comply with the General Plan, there is a reasonably anticipated detrimental effect of creating incompatible uses between the proposed Project and future development on adjacent properties to the East of the Project, which are within the Foothill Residential zone.

16. Specifically, the Planning Commission finds that it is the intent of the General Plan that development in areas designated as Foothill Residential in the General Plan be larger estates lots, and that allowing duplex units on lots significantly smaller than ¼ acre would impair or limit the development of larger lots on the property to the East of the Project by creating incompatible uses between the proposed Project and future development on adjacent properties.

17. Although it would be reasonable to deny the entire CUP because the proposed densities in the Project do not comply with the General Plan, the Planning Commission finds that the anticipated detrimental impacts could be reasonably mitigated if Applicant constructs one row of single-family homes on the East side of the Project (the "Proposed Condition"), which the

Planning Commission finds would create a better transition between the multi-family duplex units and the anticipated larger single-family estate lots.

18. The Planning Commission finds that the Proposed Condition is consistent with Eagle Mountain Municipal Code § 17.60.150 Lot Size Transitioning.

CONCLUSIONS OF LAW

1. That the CUP be approved with the condition that the eastern row of homes be changed to single-family homes, according to the current Eagle Mountain Municipal Code.

EAGLE MOUNTAIN CITY PLANNING COMMISSION

By 
Matthew Everett, Chair

Date Issued: April 23, 2019

EXHIBIT A

FUTURE LAND USE & TRANSPORTATION MAP

LEGEND

Residential Categories:

- Foothill Residential
- Agricultural/Rural Density One
- Agricultural/Rural Density Two
- Neighborhood Residential One
- Neighborhood Residential Two
- Neighborhood Residential Three

Mixed Use/Commercial Categories:

- Community Commercial
- Town Center Mixed Use
- Regional Commercial
- Employment Center/Campus
- Business Park/Light Industry

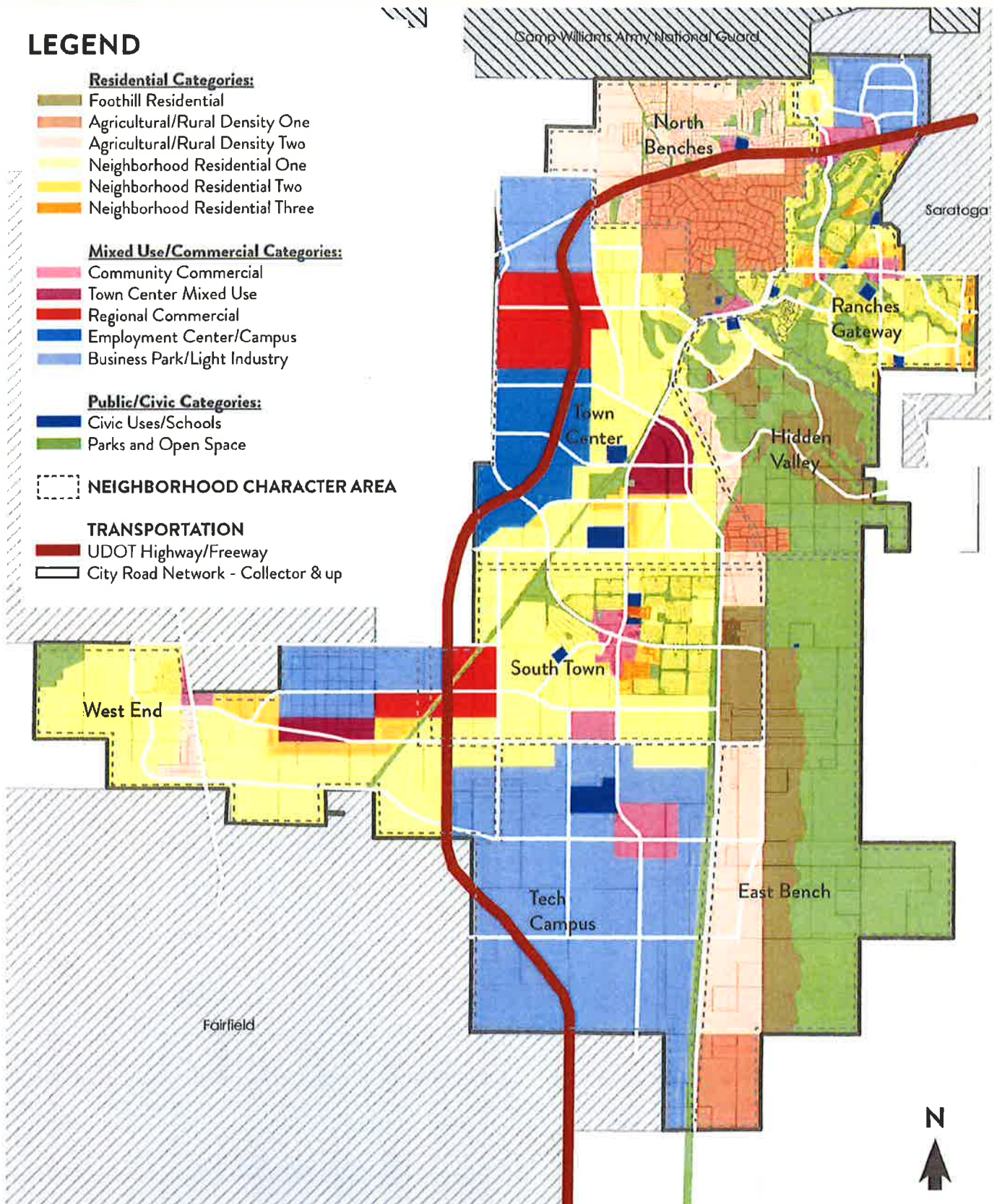
Public/Civic Categories:

- Civic Uses/Schools
- Parks and Open Space

NEIGHBORHOOD CHARACTER AREA

TRANSPORTATION

- UDOT Highway/Freeway
- City Road Network - Collector & up



NEIGHBORHOOD/RESIDENTIAL CATEGORIES

The following categories are listed from least intense to most intense in development character.

FOOTHILL RESIDENTIAL - Residential view lots, generally on the foothills or hillsides. Building lot sizes shall be a minimum of 1/4-acre in size, with a majority of lots 1/2-acre and larger. Lots should be arranged in layouts that best protect contiguous open space areas, ridgelines, hillsides, working agricultural land, and/or wildlife habitat, and provide useable open space or trail access to useable open space.

RURAL DENSITY ONE - Individual large lot residential. Range of 2.5 to 5 Acre lots. Animal rights. Infrastructure semi-rural in nature. Development must agree to rural level of service unless privately paid for, installed, and maintained (e.g. road maintenance, snow plow service, garbage/recycle service, access/proximity to recreational needs).

RURAL DENSITY TWO - Individual medium/large lot residential. Range of .5 to 2.5 acre lots. Infrastructure is semi-rural in nature.

NEIGHBORHOOD RESIDENTIAL ONE - A mix of single-family residential lot sizes, generally ranging from 2 to 4 dwelling units per acre, and including improved neighborhood open space.

NEIGHBORHOOD RESIDENTIAL TWO - Primarily attached single-family or detached single-family on small lots (.25 acres or smaller). A limited mix of commercial retail types may be located on edges, while public spaces may include parks, schools or recreation centers. Density may range from 4 to 12 Dwelling Units per acre.

NEIGHBORHOOD RESIDENTIAL THREE - Attached single-family or multi-family structures. Generally, condos or apartment buildings with 8 or more units per structure, and/or clustered complexes of mixed housing forms. Density of 8 or more Dwelling Units per acre.

MIXED USE/COMMERCIAL CATEGORIES

COMMUNITY COMMERCIAL - Small to medium sized commercial clusters with a variety of office, retail, and professional services. Residential units may be an accessory use to any of these types of commercial development, but may not be a stand-alone development in these areas. Located near or along major transportation hubs and/or corridors. Serves up to 2.5 mile radius/network.

TOWN CENTER MIXED USE - Represents traditional downtown – a dynamic mixed use environment that functions as the city's core for commercial, civic buildings, and professional services. Major civic public spaces provide regional destination for events and recreation. Residential units are allowed as part of mixed use development, but may not be a stand-alone development in the Town Center unless phasing is shown for non-residential development.

REGIONAL COMMERCIAL - Larger scale commercial/retail centers that may include big box retail, entertainment, services, and potentially civic uses. Convenient vehicular access from major transportation corridors. Areas to be compact and designed with low-impact development/green infrastructure approaches. Generally includes thoughtful and safe pedestrian and multi-modal transportation network with access to city-wide network.

EMPLOYMENT CENTER/CAMPUS - Focused employment center or college campus (e.g. regional medical center or larger employer with supporting businesses and retail surrounding) that is near future downtown/town center and its amenities. Convenient access to amenities and local/regional transportation networks.

BUSINESS PARK/LIGHT INDUSTRY - Modern light industrial uses that provide attractive environments for jobs and are compatible with nearby neighborhoods. Light industrial business and technology parks, food processing and wholesaling, advanced manufacturing, and research and development facilities in attractive low impact environment. Employment and economic development opportunities. Range of scales for offices and production and supporting retail for office and surrounding neighborhoods. Job centers to accommodate a wide range of production and distribution activities. Higher intensity industrial will be buffered from other uses with blue/green infrastructure.

PUBLIC/CIVIC CATEGORIES

CIVIC USES/SCHOOLS - All schools – elementary, middle, high school. Public facilities such as libraries. Service facilities such as fire stations, police stations, city hall, and public services/city support.

PARKS AND OPEN SPACE - Both natural/passive and developed open space areas. This designation is intended for lands that serve a public open space, recreational, or ecological function, or provide visual relief. These lands are primarily publicly-owned, but can be in private ownership.

EXHIBIT B

September 20, 2018

Mr. Kirt Peterson
Horizon Development Enterprises, LLC
1466 North Hwy 89, Suite 220
Farmington, Utah 84025

RE: Zoning of Property Included in Amended and Restated Master Development Agreement

Dear Mr. Peterson:

Thank you for your patience in allowing us the time to respond to your inquiry regarding the zoning for Utah County Parcel No. 59:018:0037. In accordance with paragraph 4.6 of the Amended and Restated Development between Eagle Properties, Monte Vista Ranch and Town of Eagle Mountain, dated December 22, 1997 (the "Development Agreement"), the Development Agreement expired on October 7, 2017. After reviewing all the documents, it is the position of Eagle Mountain City that the zoning of the property included in Development Agreement and the corresponding Land Use Map (the "Property"), and any descriptions of zoning areas or approved uses within zoning areas that were included in the Development Agreement, expired as of October 7, 2017. Accordingly, the zoning of the Property that was not subject to a complete land use application prior to October 7, 2017 reverted to its pre-MDA zoning, which based on our review of the zoning prior to the MDA, was **residential**.

Although, any vested densities, or the ability to transfer densities between properties included in the Development Agreement, expired as of October 7, 2017, based on our understanding of the proposed density, the project would fall within the Tier 4 category, which means that the project would be a conditional use under the City's current residential zoning.

We look forward to working with you on this process. Should you have any questions please do not hesitate to contact me at (801) 789-6639 or via email at ipili@emcity.org

Sincerely,



Ifo Pili

City Administrator
EAGLE MOUNTAIN CITY

EXHIBIT C



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

I. Discussion Item

I.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director, Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

Commissioner Everett closed the public hearing at 7:13 p.m.

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

- MOTION:** *Jared Gray moved to recommend approval of the Lone Tree Farm amended preliminary plat to the City Council with the following conditions:*
- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;*
 - 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;*
 - 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;*
 - 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;*
 - 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.*

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

6) Next scheduled meeting

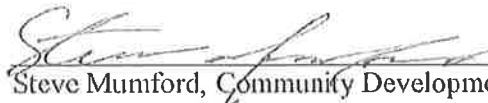
The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.


Steve Mumford, Community Development Director



September 26, 2018

Robert Squires
Horizon Development
1466 N Highway 89
Farmington, UT 84025

Re: Traffic Impact Statement Memo

Dear Mr. Squires:

The purpose of this Traffic Impact Statement is to provide Eagle Mountain City pertinent information about your development as required by their Conditional Use Permit. This statement memo discusses the general development information and assumptions, a description of the type of traffic generated, estimated average daily trips generated by the proposed project, and anticipated distribution of the trips on city street systems.

General Development Information & Assumptions

1. The proposed development will be located on a parcel of land on the south side of Eagle Mountain Blvd near the intersection of Lake Mountain Road in Eagle Mountain, Utah. The principle access to the development will be off Eagle Mountain Blvd which is currently a divided two-lane street.
2. Information provided by Horizon Development indicates that the development will occur in four phases, each phase consisting of 80 units. A single building will consist of two units with 320 units, or 160 buildings.

Type of Traffic Generated

Each building in this proposed development is a single-story duplex. This type of development primarily generates work-based trips with AM and PM peaks. Where AM peak period traffic is leaving the development and PM peak period traffic is entering the development. Most of the vehicles for this development will be passenger cars as compared to heavy vehicles.

Expected Peak Hour Trips Generated

Based on the 9th version of the Trip Generation Manual produced by the Institute of Transportation Engineers this development has a defined land use as a Low-Rise Residential Condominium/Townhouse (Land Use: 231) (pages 424 – 425). Studies indicate that the weekday AM and PM average peak hour rates are 0.54 (trips per unit) and 0.64 (trips per unit), respectfully. The total AM trips generated from this development would be approximately 173 trips (0.54 trips per unit X 320 units). The total PM trips generated from this development would be approximately 205 trips (0.64 trips per unit X 320 units). Assuming Eagle Mountain Blvd's [35 mph posted speed] capacity is around 1800 vehicles per hour per lane this project would contribute 9.6% of the overall capacity in the AM peak and 11.4% of the overall capacity in the PM peak.

Distribution of Trips

From this project's access at the intersection of Lake Mountain Rd and Eagle Mountain Blvd there is one functional outlet to the West at Pony Express Parkway. Outlets to the North, South, and East require navigation on small dirt roads or terminate prematurely. As a result, traffic distribution from this development is expected to travel along Eagle Mountain Blvd towards the intersection of Pony Express Parkway and Eagle Mountain Blvd. At the intersection, it is anticipated to place 95% of the peak traffic onto Pony Express Blvd (see orange route in figure) and 5% will continue on Eagle Mountain Blvd which eventually connects to SR-73 (see blue route in the figure). The split AM (exiting) and PM (entering) peak trips are shown in Figure 1.

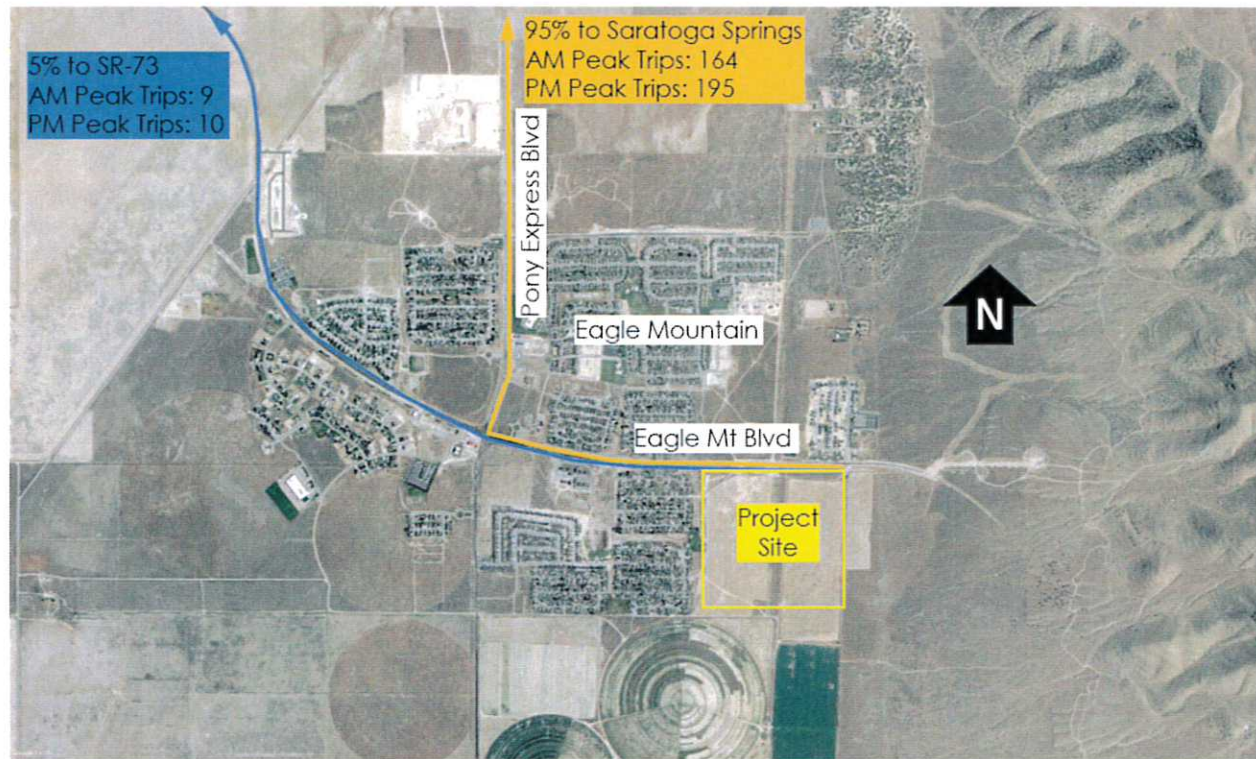


Figure 1: Expected distribution of trips based on route availability and commuting pattern.

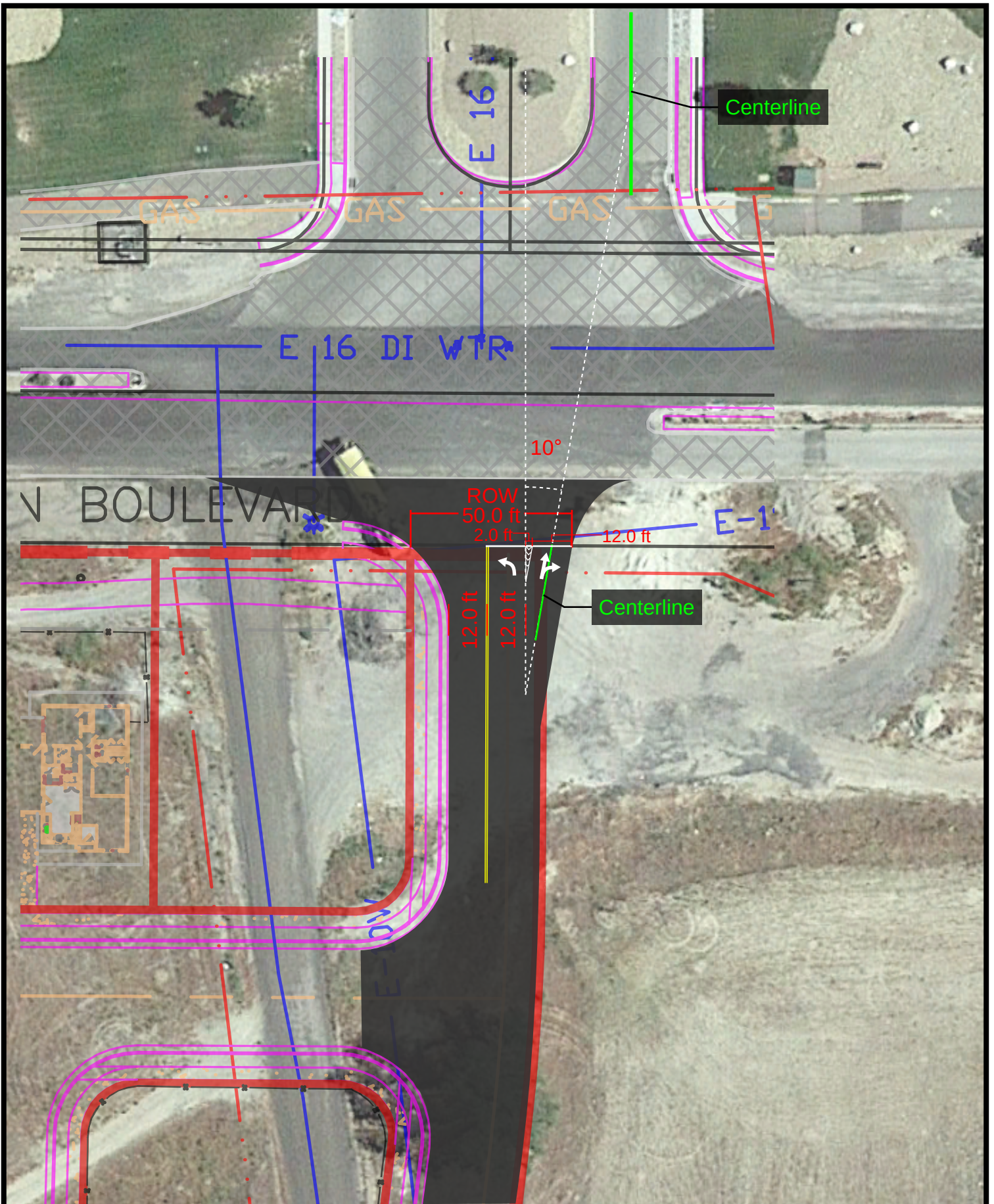
Summary

Based on calculations discussed above, this proposed development at the PM peak contributes to the current hourly capacity of Eagle Mountain Blvd by 11.4%. This contributing figure is in line with expected development along Eagle Mountain Blvd and will not exceed a change of more than 25% in the anticipated background traffic. Should a more advanced study be required, CRS would be happy to provide assistance. If you have any questions regarding this traffic impact statement memo, feel free to contact me at 801-746-6255.

Sincerely,

CRS Engineers

Scott Shea, PE
Transportation Manager



From: [Kirt Peterson](#)
To: [Steve Mumford](#); [Tayler Jensen](#)
Cc: [Robert Squires](#)
Subject: FW: Eagle Heights Village
Date: Tuesday, May 7, 2019 3:38:09 PM
Importance: High

Steve,

I thought it important to share this information with you. All children living in our development will be bussed to all local schools. I think this is important in context with the concern which the Council had regarding safe routes to school. Below you will find an email from Michelle Gray of the Alpine School District explaining the distance requirements and ultimately that all students would be bussed.

Thanks,

[Kirt](#)

From: Michelle Gray <mgray@alpinedistrict.org>
Sent: Tuesday, May 7, 2019 1:58 PM
To: Kirt Peterson <kirt@horizonutah.net>
Subject: Fwd: Eagle Heights Village

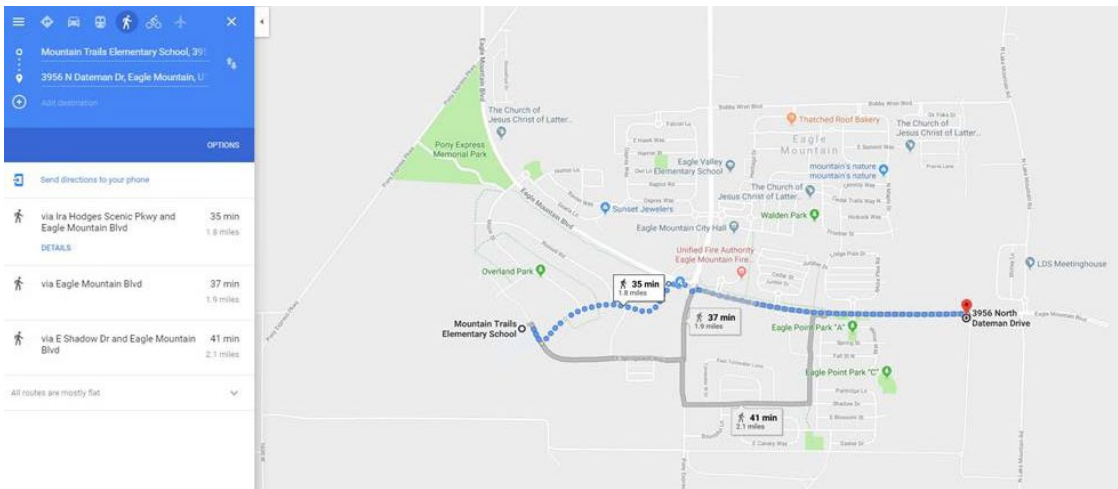
Kirt,

Thank you for your email. With the Eagle Heights Village being built at the intersection of Eagle Mountain Blvd and Lake Mountain Road, I performed a measurement to determine if the area would be eligible for busing. Here are the findings based on current public access points:

Mountain Trails: 1.8 miles (we bus for students over 1.5 miles at the elementary level).

Cedar Valley High School: 2 miles (we only bus for over 2 miles so no bus stop would be set up for high school students, the only area of city center currently over 2 miles to the high school that will receive busing next year is the stop at Carriage Hill / Shirley Ln). Any parcels in the new development residing over two miles would need to come to the existing bus stop across Eagle Mountain Boulevard.

Frontier Middle School: 2.9 miles--the entire development would be bus eligible



The western edge using current public access routes comes in at 1.8 miles. State funding transportation is available to elementary students over 1.5 miles from the school. All currently built out subdivisions west of Eagle Heights are within 1.5 miles of the school are not bus eligible.

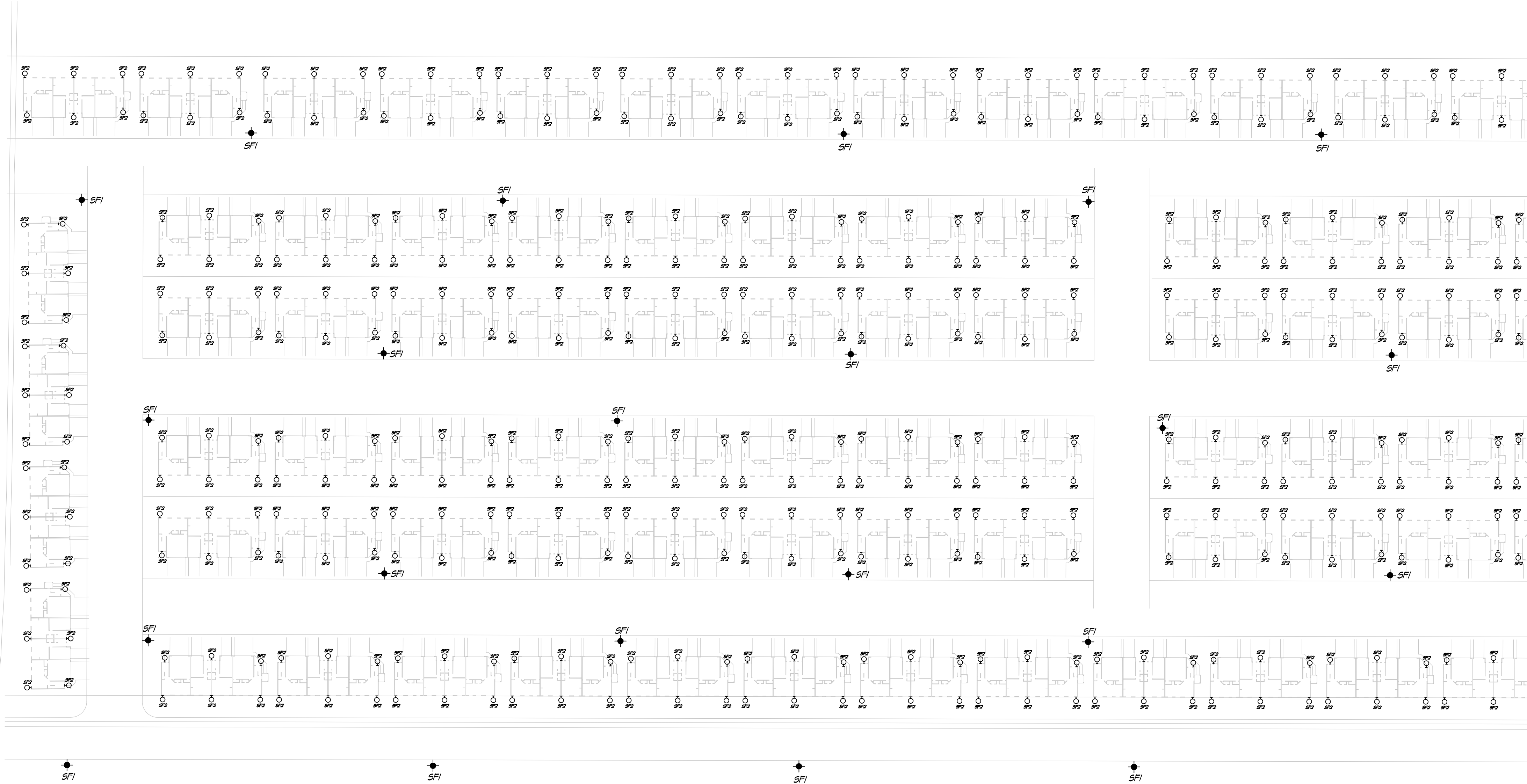
--
Michelle Gray
Routing (Regular Ed)
Transportation West
Alpine School District
(801) 610-8852 x886306
mgray@alpinedistrict.org

Bus stops are located as a function of safety, efficiency, neighborhood logistics, State regulations, and Transportation requirements. We try to locate bus stops so as to serve the entire needs of a neighborhood for years to come. They are not located as a function of personal convenience or schedule. Bus drivers cannot add or change bus stops.

Our top priorities are: 1) make sure eligible students have a stop within 1.5 miles of their home 2) make sure eligible students are getting to school on time (no later than 10 minutes prior to the start of the school day) and 3) ensure eligible students are getting to school safely (bus is not overloaded per district guidelines/bus capacity/UDOT regulations)

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A SITE LIGHTING PLAN AREA A
E1.1A SCALE: 1/64" = 1'-0"

Schedule										
Symbol	Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage		
	SF1	MOUNTAIN STATE LIGHTING	CONTACT SUPPLIER FOR CATALOG SPEC	14" GREEN POST TOP LIGHT	1	5000	1	50		
	SF2	NUVO LIGHTING	60-2528	CUBE LANTERN OUTDOOR W/ PHOTOCELL	1	300	1	32		
Statistics										
Description					Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY LIGHTING					+	0.2	N/A	0.0 fc	N/A	N/A

EAGLE POINTE

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NO.	DATE DESCRIPTION

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JOB NO..... 000000

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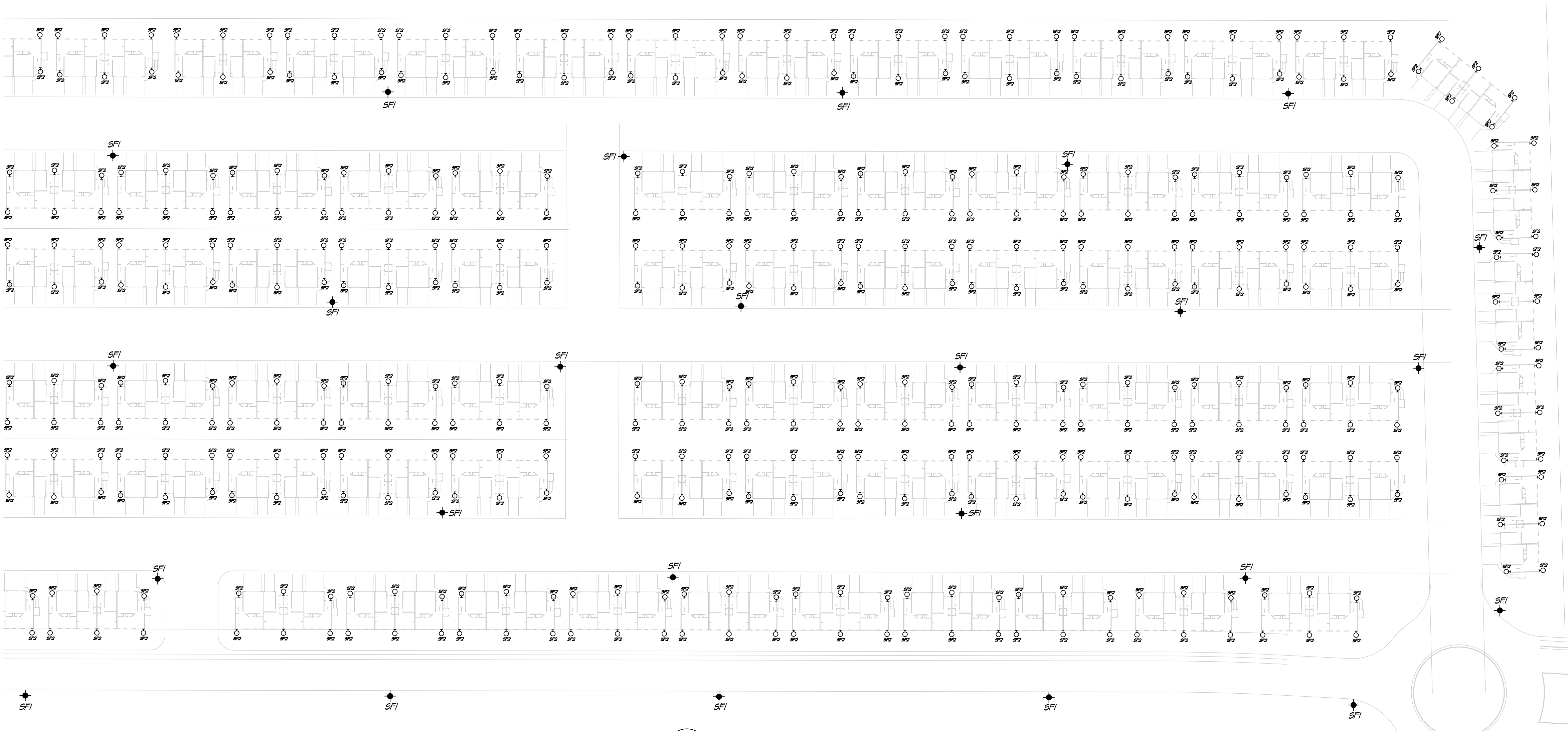
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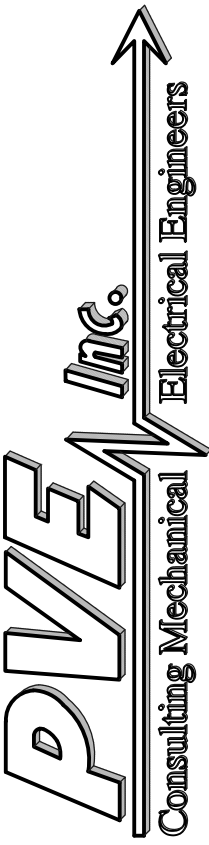
PVE Inc.
Consulting Mechanical Electrical Engineers
1040 North 2200 West, Suite 100
Salt Lake City, Utah 84116
(801) 359-3158 Fax: (801) 521-4114

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A SITE LIGHTING PLAN AREA B
E1.1B SCALE: 1/64" = 1'-0"

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	SF2	NUVO LIGHTING	60-2528	CUBE LANTERN OUTDOOR W/ PHOTOCELL	1	300	1	32		
Statistics										
Description					Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY LIGHTING					+	0.2	N/A	0.0 fc	N/A	N/A



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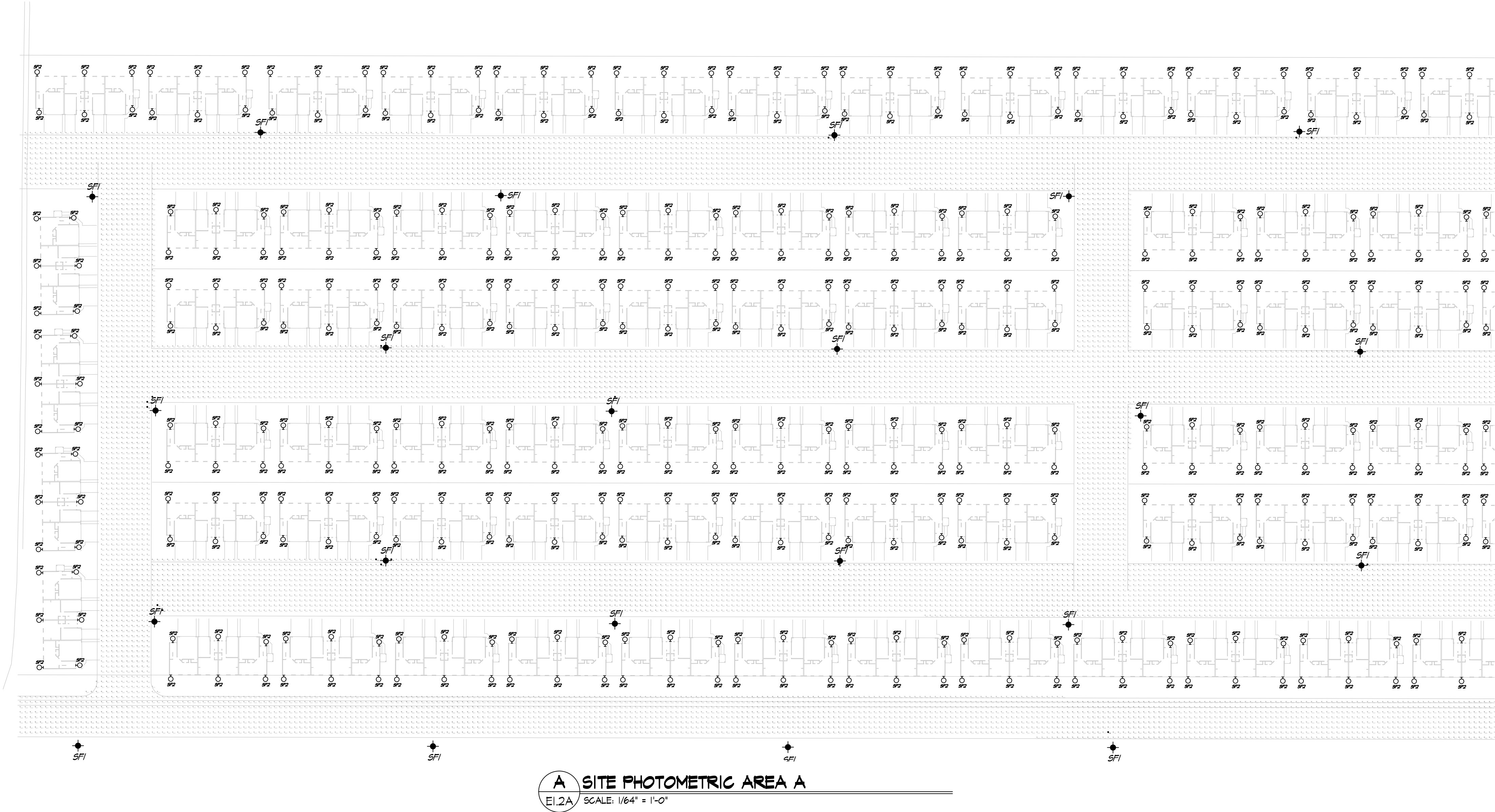
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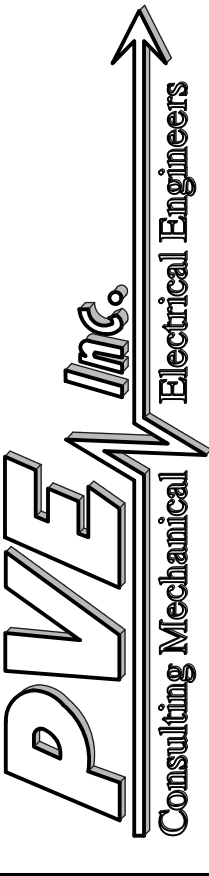
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Statistics										
Description					Symbol	Avg	Max	Min	Max/Min	Avg/Min
ROADWAY LIGHTING					+	0.2	N/A	0.0 fc	N/A	N/A



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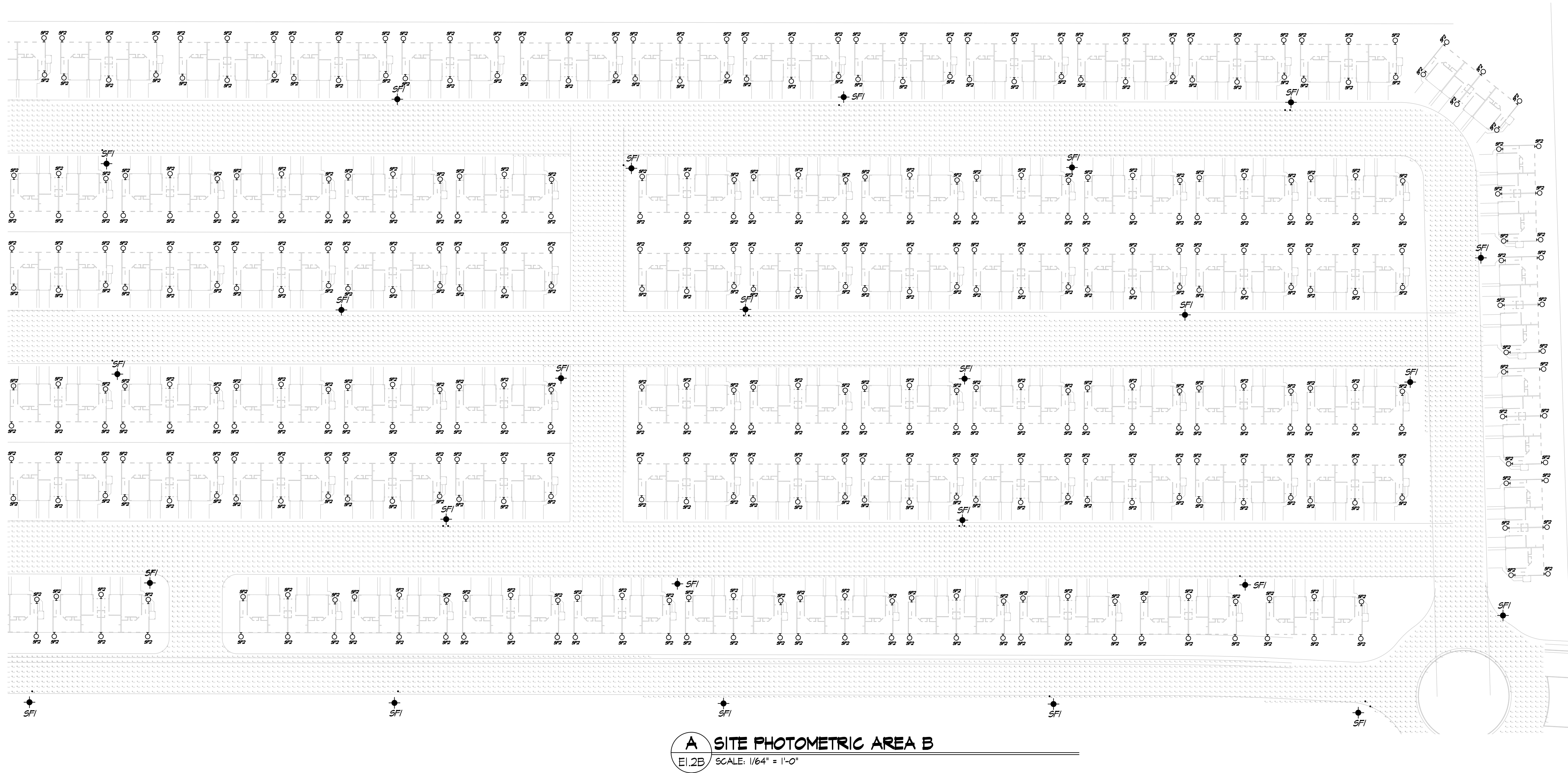
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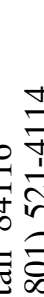
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Schedule								
Symbol	Label	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
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	SF2	NUVO LIGHTING	60-2528	CUBE LANTERN OUTDOOR W/ PHOTOCELL	1	300	1	32

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
ROADWAY LIGHTING	+	0.2	N/A	0.0 fc	N/A	N/A	



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EAGLE POINT

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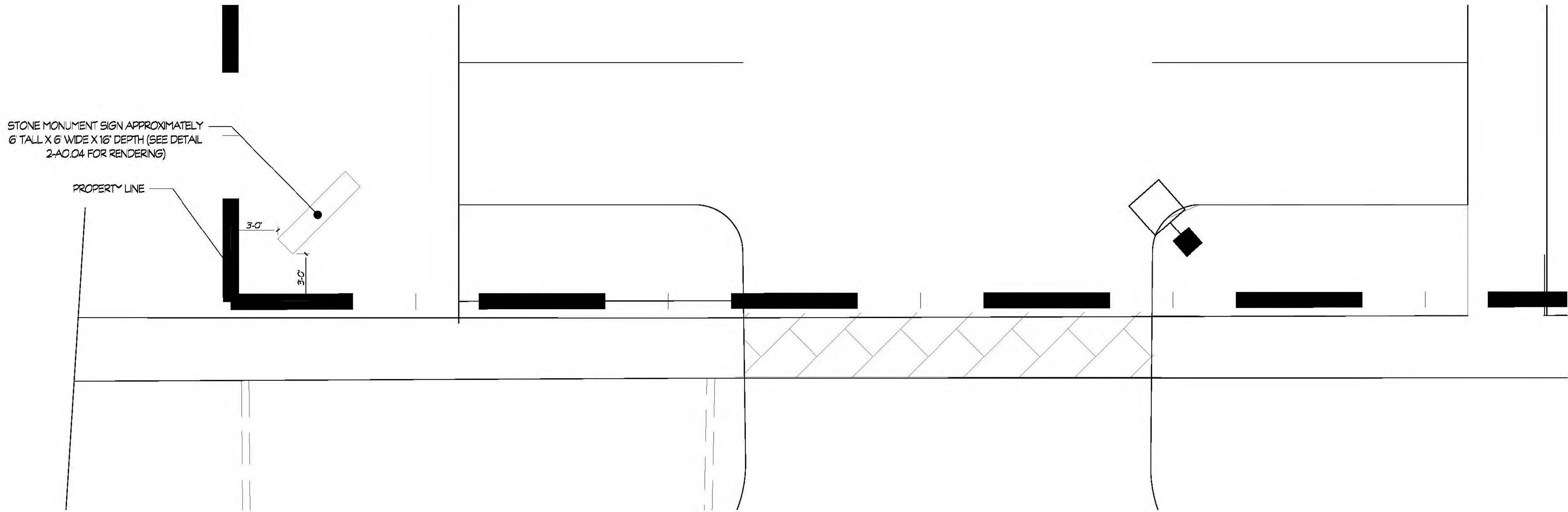
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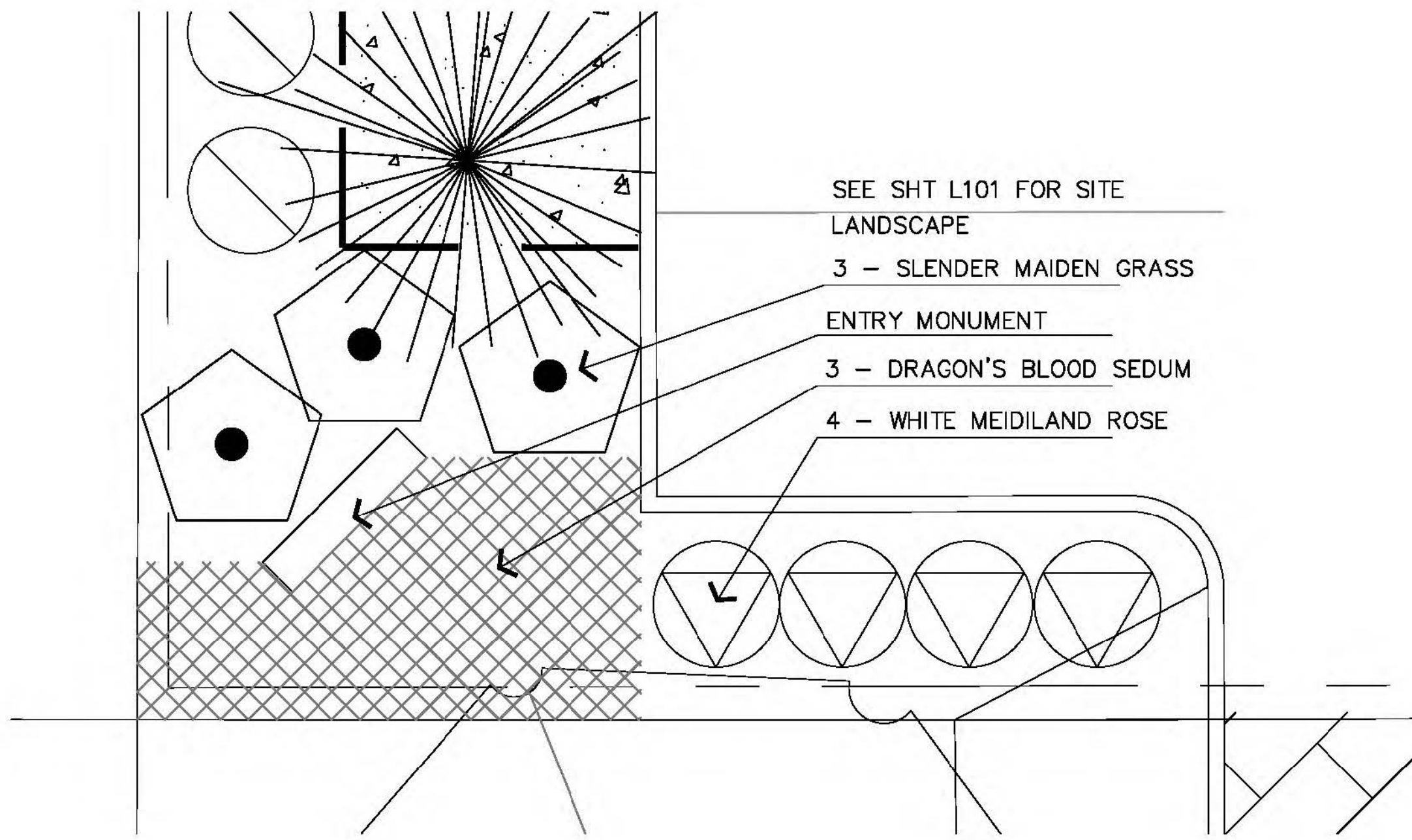
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SHEET NO.

E1.2B



1 SITE PLAN SECTION
AO.02 SCALE: 1/16" = 1'



2 MONUMENT LANDSCAPE PLAN
AO.04 SCALE: 1/16" = 1'



3 MONUMENT SIGN RENDERING
AO.04 SCALE: NTS



EAGLE MOUNTAIN PLANNING COMMISSION MEETING MINUTES

March 12, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. - Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Mayor Tom Westmoreland, Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director; Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:33 p.m.

Commissioner Everett said the Planning Commission meetings will have an updated format going forward. A work session will be held at 5:30 p.m. with discussion continuing until 6:15 p.m., at which time a 15-minute break will occur. The policy session will begin at 6:30 p.m. During the policy session, staff will provide a presentation for each item, clarifying questions from the Planning Commission relating only to items in the staff's presentation that are unclear. After staff's presentation, the applicant will be invited to offer a short five- to ten-minute presentation. If the item is a public hearing item, the hearing will be held after the applicant's presentation. During public hearings, individual comments will be limited to three minutes each. After the hearing ends, the applicant may respond to public comments. Finally, the Planning Commission will discuss the item among the Commission, with staff, and with the applicant, and then a motion will be made.

Planning Manager Michael Hadley explained the work sessions are public meetings that will be recorded, and minutes will be taken. The work sessions will provide time for staff to discuss upcoming projects. These sessions will not be a time to discuss the current meeting's agenda items, as happens during the City Council work sessions.

Community Development Director Steve Mumford said the work sessions will be informational and will provide the Planning Commissioners a general overview of upcoming items.

1. Discussion Item

1.A. Planning Commission Strategy Session

Cedar Development

Mr. Hadley presented an updated design for Cedar Development and said the applicant will present the project at a future meeting. The concept plan presented recently to the Planning Commission contained townhomes, senior living space, and a commercial area; however, the applicant is no longer designating space for senior living. The applicant also stated finding tenants for the commercial area has proven to be difficult, but they are still attempting to develop that area as such.

Planner Tayler Jensen said the applicant used the Planning Commission's feedback and has prepared three new townhome designs. The buildings will have double fronts, with the front and back sides of the townhomes appearing to be the front of the building. As the buildings will not have clear back yards, the applicant has also removed the fencing along the roads.

Community Development Director Steve Mumford said the City is currently performing a legal review of the plan, as the Ranches Master Development Plan has expired. Depending on the outcome of that review and any comments from the State Ombudsman, the applicant will either apply for a rezone to allow residential within this site, or the applicant will state that the project has vested density and does not require a rezone to move forward.

Commissioner Wood asked for a future discussion to review residential design standards. He stated his dislike for current residential development that consist of mainly stucco.

Sage Park Storage

Mr. Hadley said Sage Park Storage will be presented as a concept plan to the Planning Commission at a future meeting. The applicant has proposed a storage business adjacent to Sage Park subdivision. He explained the area is designated as Campus Employment Center on the Future Land Use Plan. Mr. Mumford said the Planning Commission and City Council will determine if this commercial storage use is compatible with the general plan, or if this use will require an amendment to the plan. Mr. Hadley said the transportation plan designates a road that would isolate this section of land, offering a potential reason to allow this use.

Gateway Park 4

Mr. Hadley said Gateway Park 4 is east of the Spring Run subdivision and will be presented to Planning Commission as a concept plan at a future meeting. It is an affordable housing project that may be designated as Section 8 housing. He explained the applicant has an additional plan with potential townhomes included in order to meet buffering requirements.

Planner Tayler Jensen said the project has structured parking, with four stories above the parking. The City has a height restriction of 35 feet. The applicant has stated they will request an alternative parking standard. Municipal Code requires 2.33 parking stalls per

unit. The project will contain many one- and two-bedroom units, and the applicant does not believe that number of parking stalls will be needed. The density will be between 21 and 22 dwelling units per acre.

Commissioner Wood stated apartments will be developed in the City, but stated this area is not compatible with this use. Mr. Jensen said the property is zoned Industrial and would require a Municipal Code change as well as amendments to the General Plan and the master development plan for this area.

Commissioner Wood expressed concerns that the parking may not be adequate if an alternate parking plan is approved, and asked if the City should regulate parking structures. Mr. Mumford said the cost of parking stalls increases dramatically as parking structures increase in height. He said garages are commonly used for storage, causing vehicles to be parked in guest parking or along streets. A potential reason to allow a reduced parking standard is that these parking stalls cannot be used for storage and will be used appropriately for parking.

Mr. Mumford said staff does not know what the final plan will be for this project, but the applicant anticipates he will request a reduced open space requirement. The City standard is 1,000 square feet of approved open space per unit. The project will have many one-bedroom units, and the applicant suggested that amount of open space will not be necessary. Mr. Jensen said the applicant has said the apartments may be used for out-of-state employees traveling to Eagle Mountain to work on large-scale construction projects.

General Plan

Mr. Mumford said staff is looking at potential minor changes to the General Plan. A landowner in the City has older engineered plans for the contour of the eastside hillsides, and believes some land designated as Parks and Open Space land is buildable land and should be designated Foothill Residential. An amendment may come before the Planning Commission to adjust the line between those designations. Another change is a correction to one parcel that was mistakenly designated Residential III to the intended designation of Commercial.

Commissioner Gray stated if land is changed from one zone, the original zone should be added to another section within the City to maintain balance.

Mr. Jensen said a property owner outside of Eagle Mountain is considering bringing a large section of land into the City to be designated industrial.

Mr. Mumford said to improve communication between the Planning Commission and the City Council, they are now including Planning Commission meeting minutes in the City Council packets.

Commissioner Everett recessed the meeting at 6:09 p.m. and reopened the meeting at 6:30 p.m.

6:30 P.M. - Eagle Mountain City Planning Commission Policy Session

COMMISSION MEMBERS PRESENT: Matthew Everett, Rich Wood, Brett Wright and Jared Gray. DeLin Anderson was excused.

ELECTED OFFICIALS PRESENT: Councilmembers Melissa Clark and Stephanie Gricius.

CITY STAFF PRESENT: Steve Mumford, Community Development Director, Michael Hadley, Planning Manager; and Lianne Pengra, Recording Secretary.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. February 12, 2019 Minutes

MOTION: *Jared Gray moved to approve the February 12, 2019 Planning Commission meeting minutes. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Eagle Heights Village, Conditional Use Permit, Site Plan, and Master Development Plan - Public Hearing

Community Development Director Steve Mumford said this project is south of Eagle Point I and east of the utility corridor. The proposed plan includes 310 duplex units on approximately 51.38 acres for a project density of 6.033 dwelling units per acre. The Tier III Residential developments require a conditional use permit. A master development plan is required for projects over 5.2 dwelling units per acre; in this project, the master development plan can serve as the preliminary plat.

Mr. Mumford said Airport Road is a major arterial road located just west of the project and Eagle Mountain Boulevard is a planned 94-foot ROW with 40 feet on each side of the median. Currently, a 35-foot area is included south of the median; the applicant would need to dedicate approximately five feet along Eagle Mountain Boulevard to bring the right-of-way to the full forty feet. The plan largely meets connectivity standards, with one block being too long without an additional connection.

Mr. Mumford explained residents from this neighborhood will attend Mountain Trails Elementary. Staff considered safe routes to the elementary school and found the nearest trail on the south side of the road to be 1,800 feet away. If the Planning Commission and the City Council require the applicant to tie into the existing trail, the applicant should receive additional amenity points.

Mr. Mumford said the project includes an alternate open space and amenity plan. Municipal Code requires 1,000 square feet of open space per unit; this project requires 7.12 acres of park space and 712 amenity points. The plan includes 3.17 acres of open space with a proposed buy down of 3.95 acres of open space. City code allows applicants to buy down open space requirements by providing 150% amenity points for the buy down portion. The buy down of 3.95 acres of open space would cost 592.5 amenity points. The project will require a total of 1,304.5 points, and the applicant is proposing 1,682 amenity points. The City has not given amenity points for clubhouses or lighting in the past, but that may be because developments have not requested points for those types of amenities.

Discussion ensued on future transportation routes in the area.

Kirt Peterson with Horizon Development explained the plan was adjusted based on the Planning Commission's feedback on the concept plan. The pool is 1,362 square feet, which is 100 square feet larger than is required for two pools. They have phased the plan based on financing purposes. One lender requires amenities to be built with each phase, so the amenities will be built throughout the development process.

Commissioner Wood expressed concerns with parking availability for the splash pad and pool. Mr. Peterson agreed and stated he will adjust the plan to add more parking.

Commissioner Gray asked if the developer will put funds in escrow for future amenities, or if amenities will be built as the development continues. Mr. Mumford said escrow of \$3,750 per lot is required, and as the amenities are completed, funds are released. Mr. Peterson explained they are frontloading many of the amenities, so with completion of phase 1, more amenities will be in place than required.

Commissioner Gray asked how many points of access will be included in the project. Mr. Peterson said they will have two points of access, with one being a temporary access until future development occurs adjacent to Eagle Heights Village.

Regarding the road that does not meet connectivity standards, Mr. Peterson said the 1061-foot road is approximately 125 feet longer than allowed, and they are asking for an exception for that specific road. He said phases one through three will have 80 units each, with the balance being built in phase four. They will install a six-foot concrete fence around the entire development. They will also include fencing between the units that mixes the concrete with intermittent wrought iron fence.

Commissioner Wood asked why the applicant is requesting amenity points for the clubhouse, as the City typically does not offer points for structures. Mr. Peterson said the community center they are building is much nicer and significantly larger than is

required. The facility will cost over \$200 per square foot. It has a full kitchen, exercise facilities, and is nice enough to host weddings.

Commissioner Wright asked if the applicant is willing to add a trail for the school pedestrian traffic, and expressed a desire that the applicant provide a larger open space area for recreation. Mr. Peterson said any trail they install will be temporary in nature, and when Eagle Mountain Boulevard is completed, the trail will need to be redone to meet standards for the extended road.

Mr. Peterson explained they have thousands of this type of property and have found that the amenities provided in this project are those that are used by residents. He said the cost of water is three to four times higher in Eagle Mountain than other areas, which affected the decision to provide the amenities as designed in this plan.

Commissioner Gray asked if garages would be the main focal point of the facades. Mr. Peterson said two-car garage doors are large, so they recess the garages to keep the garage elevations set back from the front entryways.

Commissioner Wood asked what product variation would be included within the development. Mr. Peterson said they have six available floor plans. Each floor plan has four different building types with four color options for each building type. Each individual plan will be repeated only one or two times in the entire development. The intent is to add gables and other materials in order to avoid the appearance of all stucco homes.

Commissioner Everett opened the public hearing at 7:11 p.m.

Jeff Ruth suggested the entrance on the south side be improved to match the entrance on the north side, and he asked if additional connections could be added on to Lake Mountain Road.

Commissioner Everett closed the public hearing at 7:13 p.m.

Mr. Mumford stated Lake Mountain Road is designated as a residential road but acts as a collector road. More access points would better meet connectivity code, but the applicant spaced out the access points to the road to better match what is required for a collector road.

Mr. Peterson explained they will add asphalt to two thirds of the width of Lake Mountain Road to improve the current dirt road. There will be room for a parked vehicle and two lanes of traffic. When development occurs to the east, that development will complete the east side of Lake Mountain Road. He said there is not room to include a similar entry design on the south side of Lake Mountain Road, as they are developing to the south border of the property. He stated the Municipal Code does not require an entry monument island and they do not want to include one at this site.

Commissioner Gray asked if the project meets the Future Land Use Map designation of Foothill Residential. Commissioner Wood said it does not comply with that designation.

Commissioner Gray expressed concerns that the east side of the development does not meet transition requirements to the Foothill Residential areas.

Discussion ensued regarding master development plan requirements for developments in the City.

Mr. Mumford clarified the original zone of the property is Residential and there is no existing vesting for the property to the east of this project. He explained the transition requirement applies to either smaller lots to larger lots, or larger lots to smaller lots. He said an adjacent developer to the east can build half-acre lots, if they so desire; the City will not require smaller lots to be developed before building larger lots.

Commissioner Gray said he would prefer the quarter-acre transition lots be developed within this project, versus in future development to the east. He also expressed concerns that residents would travel through The Ranches instead of using Eagle Mountain Boulevard to exit the City.

Discussion ensued regarding approval criteria for conditional use permits.

Mr. Mumford explained the property is zoned Residential, and all Tier III projects require a conditional use permit. He said State law dictates that conditional use permits shall be approved if conditions can be placed to mitigate nuisance or compatibility issues the project's use may cause. The direction staff has received is to review the project based on the existing zone; the conditional use permit review should be focused on the use, not the layout or other details in the project.

Mr. Peterson reiterated the fact that the property is zoned Residential, and the current zone governs the land's use. A future land use plan is used in determining rezones. He said the project is not feasible with single-family homes on the east side.

Commissioner Everett stated he is not concerned with the garages in the project; the nature of the project helps mitigate possible issues with garages being the focal point of facades. He said the lighting of the sports court is a legitimate item for amenity points; however, the clubhouse is a required amenity for this project and he is not comfortable allowing amenity points for that facility. He said he likes the single large pool, versus two smaller pools, and appreciates that it was located in the center of the community. He expressed appreciation that the applicant will be considering adding parking for the pool and splash pad, but voiced concerns regarding how additional parking would affect surrounding residents. He said he would prefer the lot transition to larger lots begin within this development.

Regarding future roads and the Foothill Residential designation, Commissioner Wood stated the Planning Commission cannot pick which parts of the Future Land Use Plan they use to review the project. He stated changing the east row to single-family homes is a compromise that would allow the project to comply with the Future Land Use Map and said he did not appreciate the lack of flexibility the applicant expressed.

Mr. Mumford stated if the Future Land Use Map designated a property as Residential, but the property was zoned Commercial, a conditional use permit for a business such as a fast food restaurant would be allowed. He reiterated that State law says conditional uses shall be approved if conditions can be placed to limit detrimental aspects of the project.

Commissioner Wood stated a condition of approval for the conditional use permit could be that the east end needs to be single-family homes. He said the Planning Commission cannot dismiss the time spent by all entities in compiling the land use document, and the document should be utilized as a guide in determining this project's approval.

Mr. Peterson requested City staff communicate with City attorneys to determine what document is to be used to review this project. The property is zoned Residential and if he meets conditions noted in the Municipal Code, the conditional use permit must be approved. He said the zoning and the general plan do not match each other in their current states. Compliance with the general plan is not possible, as the City does not have a Foothill Residential zone in place. Conditional uses are similar to permitted uses, not rezones. He said a buffer to the east would be appropriate if the Foothill Residential zone was in place. They incorporated all of the Planning Commissions' requests into the current version of the plan.

Mr. Mumford said 17.95.80 of the Municipal Code describes six optional conditions relating to compliance with the intent of the general plan. When the zone does not comply with the general plan, attorneys recommend using the current zoning as a basis for review.

Commissioner Gray the developer would only lose three to four units if they were to change the duplex units to single-family homes along the east row. Mr. Mumford clarified the width of the duplex units. With side setbacks considered, the applicant would lose density if those changes were made.

Commissioner Wood said the conditional use permit could be denied based on Municipal Code Chapter 17.95.080 item D.6.

Commissioner Wright stated his preference to approve the conditional use permit with conditions and send the remaining applications to the City Council for review. He said he does not agree with the parks and open space as proposed in the plan, and stated he would like the plan to include the full seven acres of open space. He said Municipal Code changes need to be in place in order to reflect the Future Land Use Plan.

Mr. Mumford said regarding allowing amenity points for the clubhouse, a benefit to residents is the clubhouse can be used year-round, where outdoor amenities may only be used nine months of the year.

Commissioner Wright asked what findings of fact allow a denial of the conditional use permit. Commissioner Everett recommended approving the permit and allowing the City Council to discuss the project's final plans.

Commissioner Wood said the conditions within 17.95.060 D allow a denial and said the plan does not meet connectivity requirements. Commissioner Wright said those concerns can be mitigated with approval conditions.

Commissioner Wood said the open space does not comply with City requirements. Commissioner Everett said the Municipal Code allows the applicant to pay a fee in lieu.

Commissioner Wood said the development requires two swimming pools, but the plan only contains one. Commissioner Wright explained the plan includes one pool that is larger than the two required pools combined. He said the State law requires the conditional use permit be approved if conditions can be placed to mitigate detrimental affects.

Commissioner Gray said only one finding of fact is needed to deny the application.

Mr. Mumford asked the Commissioners to focus on the use of the project, e.g., twin homes versus single-family homes. He said connectivity and parks issues can be mitigated with conditions. He clarified the Planning Commission should recommend denial of the site plan and master development plan if they chose to deny the conditional use permit.

Commissioner Wright reiterated that he does not believe there are findings of fact that cannot be mitigated by conditions.

MOTION: *Matthew Everett moved to approve the Eagle Heights Village conditional use permit as presented. Brett Wright seconded the motion. Those voting aye: Matthew Everett and Brett Wright. Those voting nay: Rich Wood and Jared Gray. The motion failed with a vote of 2:2.*

Discussion ensued regarding applying conditions of approval to conditional use permits.

MOTION: *Rich Wood moved to approve the Eagle Heights Village conditional use permit with the condition that the eastern row of homes be changed to single-family homes, according to current Municipal Code. Jared Gray seconded the motion. Those voting aye: Brett Wright, Rich Wood and Jared Gray. Those voting nay: Matthew Everett. The motion passed with a vote of 3:1.*

MOTION: *Rich Wood moved to recommend approval of the Eagle Heights Village site plan and master development plan to the City Council with the following conditions:*

- 1. Rock/stone shall make up at least 30% of the building and be used on all sides of the buildings;*
- 2. 5.5 feet of right-of-way along Eagle Mountain Boulevard shall be dedicated to the City at the time of plat recording;*
- 3. An additional road connection shall be provided between Oak Boulevard and Stallion Street (in the northern section of project);*

4. *Collector road fencing shall be required adjacent to Eagle Mountain Boulevard, Lake Mountain Road and future Airport Road;*
5. *Applicant shall comply with any traffic mitigation required by the City Engineer;*
6. *Additional open space shall be provided, combined with an existing open space area to create a larger more useable park area with a grass play field; and*
7. *Parking stalls shall be added to the pool area according to current parks and open space master plan.*

Jared Gray seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

5.B Lone Tree F Preliminary Plat - Public Hearing

Mr. Hadley said the final preliminary plat in the Lone Tree development contains 57 single-family lots. Staff has discussed recommended changes with the applicant, including changes to the park, removing a section of a trail, adding a new trail to existing trail in the northwest corner, shifting the trail between lots 107-108 further south, and shifting the fourth workout station to a new location. The original preliminary plat was approved in March 2006. It was updated in order to move the home sites and roads away from rocky areas.

Commissioner Wood asked about slopes in the plan. Mr. Hadley said a recommended condition of approval is that the average slope for each lot be calculated and submitted. He said the Planning Commission can include building envelope requirements in the conditions of approval, if desired.

Commissioner Gray stated his preference for retaining wall tiers to be no taller than four feet. He said a compromise could be five feet limits for all tiers. Discussion ensued regarding possible Municipal Code amendments relating to retaining walls.

Commissioner Gray asked if the plan met City transitioning requirements. Mr. Mumford it does, and he clarified that the transitioning requirements are based on existing approved lots or master plans, and there is not an existing subdivision to the north.

Applicant Brian Haskell said an approved preliminary plat was in place when they purchased the property. The original roads locations went through rocky areas, so they redesigned the roads to be moved as far away from the rocky areas as possible. They will need to build on rocky areas, but they want to minimize the number of roads or structures to be built on rock. A pressurized sewer lift line and sewer gravity lines to the pump station were installed in 2003; these will need to be relocated in order to develop the plan as proposed. That will be a costly project, but Mr. Haskell stated it was done to minimize the impact on surrounding residents. The number of lots has not changed from the original plan, but they redesigned the layout to include larger lots along the hillside.

Mr. Haskell said the proposed plan will expand the Sunset Ridge park and will add trails to the area. It will be an active park with fitness stations and trails around it. Municipal Code only allows the developer to use 33% of trail points in the total amenity point

package. He explained they are building 600 to 700 feet more trail than they are getting amenity points for, but they felt it was an important amenity for the park that ties the two areas together.

Mr. Haskell said the City has new subdivision plat naming requirements, and he requested a change of subdivision name from Lone Tree F to Park View to comply with City requirements. They will have Park View Phase A, Plats one through three. Commissioner Wood asked how the two subdivisions would be delineated with the subdivision name change. Mr. Haskell said the only thing affected would be the plat name. There would not be any noticeable change to residents, nor would there be new monument signs.

Commissioner Wright asked if all lots meet frontage requirements. Commissioner Wood stated they do not, as lots 212 and 213 have frontages under 55 feet. Mr. Haskell clarified that lots along road curves are not required to have 55-foot frontages.

Commissioner Gray asked if the park will be within the detention area. Mr. Haskell said the entire park will be a detention area, with trails and fitness stations on berms above the basin. The water will drain towards the pump station, and the basin will remain dry the majority of the time. Mr. Hadley said the developer receives 75% of the basin area for their open space requirements.

Mr. Mumford stated the timing of the park completion is important, as residents of Sunset Ridge have gone too long without a park. He said the basin should have been improved last fall when the existing amenities were installed, but staff worked with the developer as they knew the project under discussion was coming to the Planning Commission. The developer put funds into escrow to finish the basin section of the park. Mr. Mumford recommended the park be completed early in the project, and Mr. Haskell said his desire is to finish the park within the first phase of development.

Commissioner Gray asked about a section of Walnut Drive with an apparent tight turn. Mr. Haskell said the road is following the land contours in order to keep the road grade below ten percent. The roads in the project will meet all City codes and regulations.

Discussion ensued regarding potential changes to the plan to reduce the curve of the road.

Commissioner Everett opened the public hearing at 9:01 p.m.

John Painter submitted a written comment that stated the following: "Transportation connectivity has been previously discussed in this area. What is the long-term transportation plan to the north and west? Will all construction traffic and residential traffic be forced to Pony Express Parkway?"

Manfred Riem lives in Lone Tree and expressed concerns with construction traffic and stated the park should be moved away from the retention area. He said water runoff will be an issue if this plan is developed. He stated a neighbor adjacent to this plan along Walnut Drive has a plat recording issue regarding an offset.

Blair Murri stated flooding will be an issue if the berm around the park is removed. He said he did not want the name changed from Lone Tree.

Joan Murri expressed concerns regarding blasting in the area.

Kevin O'Donnal requested road pull outs be put in place in order for emergency vehicles to turn around. He was told homes would not be developed on the adjacent hillsides in the area. He also said he did not want the subdivision name changed.

Discussion ensued regarding previously approved subdivision plans outside of the Lone Tree area.

Kevin Burningham lives in Cedar Pass Ranch and expressed concerns with flooding and blasting, and he stated homes should not be built on hillsides.

Jeff Ruth asked if they were building on slopes over 25% and asked Planning Commission to hold them to the ridgeline ordinance.

Manfred Reim spoke again and said development in the subdivision adjacent to Lone Tree F will cause flooding and mudslides.

Jason Heidel lives in Cedar Pass Ranch and asked if Lone Tree F would have roads that connect to his subdivision.

Discussion ensued again regarding previously approved subdivision plans adjacent to the Lone Tree area, including road connections.

Commissioner Everett closed the public hearing at 9:22 p.m.

Commissioner Gray asked if more trails were needed to accommodate pedestrian traffic from one side of the subdivision to the park, and he asked about turnarounds for construction traffic. Mr. Haskell said he has worked with the Fire Department to designate turnaround points for construction and emergency traffic. He said he will have bench drains designed to ensure all lots will discharge water in a safe manner to the storm drain system. Those plans are not completed at this time and will be addressed as he works through the approval process. He explained the park is not designed to hold water; the park will be dry the majority of the time. He said they will mitigate lot drainage as all water needs to be retained on each lot and channeled to storm drains.

Commissioner Gray explained that the current state of the land allows the water to drain towards the existing homes. The development of roads and completion of the storm drain system will greatly decrease the amount of water flowing towards the existing homes.

Commissioner Wright stated the plan has lots with areas with over 25% slope and asked if the applicant will utilize blasting in the project. Mr. Haskell said they will have a slope analysis for each lot to ensure all lots comply with City ordinances. He explained he cannot guarantee that blasting will not be used in construction, but the purpose of the plan redesign was to allow more buildable area away from rocky areas. He said he will have

detailed studies, including slope and soil analysis, that will help determine how to best mitigate rock removal and minimize resident impact.

Commissioner Gray asked if the City ordinance prohibits blasting within a certain distance from residences. Mr. Mumford explained the ordinance requires the applicant to apply for a blasting permit if the blasting area is within 1,300 feet of existing homes. The applications are heard by the City Council, who makes the final determination.

Regarding questions surrounding connecting roads to adjacent subdivisions, Mr. Haskell stated this plan connects roads to roads in existing plats, as that was a requirement from the City.

Commissioner Everett asked Mr. Haskell if he would consider limiting the retaining wall tier height to be no more than five feet. Mr. Haskell said it would depend on the individual lots and requested the ability to construct up to four tiers.

Commissioner Everett asked for the reasoning for the name change request. Mr. Haskell said the change is to comply with the naming convention as outlined in Municipal Code. He said the name change would not affect anything other than recorded documents.

Commissioner Wright asked if Mr. Haskell was aware of the boundary or title issue that was brought up during the public hearing. Mr. Haskell said he was unaware of any issue but will look into it.

Commissioner Gray asked if the plan includes lots that are unbuildable due to slopes greater than 25%. Mr. Haskell said they believe all lots have building envelopes that meet Municipal Code requirements. That analysis has not been provided to the staff yet.

Discussion ensued regarding vehicle turnarounds, and Mr. Haskell confirmed all roads will meet Fire Code and Municipal Code.

Mr. Haskell said a trail is not in place from the hillsides to the park because of slope issues. Mr. Hadley stated the steepness of the area would allow pedestrians on a trail between the lots to look into adjacent residences. He recommended against adding a pedestrian connection.

MOTION: *Jared Gray moved to recommend approval of the Lone Tree F amended preliminary plat to the City Council with the following conditions:*

- 1. If any retaining walls are required, the maximum height of retaining wall is five feet with a maximum of four tiers. Retaining walls shall not be located any closer than ten feet from a home;*
- 2. An updated landscape/park plan shall be provided, addressing the changes discussed in the meeting;*
- 3. A bench drain on the top of any retaining wall area and above steep lots shall be installed;*
- 4. The average slope for each lot shall be calculated and submitted, with each lot maintaining a significant building envelope;*
- 5. All dead-end roads include sufficient turn-around areas, as required by Fire and Municipal Code.*

6. *The name of the plat remains Lone Tree F;*
7. *All blasting complies with Municipal Code; and*
8. *All lots show building envelopes.*

Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.

6) Next scheduled meeting

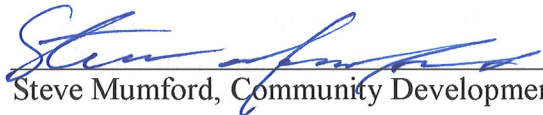
The next scheduled Planning Commission meeting will be held on March 26, 2019.

Commissioner Wood asked for an update on the residential code amendment. Mr. Mumford explained the attorneys are currently reviewing the drafts of the amendments. Staff is working to ensure improved open space can be required in the updated code.

7) Adjournment

MOTION: *Jared Gray moved to adjourn the meeting at 9:55 p.m. Rich Wood seconded the motion. Those voting aye: Matthew Everett, Brett Wright, Rich Wood and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on March 26, 2019.


Steve Mumford, Community Development Director

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
APPROVING THE EAGLE HEIGHTS VILLAGE
MASTER DEVELOPMENT PLAN**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah, finds that it is in the public interest to approve the Eagle Heights Village Master Development Plan, as set forth more specifically in Exhibit A;

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required notices and hearings have been completed as required by law to consider and approve the proposed Eagle Heights Village Master Development Plan, as set forth in Exhibit A.
2. The Eagle Heights Village Master Development Plan is hereby approved, as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first publication or posting.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

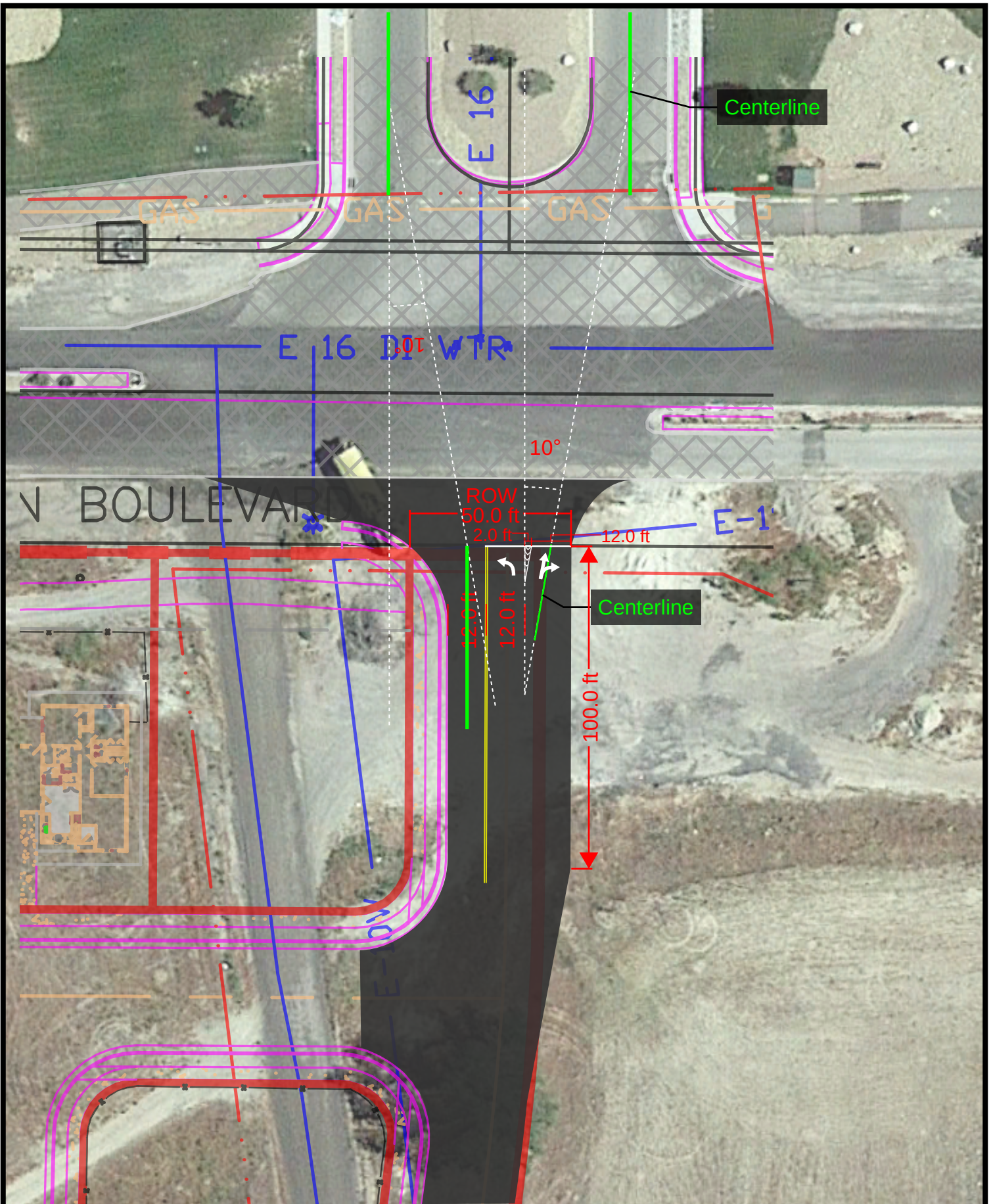
- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



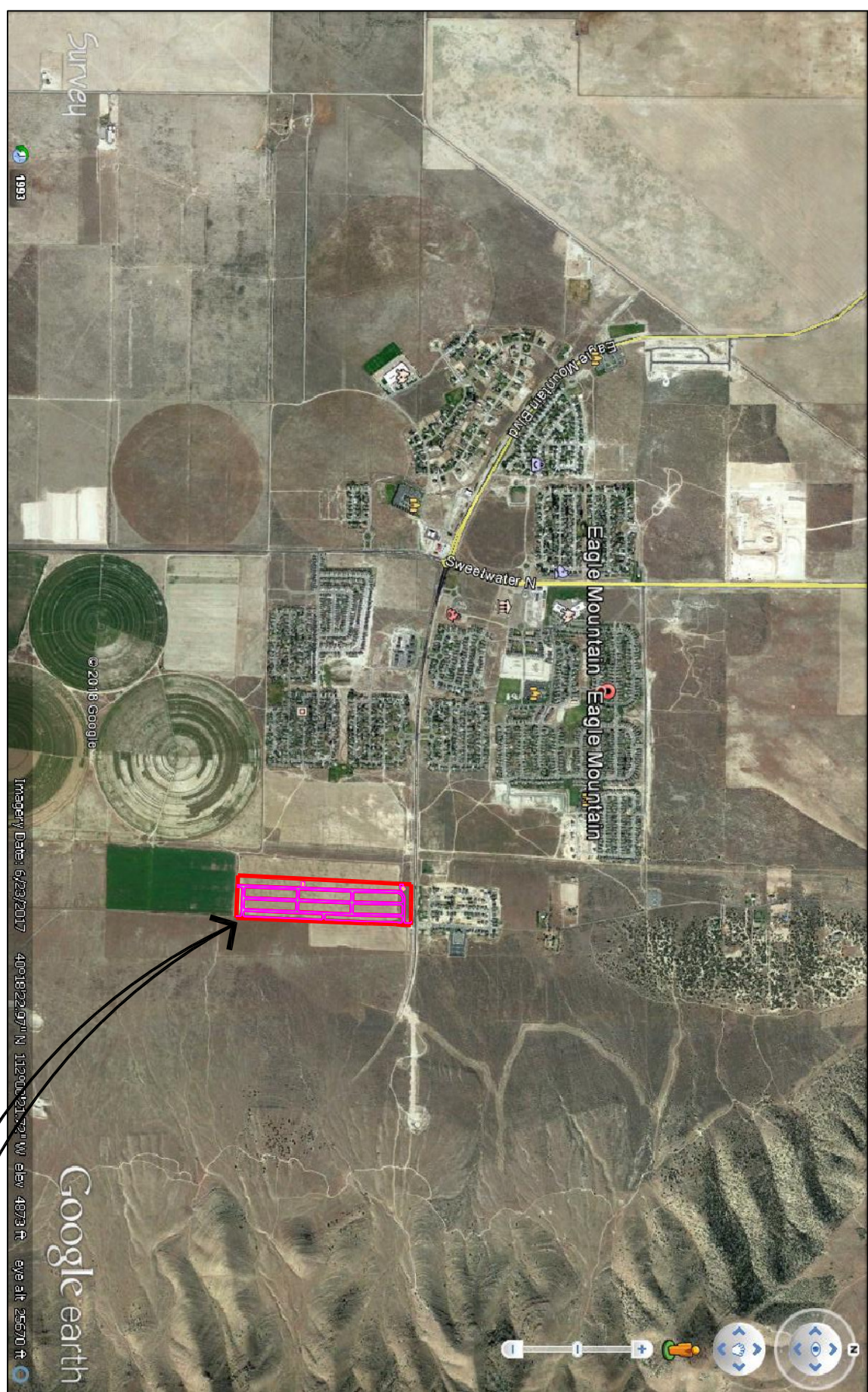
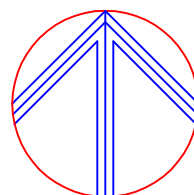
- EAGLE HEIGHTS VILLAGE

PART OF SECTION 18
TOWNSHIP 6 SOUTH RANGE 1 WEST
SALT LAKE BASIN AND MERIDIAN

EAGLE MOUNTAIN, UTAH

SITE PLAN

NORTH



VICINITY MAP

PROJECT



REVISION					
DATE	BY				
		 ALLIANCE CONSULTING ENGINEERS 150 EAST 200 NORTH SUITE P LOGAN, UTAH 84321			
		EAGLE HEIGHTS VILLAGE SITE PLAN			
		PART OF SECTION 18 TOWNSHIP 6 SOUTH RANGE 1 WEST SALT LAKE COUNTY AND MERIDIAN EAGLE MOUNTAIN, UTAH			
SCALE:	AS NOTED	DRAWN BY:	AM	CHECKED BY:	AM
		APPROVED BY:	BL	DWG DATA:	EAGLEMMUNCONCEPTING
				DATE:	2-2019



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.		
ITEM TYPE:	Development Code Amendment		
FISCAL IMPACT:	NA		
APPLICANT:	City Staff		
GENERAL PLAN DESIGNATION NA	CURRENT ZONE All zones	ACREAGE NA	COMMUNITY Citywide

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

NA

PREPARED BY:

Taylor Jensen, Planning

RECOMMENDATION:

Staff recommends that the City Council approves an ordinance of Eagle Mountain City, Utah amending the Eagle Mountain Municipal Code, Chapter 6.05 Animal Control.

BACKGROUND:

The City's current animal code doesn't differentiate between different activities that commonly take place with animals, including kennels, pet sitting, and dog breeding. The City Council previously reviewed the proposed Code amendment and changes have been drafted based on that feedback.

Code amendments are legislative actions and shall be valid if reasonably debatable and not illegal.

The City Council reviewed this item on May 7th, at which meeting the Council gave staff feedback on changes desired to be made to the table. The City Council then voted to table the item until the May 21st City Council meeting.

Attachments:

[Animal Codes Research and Proposed Table](#)

[Proposed Animal Code - 05.21.19](#)

[ORD--Animal Control](#)

Animal Codes

<u>City</u>	<u>Allowed Pets</u>	<u>Allowed in Kennel</u>
Saratoga Springs	3 Dogs, 4 Cats	Breeding Kennel: up to 10 Commercial Kennel: 4 + Private Kennel: 4+
Lehi	2 dogs, 3 cats	6 adults/ housing enclosure
American Fork	2 dogs, 3 cats	allows up to dogs (R-15 and Agriculture Zone)
Bluffdale	3 Dogs, 4 Cats	4 on up to an acre 1 additional dog per 1/2 acre up to 6 total
Draper	3 dogs, 3 Cats	
Springville	2 Dogs	up to 4 in R1-15 and A-1

Details:

<https://www.saratogaspringscity.com/DocumentCenter/View/694/1902-Definitions>

https://www.sterlingcodifiers.com/codebook/index.php?book_id=611

<https://www.codepublishing.com/UT/Springville/html/Springville03/Springville037.html>

https://www.sterlingcodifiers.com/codebook/index.php?book_id=974

<https://www.draper.ut.us/465/Animal-Ordinances>

<https://www.codepublishing.com/UT/Springville/?Springville04/Springville049.html&?f>

6.05.260 Number of animals.

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses required.

6.05.280 Hobby Breeders License

6.05.290 Short-term pet sitting license

6.05.300 Kennel License

6.05.280—310 General regulations relating to animals.

6.05.320 Dog-based Businesses

6.05.290 Hobby breeders — Permit.

6.05.300 Hobby breeders — License fee and renewal.

6.05.310 Hobby breeders — Standards and procedure for inspection.

6.05.320 Hobby breeders — Suspension or revocation of a license.

6.05.330 Loss of privilege to maintain dog in city.

6.05.010 Definitions

“Cages” means individual, portable facilities for containing animals.

“Dog” means a *Canis familiaris* of either sex, altered or unaltered, or any other member of the *Canis* genus if owned or kept can be small or large in size.

1. “Small Dog” means a dog breed with full grown adult weights ranging between 2 and 50 pounds.
2. “Large Dog” means a dog breed with full grown adult weights above 50 pounds

“Exercise Yard” means an area enclosed by a fence of at least six feet in height wherein dogs are allowed to run and exercise. Every portion of an exercise yard fence shall be separate and removed from any property boundary fence .

“Fencing” unless otherwise authorized, shall mean a chain link, carried on solid posts set in concrete; suggested minimum is 11-gauge wire, two-inch steel posts set on no greater than 10-foot spans.

“Groomer” means an individual or business that cleans, and trims nails, and fur of animals during regular business hours (no overnight watching or care for animals). If located within a residential unit or lot a groomer shall be required a home-based business license.

“Hobby Breeder” means an individual or individuals who have obtained a permit from the City in accordance with this title to raise, breed, and/or own more animals than otherwise permitted in their home/ or on their residential property. Hobby Breeders are permitted to have up to two (2) litters of puppies within a twelve (12) month period.

“Kennel” means any lot, building structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including long-term boarding, professional breeding, buying, grooming, letting for hire, training for fee, or selling.

“Kennel Building” means a permanent structure designed, intended, or used exclusively for housing of dogs.

“Kennel run (inside)” means the separated area inside a structure, designed, intended, and used for the interior housing of dogs. Shall be kept free and clear for a minimum area of six square feet per animal.

“Kennel run (outside)” means an area adjacent to a kennel building and enclosed by a fence at least six feet in height.

“Pet Sitter” means an individual or individuals who have obtained a permit from the City in accordance with table 6.05.260(a) on a short-term basis (up to fourteen days).

“Professional Breeder” means an individual or individuals who keep five (5) or more dogs over four months of age on any lot, building structure, enclosure, or premises for breeding, letting for hire, or selling. Professional Breeders typically breed over 2 litters of puppies in a twelve (12) month period. Requires a Kennel Permit.

6.05.260 Number of animals.

No person may harbor or possess more than ~~four the number of~~ dogs shown in table 6.05.260(a) or more than four cats, four months of age or older, without ~~purchasing-acquiring a~~ short-term pet sitting license, ~~a kennel license,~~ or a hobby breeder's license ~~and obtaining a conditional use permit for such~~ use or facility from the [eCity](#). Ownership of more than four cats without said licenses must be approved by the animal regulation coordinator for a legitimate business purpose. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-22].

Maximum Permitted Number of Dogs by Lot Size					
Dog Size	Lot Size	Dogs allowed as pets (No License Required)	Hobby Breeder License*	Short-Term Dog Sitting*	Kennel
Small	Condos/Apartments or Townhomes	2	n/a	2	n/a
Large		2	n/a	2	n/a
Small	Under 5,500 SF	2	4	4	n/a
Large		2	3	3	n/a
Small	5,501 - 8,000 SF	3	4	4	n/a
Large		3	4	4	n/a
Small	8,001 - 21,780 SF	4	6	6	n/a
Large		4	5	5	n/a
Small	21,781 SF - 1 Acre	4	6	6	n/a
Large		4	6	6	n/a
Small	1-10 Acres	4	8	8	n/a
Large		4	8	8	n/a
Small	10.1 - 20 Acres	4	12**	12**	As approved by PC
Large		4	12**	12**	As approved by PC
Small	20+ Acres	4	16**	16**	As approved by PC
Large		4	16**	16**	As approved by PC
* Total number of dogs allowed on property					
** Additional Dogs may be approved by the Planning Commission					

Table 6.05.260 (a)

6.05.270 Kennels, short-term pet sitters, and hobby breeder licenses requireds.

A city-issued license shall be required for all kennels, short-term pet sitting, and hobby breeder s-kennels. Kennels Pet sitters and hobby breeder s kennels are both conditional uses permitted subject to the standards of this ordinance and, ~~which~~ shall be approved by the ~~planning commission~~ Community Development Director or his/her designee in accordance with this title.

Kennels are conditional uses within the agriculture and industrial zones ~~shall only be approved in the agriculture zone and may only be permitted~~ on lots greater than 40 acres in size, ~~and in approved industrial zones~~ Kennels shall be approved as a conditional use permit by the planning commission in accordance with this title. ~~Hobby breeder kennels may be approved as a conditional use in the residential, agriculture, and airpark zones.~~

~~A. Definitions.~~

- ~~1. "Cages" means individual, portable facilities for containing dogs.~~
- ~~2. "Exercise yard" means an area enclosed by a fence of at least six feet in height wherein dogs are allowed to run and exercise. Every portion of an exercise yard fence shall be separate and removed from any property boundary fence.~~

3. ~~“Fencing,” unless otherwise authorized, shall mean a good grade commercial chain link, carried on solid posts set in concrete; suggested minimum is 11-gauge wire, two-inch steel posts set on no greater than 10-foot spans.~~

4. ~~“Kennel” means any lot, building, structure, enclosure or premises whereupon or wherein five or more dogs over four months of age are kept or maintained for any purpose, including boarding, breeding, buying, grooming, letting for hire, training for fee, or selling.~~

5. ~~“Kennel building” means a permanent structure designed, intended, or used exclusively for the housing of dogs.~~

6. ~~“Kennel run (inside)” means the separated area inside a kennel building used for the interior housing of dogs.~~

7. ~~“Kennel run (outside)” means an area adjacent to a kennel building and enclosed by a fence at least six feet in height.~~

BA. Requirements.

1. License. Each kennel, pet sitter, and hobby breeder must have a current valid ~~kennel~~ license and a current valid business license ~~in those areas which require a business license in addition to a kennel license~~. Such licenses are required to be displayed and readily available for inspection by any authorized person.

2. Records. A kennel license record must be kept available for inspection, such record to show: the name, current address, and telephone number of the owner of the dog; the date the dog entered the kennel/house/property; the reason for its being in the kennel, i.e., for boarding, sale, breeding, grooming, etc.; the description of the dog (age, breed, sex, color, etc.). On-For any dog over four months of age, a current valid rabies certificate shall be maintained as a part of this record, as long as the dog is maintained in the kennel.

CB. Physical Facilities. The basic intent of these regulations is to see that all animals receive proper care, that they are being treated kindly, properly fed, and that their surroundings are being kept in a sanitary condition.

1. Animal Rooms.

a. Cage. Cage length and width shall exceed the animal's length from the base of the tail to the tip of the nose by at least six inches. Cage height shall exceed the animal's height by at

least four inches. Small puppies may be caged together using their combined length according to the above formula. Cages shall be so constructed and be of such material as to be maintained in a sanitary condition. Animals shall be removed from and be provided with an exercise yard for their use for such periods as determined by the size, age, and condition of the animal. Diseased animals must be maintained apart from healthy animals in suitable and separate quarters.

b. General. Walls and floors shall be of material easily cleaned and kept in a sanitary condition. The room shall be properly screened, insect- and vermin-proof. It shall be properly ventilated to prevent drafts and remove odors. Heating and cooling should be provided as required, with sufficient light (preferably natural) to allow observation of animals, and sanitation.

2. Outdoor facilities shall be provided with windbreaks, roofing, and shelter adequate to protect the animals from the weather. They shall be adequately drained and maintained in a sanitary manner. Adequate and sanitary means of disposing of droppings shall be provided. All kennel runs shall be fenced (chain link or welded wire) such fence to be separate and apart from property boundary fence. Kennel runs shall have a minimum free and clear area of 10 square feet per dog. Indoor shelter, except where animals are caged, shall have a minimum of six square feet per dog. When the minimum area is provided it should be supplemented with exercise yards for dogs which are maintained for extended periods. Kennels shall not be left unattended for a period in excess of 24 hours. All animals shall be supplied with sufficient good and wholesome food and fresh water as the feeding habits of such animals require.

All areas of kennel runs, yards, food storage, and auxiliary buildings shall be subject to inspection by authorized persons.

An emergency name, address, and phone number must be posted in a conspicuous place at the front of the property for use by authorized persons. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-23].

6.05.290 Hobby breeders ~~license s~~ — Permit.

Where permitted by ~~the department of animal regulation and the city~~ this ordinance, ~~amateur and hobby~~ breeders of dogs may obtain a permit to keep up to ~~the number of dogs allowed in table 6.05.260(a) eight~~ dogs in a residential area. Interested persons shall make application for a hobby breeder license on forms prepared by the planning department. No hobby breeder license shall be processed without the submission of the application and all the supporting materials as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance.

- A. Supporting Materials. The hobby breeder license shall be submitted with the materials listed herein:-provided:-
- a. ~~A-Proof that all Such~~ dogs are individually licensed.
 - b. Proof of rabies certificate(s) for all dogs required to receive a license.
 - c. ~~ProofSuch all~~ dogs are registered with a national registry (AKC, UKC, ECT).
 - d. ~~Approval is granted by all regulatory authorities, planning, city-county health department, and department of animal regulation.~~
 - e.d. Adequate runs (not necessarily concrete) as follows:
 - i. Mature small dogs (up to 15-inch shoulder height), minimum four-foot-high fencing.
 - ii. Mature ~~large~~ dogs (15-inch shoulder height and over), minimum six-foot-high fencing.
 - f.e. Number of dogs to be kept in compliance complies with table 6.05.260(a)
- B. Other Provisions include:
- a. The holder of a permit issued under this section may keep one litter intact until the dogs reach six months of age; one animal from the litter may be retained until it reaches 12 months of age. At no time may the holder of the permit retain more than nine dogs over six months of age nor more than eight dogs over one year of age-.
 - b. The holder of a permit issued under this section may not breed more than two (2) puppy litters within a twelve (12) month period.
 - c. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25].
 - d. The licensee shall notify the city recorder within 30 days of any change in his/her establishment or operation which may affect the status of his/her license. In the event of a change in ownership of the establishment
 - e.e. the licensee shall notify the city recorder immediately. Licenses shall not be transferable.

6.05.290 Short-term pet sitting license

Where permitted by this ordinance individuals may provide short-term pet sitting inside their homes/ or on their residential property as a home-based business. Interested persons shall ~~made~~submit an application for a short-term pet sitting license on forms prepared by the planning department. No short-term pet sitting license shall be processed without the submission of the application and all supporting materials

(including processing fee) as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance.

A. Supporting Materials. The short-term pet sitting license shall be submitted with the materials listed herein:

- a. Proof of a valid business license.
- b. A signed and notarized letter indicating that the applicant at no time will have more animals on site (including owned pets) than the maximum number of animals detailed in table 6.05.260(a). If the applicant has a mix of different animal sizes on site, the site shall be restricted to the maximum number of dogs allowed of the largest dog on site.

B. Short-term pet sitting regulations

- a. No dog may be watched for more than fourteen (14) days at a time.
- b. The applicant shall require proof of rabies certificates and all other state-required vaccines for all boarded dogs.
- c. Dogs must be provided external dog runs in accordance with this chapter, unless it specifically permitted by the Community Development Director or his/her designee to allow for fenced in rear yards to provide exercise area. (Approval criteria be evidence of a sturdy six foot fence or wall maintained in good condition without holes or gaps that can be shown as sufficient to keep dogs safely in the rear yard)
- d. Other provisions of this chapter are complied with and no dog or premises is deemed a nuisance.

6.05.300 Kennel License A city issued license shall be required for all kennels. A kennel license shall be required for any long-term boarding- (fifteen plus or more days 15+), professional breeding, buying, letting for hire, or selling of dogs.

—Kennels are conditional uses in the agriculture and industrial zone and require planning commission approval. Interested persons shall make application for kennel license on forms prepared by the planning department. No kennel license shall be processed without the submission of the application and all the supporting materials (including processing fee) as required by this chapter and the processing fee. Incomplete applications will not be processed under any circumstance.

A. Requirements

- a. Minimum lot size is 40 acres
- b. Located within the aAgriculture or iIndustrial Zones
- c. A business license is required (not permitted as home-based business)

The Eagle Mountain Planning Commission shall hold a public hearing on any proposed kennel including any proposed long-term boarding (boarding of animals for 15+ days), professional breeding, buying, letting for hire, and selling of dogs. The maximum number of dogs permitted shall be determined by the planning commission based on:

A. Lot Size

B. Number and/or size of dog runs

C. Dog facilities (outdoor/- indoor kennels, dog runs, fencing, landscaping)

D. Compatibility with surrounding neighborhood

E. Anticipated noise and/or smellodor concerns

a-

6.05.~~280-310~~General regulations relating to animals.

Every person within Eagle Mountain City who owns any animal or who owns, conducts, manages, or operates any animal establishment for which a license is required is also required by this chapter to comply with the following standards and requirements:

A. Structural Strength. Housing facilities for animals shall be structurally sound and shall be maintained in good repair, to protect the animals from injury, to contain the animals, and to restrict the entrance of other animals.

B. All animals shall be supplied with sufficient good and wholesome food and fresh water as often as the feeding habits of the respective animals require.

C. All animals and all animal buildings or enclosures shall be maintained in a clean and sanitary condition.

D. All animals shall be so maintained so as to eliminate excessive odor and noise.

E. No animal shall be without attention more than 24 consecutive hours. Whenever an animal is left unattended at a commercial animal facility, the telephone number of the department of animal control or the name, address and telephone number of the responsible person shall be posted in a conspicuous place at the front of the property. However, this provision shall not apply to livestock. Livestock shall be attended at reasonable intervals.

F. Animals shall be treated humanely and no conditions shall be maintained or permitted that are or could be injurious to the animal.

G. Animal buildings and enclosures shall be so constructed and maintained as to prevent escape of the animal. All reasonable precautions shall be taken to protect the public from the animal and the animal from the public.

H. Every building or enclosure wherein animals are maintained shall be constructed of a material easily cleaned and shall be kept in a sanitary condition. The building shall be properly ventilated to prevent drafts and to remove odors. Heating, cooling, and shelter shall be provided as required according to the physical need of the animal, with sufficient light to allow observation of animals and sanitation.

I. Medical treatment shall be provided as necessary in order to maintain the health of the animals.

J. All animal rooms, cages, kennels, and runs shall be of sufficient size to provide adequate and proper accommodations for the animals kept therein.

K. Owners shall not allow animals which are natural enemies, temperamentally unsuited, or otherwise incompatible to be quartered together or so near each other as to cause injury, fear, or torment.

L. All wild animals permitted pursuant to this section shall be maintained in buildings, enclosed yards, or cages as specified by the coordinator and such shall be kept at distances from adjacent buildings as specified in EMMC Titles [16](#) and [17](#) and the Utah County health ordinances.

Representatives of Utah County sheriff's department or other duly designated representatives of the city and/or county may enter any premises where animals are maintained for investigation or inspection as to whether or not any portion of such premises, building, structure, enclosure, pen, or cage is being used, kept, or maintained in violation of this chapter. This section does not permit any person to enter a private dwelling except where necessary to rescue an animal. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-24].

6.05.320 Dog-based Businesses. This section establishes approval criteria and outlines requirements for other dog-based businesses. The purpose of this section is to allow for certain dog-based businesses. Any use not specifically permitted shall be prohibited.

A. Permitted with home-based business license: The following uses shall be permitted as home-based businesses provided they comply with the standards of 17.65 Home Based Businesses

a. Dog Training

b. Dog Grooming

B. Conditional uses: the following use(s) shall be approved as conditional use permits with an approved Kennel permit

a. Professional Breeders

~~6.05.300 Hobby breeders — License fee and renewal.~~

~~Hobby breeders shall pay an annual license fee as established by the city, renewable each year after inspection by the coordinator of licensing.~~

~~The licensee shall notify the city recorder within 30 days of any change in his establishment or operation which may affect the status of his license. In the event of a change in ownership of the establishment, the licensee shall notify the city recorder immediately.~~

~~Licenses shall not be transferable. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25.1].~~

~~6.05.310 Hobby breeders — Standards and procedure for inspection.~~

~~The yearly inspection for a license shall be based upon the following requirements:~~

~~A. To provide a type of structure, building, pen, or cages to protect the animal from weather.~~

~~B. Food, water, and sanitation facilities provided for animals.~~

~~C. Measures taken related to health of animals, control of noise and odors. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25.2].~~

~~6.05.320 Hobby breeders — Suspension or revocation of a license.~~

~~A. The suspension or revocation of a license shall be determined because of violation of rules or regulations on the following grounds:~~

~~1. Falsification of facts in license application or purebred registration.~~

~~2. Violation of any established ordinances or regulations relating to noise, odor, building, or zoning ordinances.~~

~~3. Conviction on a charge of cruelty to animals.~~

~~B. Inspector shall inform licensee of such violations by written notice and establish specific and reasonable period of time for the correction of such violation(s) found.~~

~~C. An opportunity for appeal from any notice or inspection findings will be provided if a written request for a hearing is filed with the department within two weeks of notice. [Ord. O-12-2017 § 2 (Exh. A); Ord. O-18-2001 § 5-2-25.3].~~

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 6.05
OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR ANIMAL CONTROL**

PREAMBLE

WHEREAS, the Eagle Mountain City Council (the “Council”) met in regular meeting on May 21, 2019 to consider, among other things, amending a chapter of the Eagle Mountain Municipal Code;

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 6.05 Animal Control of the Municipal Code, which is attached to this Ordinance as Exhibit A.
2. Chapter 6.05 Animal Control is hereby amended as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Eagle Mountain Municipal Code, Chapter 17.80 Sign Regulations and Sign Permits.
ITEM TYPE:	Development Code Amendment
APPLICANT:	Edge Homes

ACTION ITEM:

Yes

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

PREPARED BY:

Tayler Jensen, Planning

BACKGROUND:

The Eagle Mountain Planning Commission reviewed this request and held a public hearing on April 23, 2019. No public comments were made or received for this item. The applicant and the Commission discussed the proposal. Members of the Commission were concerned that the proposal didn't limit the flags to be flown on 50' flag poles to only the American flag. There was discussion about what was already allowed by Code. Ultimately, members of the Commission expressed their opinion that it would be most appropriate to address changes to flag heights elsewhere in the Code.

The Planning Commission voted (5-0) to recommend DENIAL of the proposed Code amendment.

ITEMS FOR CONSIDERATION:

RECOMMENDATION:

Attachments:

Proposed Code Change

04.23.19 PC Minutes - DRAFT

ORD--Signage re Flagpole Height

17.80.120 Exempt signs.

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to exceed 20 feet measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.

(Proposed Code Change)

L. Model Homes. One on-premises sign for model homes; provided, that the on-premises sign does not exceed 32 square feet in size. A maximum of six flags not to exceed 15 square feet each posted on flag poles not to ~~exceed 20 feet~~ **exceed 50 feet** measured from the grade level to the top of the pole. The flags' colors shall be consistent with the on-premises sign. American flags shall not exceed 40 square feet in size. Two A-frame or temporary directional signs of no more than four square feet per builder per subdivision are allowed in the right-of-way adjacent to the model home and in the park strip of the nearest major street corner. These signs shall be directional only, not containing other advertising. These signs are only allowed during model home hours, and must be removed each evening at closing.



EAGLE MOUNTAIN Planning Commission MEETING MINUTES

April 23, 2019, 5:30 p.m.
Eagle Mountain City Council Chambers
1650 East Stagecoach Run, Eagle Mountain, Utah 84005

5:30 P.M. – Eagle Mountain City Planning Commission Work Session

COMMISSION MEMBERS PRESENT: Matthew Everett, DeLin Anderson, Rich Wood, Brett Wright, and Jared Gray.

ELECTED OFFICIALS PRESENT: Councilmembers Donna Burnham and Melissa Clark.

CITY STAFF PRESENT: Michael Hadley, Planning Manager; Tayler Jensen, Planner; and Lianne Pengra, Recording Secretary.

Commissioner Everett called the meeting to order at 5:32 p.m.

Adjourn to a Closed Executive Session

MOTION: *Commissioner Everett moved to adjourn into a closed executive session for the purpose of discussing reasonably imminent litigation pursuant to Section 52-4-205(1) of the Utah Code, Annotated. Commissioner Wood seconded the motion. Those voting aye: DeLin Anderson, Rich Wood, Matthew Everett, Brett Wright, and Jared Gray. The motion passed with a unanimous vote.*

The meeting was adjourned at 5:33 p.m.

6:00 P.M. – Eagle Mountain City Planning Commission Policy Session

Commissioner Everett called the meeting to order at 6:09 p.m.

1. Discussion Item

1.A. Residential Zone & Residential Zone Bonus Density Entitlements Development Code Amendment

This item was discussed after item 5.D.

Commissioner Wood stated he has talked with the Commissioners and City Councilmembers and the majority feel that even with staff's changes, the zones need further amendments. The following are Commissioner Wood's requested changes:

- The nomenclature of the zones needs to be changed as to differ from the General Plan Future Land Use Map;

- The orange colors need to be changed on the Future Land Use map as they are difficult to differentiate;
- Neighborhood Residential 1 needs to be expanded to three separate zones. The three zones will limit lot sizes to 6,500 square feet to 8,500 square feet, 8,501 square feet to 10,000 square feet, and 10,001 square feet to 14,500 square feet. The last zone noted is more appropriate in Neighborhood Residential 2, but there is not much land designated as such in the General Plan;
- Neighborhood Residential 2 needs to be split into two zones;
- Neighborhood Residential 3 needs to be split into four zones: Cottage lots in one zone, Multifamily 1 will include twin homes up to 6 dwelling units per acre, Multifamily 2 up to 12 dwelling units per acre, and Multifamily 3 includes condos, not to exceed 20 dwelling units per acre, even though the current draft notes higher density allowances; and
- Add a third Rural Residential zone: RR1 should be 0.5 to 1.5 acres, RR2 1.51 to 4.99 acres, and RR3 5+ acres.

Commissioner Wood said Euclidian zone are better than what staff has presented, and developers are more familiar with those types of zones. The City also needs to designate where multifamily projects go. He said he looked into six different city codes and they are in line with his recommendations. The Municipal Code needs to dictate how many units are allowed in each building, because the product looks awful when more than twelve units are in a building.

Planner Tayler Jensen explained the number of units per building is dictated through the connectivity code. For example, in Tier III developments, a road connection is required every 600 or 900 feet.

Commissioner Wood said the product at Scenic Mountain is different than the units behind Ridley's, those in Mount Airey, and those in Rock Creek. He said the zones need to be separated to not allow an inferior product to be built next to an upper-end product.

Commissioner Wood asked what a cottage lot is. Mr. Jensen said cottage lots are currently defined as cluster homes in the Municipal Code. They are detached homes that are generally located on a small lot near other detached cluster homes and common open space exists between the homes. He explained the single-family detached homes in SilverLake near the townhomes are a good example of cluster homes, as are the homes in Evans Ranch Plat K.

Commissioner Wood said his changes give greater prescriptive ability to determine what types of products are in specific areas of the City. These changes will alleviate the City Council's concerns, as they are not in favor of the current draft. The changes need to be made in order to move forward.

Commissioner Wood requested a work session with the City Council with the General Plan and topography maps in order to draw out the zone map. This needs to be done to determine the zones within each General Plan designation.

Mr. Hadley explained the zoning map is mostly agriculture, as development has not happened. The Planning Commission and City Council cannot rezone private properties. The proper time to rezone is when a rezone is approved by the City Council. A developer will be able to propose any of the zones that fit within the designations on the Future Land Use Map; once the rezone is approved, the zone map is updated.

Commissioner Wood said the Future Land Use Map needs to be changed. There is not an existing map that gives the direction the City wants. They are allowing the developers to choose what they are building. Mr. Hadley explained the map was recently updated. Staff, the City Council, the Planning Commission and City residents worked on the General Plan for two years. Commissioner Wood stated he knows that, but the Planning Commission and the City Council do not like the Future Land Use Map; they just approved it to move forward because they were not given any other option.

Mr. Jensen explained the appropriate venue for the current discussion is meeting with the Commissioners in person or communicating over the phone or via email.

Commissioner Gray asked how the City can make developers select a lower density zone than is allowed in the Future Land Use Map designations. Mr. Hadley said the developers can pick the appropriate zone for their projects, as long as the proposal aligns with the Future Land Use Map designation.

Mr. Jensen explained to the Commissioners that the cost to developers increases in line with density increases. Staff often sees developers reduce density in the planning stages to avoid installing required amenities such as swimming pools. The proposed zones offer balance that encourages a variety of lot sizes within the zones. Euclidian zones are present in many municipalities, but that structure eliminates lot size variety.

Commissioner Wood said the proposed zones influence the developers to increase density, which the City does not want. Commissioner Gray said instead of changing the Future Land Use Map, the requirements can be doubled in higher density projects.

Mr. Jensen explained staff understands the desire to limit density. The previous General Plan allowed up to twenty-two units per acre in the residential designation. The new map limits that to four units per acre, without a rezone. Commissioner Gray asked if that could be reduced to two units per acre.

Mr. Jensen explained zoning is a legislative decision. If a developer wishes to rezone a property, the application is presented to the Planning Commission and City Council. Those bodies have much latitude in approving rezones. He stated one of the applicants on the agenda at this meeting has applied for multiple rezones and has been denied. The proposed amendment allows the General Plan to be flexible over thirty years and guards against economic changes.

Mr. Jensen said Euclidian zoning creates developments with one size of lot, and takes flexibility away from the City to provide a variety of projects. Commissioner Wood said it only takes flexibility away from developers. He stated the amendment needs to remove the bonus density system which allows developers to build at high densities.

Mr. Hadley explained that the bonus density system has been included in the new zones, as it allows the City to require parks and open space amenities. Commissioner Wood said the City needs to research how the park maintenance will be funded. He said the City will not have the money to maintain pocket parks in every subdivision. Mr. Jensen explained that the City only takes over parks that are at least two acres, and does not maintain pocket parks. The City Council has adopted a Parks and Open Space Master Plan that requires parks in subdivisions.

Commissioner Wood said The Ranches Master HOA is now defunct and the City has to maintain those parks. He said most people in HOAs in the City believe their HOAs are likely to follow the same path as The Ranches Master HOA.

Commissioner Wright said he understands Commissioner Wood's and Commissioner Gray's concerns, but he likes the variety offered in the proposed zones. He said Commissioner Wood's recommendations are not widely varied in size within each zone. He said the proposed zone requires an average lot size, so the entire subdivision will not be 6,500 square foot-lots.

Commissioner Wood said developers will not build 15,000-foot lots unless it meets their needs. Commissioner Gray said he likes the variety in the proposed amendment, but expressed concerns that developers will always choose the higher density zones, as the Future Land Use Map does not designate where each density will be located within the City.

Commissioner Wood said the Future Land Use Map does not state specific zones. He said developers will choose NR3 for every subdivision and the City will be fighting against that density in all projects.

Commissioner Everett said the Planning Commission and City Council have the ability to decide what is appropriate for the City in the rezone process. Mr. Jensen agreed and said if a developer applies for a rezone to the NR3 zone, the Planning Commission and City Council can determine that NR2 is more appropriate for the developer's project. If a zoning map is created, the City is set with that density.

Commissioner Wood disagreed and said the City does need to designate the zones throughout the City. Commissioner Everett expressed concerns with that idea, as the current economic climate and state of the City will not necessarily match the state of the City in thirty years. Commissioner Wood said every city has a zoning map that is not set at the base density. Mr. Jensen explained most of the cities Commissioner Wood is describing are built out. They retroactively created zone maps based on existing

development. Eagle Mountain City is not in that place at this time. The City does not know what will be developed in the future.

Commissioner Gray asked how the Planning Commission can direct staff to allow development of specific zones in set areas in the City. Mr. Taylor explained the entire Municipal Code works together to encourage responsible growth. The City utilizes buffering codes, road and trail connectivity codes, and transitioning alongside the zoning ordinance.

Discussion ensued regarding the current densities within the City, and the changes staff has implemented to the zoning amendment based on the Planning Commission's previous feedback.

Regarding flagpole height amendments, Commissioner Gray stated he prefers 35 feet for American flags and 30 feet for other flags.

Commissioner Wood said he prefers limiting flagpoles to 20 feet in order to avoid commercial flags flying over homes. He said he would consider allowing the American flag to be ten feet above rooftops, with a maximum height of 35 feet.

Commissioner Everett said if the flagpole size is increased, it should be specifically for the American flag.

Commissioner Anderson said he would approve increasing the height of flagpoles for American flags, but not for other flags.

Mr. Hadley asked if the Commissioners wanted to address flagpoles specifically in the Municipal Code, versus amending the current designation of ancillary structures. He said the amendment can be placed in the sign code, with flagpole restrictions stated per zone.

2. Pledge of Allegiance

Commissioner Everett led the Pledge of Allegiance.

3. Declaration of Conflicts of Interest

None.

4. Approval of Meeting Minutes

4.A. April 9, 2019 Minutes

MOTION: *Commissioner Wood moved to approve the April 9, 2019 Planning Commission meeting minutes. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5. Action and Advisory Items

5.A. Cedar Farms - Rezone and Preliminary Plat, Public Hearing

Mr. Jensen explained the applicant is proposing to rezone 5.47 acres from Agriculture to Residential. The preliminary plat is a two-lot subdivision with a minimum lot size of 2.5 acres. Items to consider include the General Plan designation, compatibility, impact on City services, traffic generation, property value impact, and lot frontage and zoning standards. Mr. Jensen explained the proposal complies with the General Plan, is compatible with surrounding land uses, complies with lot frontage and zoning standards, and is not anticipated to burden City services, have an impact on traffic or on property values.

Commissioner Gray asked if the powerline corridors are dedicated to the City as open space and if the future road is a concern regarding the utility corridors. Mr. Jensen said utility easements can be either dedicated to the City, or included in lots, and staff is not concerned with the future road as it is not included in this plan.

Applicant Karen Scott said most people cannot afford five acres of land, so they have decided to split the property into two lots to make them more affordable.

Commissioner Everett opened the public hearing at 6:13 p.m. As there were no comments, he closed the hearing.

Commissioner Everett asked where the powerlines are located. Mr. Jensen said they are in the rear of the property. Any building that takes place on the lots will be outside of the easements, but the lots still contain large building pads.

Commissioner Wood said he and Commissioner Gray visited the site, and it is important to note that a future road is planned on this property. Commissioner Gray also expressed concerns about the road. Mr. Jensen clarified that the future road will actually be west of the proposed rezone area.

Applicant Jeff Scott confirmed the future road will be approximately 100 feet behind the property, outside of the utility corridor.

Commissioner Anderson asked staff if they have concerns regarding the gas easements. Mr. Jensen said they do not as any future structures will need to comply with the gas company's requirements for building over easements.

Commissioner Wood stated City Attorney Jeremy Cook recommended against rezoning until the new residential zones are in place. He said since the City does not have a zoning map yet, there is no way to determine what requirements and setbacks will apply.

Mr. Jensen explained the proposed rezone does comply with the General Plan. The proposed setbacks follow the base density setbacks, which are not changing in the amended residential zones.

Commissioner Wright said details such as property setbacks and building envelopes are not defined as of yet.

Commissioner Gray said it may be June at the latest when the amended zones are approved. He recommended that the item be tabled until the new zones are in place.

MOTION: *Commissioner Gray moved to table the Cedar Farms rezone and preliminary plat until the meeting directly following the City Council's approval of the new residential ordinance. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5.B. Chapter 17.80 (Sign Regulations and Sign Permits) - Development Code Amendment, Public Hearing

Mr. Jensen said the applicant-proposed Development Code amendment will allow flagpoles up to 50 feet tall at model homes. The current Code allows flagpoles up to 20 feet tall.

Applicant Jessica Eddington with Edge Homes said homes stand up to 25 feet tall in the City, and they would like to be able to fly the American flag above the homes.

Commissioner Everett asked why she is proposing this for model homes only, and not for the entire City. Commissioner Gray stated the maximum square footage of the flag will remain at forty square feet for the American flag and fifteen square feet for all others.

Ms. Eddington said they are proposing the amendment in this portion of Municipal Code because it applies directly to Edge Homes as they would like to put American flags at their model homes.

Commissioner Wood said he is concerned that the proposed amendment does not limit flags on fifty-foot flagpoles specifically to the American flag. He expressed concerns that Edge homes may fly their flags on fifty-foot poles.

Commissioner Wright said model homes can install up to six flagpoles and expressed concern that the amendment would allow six fifty-foot flagpoles. Mr. Hadley clarified that the limitation is six flags.

Ms. Eddington said the American flag should be flown above all other flags, and the intention is not to fly Edge Homes flags as high as the American flag.

Commissioner Wood said he understands that, but as this is a City-wide amendment, other companies may not fly the American flag as Edge Homes will.

Commissioner Everett opened the public hearing at 6:30 p.m. As there were no comments, he closed the hearing.

Commissioner Wood said he would like to allow model homes to fly the American flag. He asked what happens to the flagpoles once model homes are sold.

Commissioner Gray explained the building code states that buildings cannot exceed 35 feet. He said 50 feet is too high for a flagpole. Since the American flag should fly higher than other flags, he would approve a height limit of 35 feet for American flags and 30 feet for other flags.

Mr. Jensen said flagpoles are defined as ancillary structures in Municipal Code. The height limits are different through the different densities and are typically 20 feet.

Discussion ensued regarding flag poles located at previous model homes in the City.

Commissioner Everett said he appreciates the desire to give prominence to the American Flag, but feels 50 feet is too tall. He expressed concern that this is specific to model homes and said it is appropriate to address this change in other sections of Municipal Code, as residents also desire to fly the American flag. He said a resident may choose to fly a flag that is offensive to other residents, although he would defend that resident's right to fly a flag of their choosing under their First Amendment rights. He asked if it is better to change the amendment to only apply to the American flag.

Commissioner Wood said it may be more appropriate to allow a larger flagpole at entrances to developments, but stated 50 feet is too tall. He said the model home portion of Municipal Code is the wrong section to amend.

Mr. Jensen said taller flags could be provided in parks, as other amenities can be proposed by developers. He said staff's opinion is that 50 feet is too tall in residential neighborhoods, especially as they don't know what will be flown after the model home is sold. Another staff concern is that using the American flag for advertising is against the United States Flag Code.

Discussion ensued regarding the height of existing flagpoles in surrounding cities, and the number of allowed flags in areas with multiple model homes.

Commissioner Gray said the American flag should be flown higher than other flags, and 35 feet is appropriate, with other flags at 30 feet. He said increasing the flagpole height is a legitimate change, and stated he would like the Municipal Code to require all but one flagpole need to be removed once a model home is sold.

Commissioner Wood said this is the wrong section in the Municipal Code for this amendment. He said there are more appropriate places to display the American flag, and the Code needs to designate a location on residential properties for flags.

Mr. Jensen said staff can bring additional changes to flag and flagpole restrictions to a future meeting.

Commissioner Wood said he is not in favor of approving the amendment and stated the City does not want to allow builders to fly flags over model homes. He said residential areas are not appropriate places for flags. Commissioner Gray recommended approving the amendment with changes stating the American flag can be flown on 35-foot flagpoles, other flags on 30-foot poles, and all but one flagpole must be removed at the sale of the model home. He said staff can create an amendment that applies to the remaining areas of the City.

Commissioner Wright stated he is not in favor of moving forward with the proposed amendment at this time, but is open to a well-researched staff-proposed amendment.

Mr. Hadley said the Planning Commission can table the item and direct the applicant to work with staff to adjust the proposed amendment according to the Commission's feedback. If the Commission recommends denial, the item will go to City Council for further consideration.

Discussion ensued regarding potential amendments to the Municipal Code regarding flags, and what the current Code requires regarding ancillary structures. Mr. Hadley recommended the Commissioners make a decision on the current item and allow the flag discussion to come back at a future meeting.

Commissioner Wright asked if they can table the item but allow one flagpole to be taller than currently allowed. Mr. Hadley explained the best way forward is to make a recommendation to the City Council based specifically on information the applicant has provided.

MOTION: *Commissioner Wood moved to recommend denial to the City Council of the Eagle Mountain City Municipal Code Chapter 17.80 (Sign Regulations and Sign Permits). Commissioner Anderson seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

Ms. Eddington asked if she were to return with a revised proposal, would that proposal follow the same process regarding Planning Commission and City Council hearings, or if there was an option to expedite the process. Commissioner Gray said the Commission is interested in amending the regulations regarding flagpoles. He recommended she work with staff to help move an amendment forward regarding flags throughout the City, not just at model homes.

5.C. Eagle Heights Village - Conditional Use Permit

MOTION: *Commissioner Wood moved to approve the findings of fact and conclusions of law supporting the Planning Commission's previous approval of the conditional use permit with the condition that the eastern row of homes be changed to single-family detached homes, according to current Municipal Code. Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

5.D. Chapter 8.25 (Explosives) - Development Code Amendment, Public Hearing

Mr. Jensen said the staff-proposed amendment adds an appeals process for blasting permits to allow the process to be in line with Utah State statute regarding appeal authorities. Commissioner Wood asked why the City Council is not the appeal authority on blasting permits. Mr. Hadley said the City Council is the approval authority on blasting permits within a certain distance of existing homes. This amendment adds a layer between the City Council and District Court. The added appeal authority will be a hearing officer. This will be a third-party who has entered into a contact with the City to serve an appeals hearing officer.

Discussion ensued regarding the current appeals process.

Commissioner Gray asked why this item was being presented to the Planning Commission. Mr. Hadley said the City Attorney felt it was necessary to bring the amendment to the Planning Commission, even though it is not required in Municipal Code.

Commissioner Wright clarified the blasting permit process. A developer first submits an application to the City Engineer. If the City Engineer denies the permit, the City Council is the appeal body. If the blasting will take place close to existing residences, the permit is presented to the City Council after the City Engineer review. The third-party attorney will be the appeal authority after the City Council.

Commissioner Everett opened the public hearing at 7:05 p.m. As there were no comments, he closed the hearing.

Discussion ensued regarding the Municipal Code appeal authority table. The areas where the City Attorney was the appeal authority have been amended to Hearing Officer, and Hearing Officer has been added between the City Council and District Court.

MOTION: *Commissioner Wood moved to recommend approval to the City Council the amendment to Eagle Mountain City Municipal Code Chapter 8.25 (Explosives). Commissioner Gray seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

6) Next scheduled meeting – May 14, 2019

7) [Adjournment](#)

MOTION: *Commissioner Gray moved to adjourn the meeting at 8:00 p.m. Commissioner Wright seconded the motion. Those voting aye: Matthew Everett, DeLin Anderson, Brett Wright, Rich Wood, and Jared Gray. The motion passed with a unanimous vote.*

Approved by the Planning Commission on May 14, 2019.

Steve Mumford
Community Development Director

ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING CHAPTER 17.80
OF THE EAGLE MOUNTAIN MUNICIPAL CODE
FOR SIGN REGULATIONS AND SIGN PERMITS**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend Chapter 17.80 of the Eagle Mountain Municipal Code Sign Regulations and Sign Permits;

BE IT ORDAINED by the City Council of Eagle Mountain City, Utah:

1. The City Council finds that all required public hearings have been held and all legal requirements have been met to amend Chapter 17.80 of the Eagle Mountain Municipal Code, which is attached to this Ordinance as Exhibit A.
2. Chapter 17.80 of the Eagle Mountain Municipal Code is hereby amended as set forth more specifically in Exhibit A.
3. This Ordinance shall take effect upon its first posting or publication.

ADOPTED by the City Council of Eagle Mountain City, Utah, this 21st day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

Tom Westmoreland, Mayor

ATTEST:

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A





**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	ORDINANCE - An Ordinance of Eagle Mountain City, Utah, Amending the Fiscal Year 2018-2019 Budget.		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

Yes

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Paul Jerome, Admin

RECOMMENDATION:

Staff recommends that the City Council approve the forth fiscal year 2019 budget amendment for expenditures related to the Capital Projects Fund, General Fund, and Impact Fee Funds.

BACKGROUND:

State statute requires that cities amend their budgets to appropriate funds for increased expenditures. This can be accomplished throughout the fiscal year as well as at the end of the fiscal year with final budget amendments.

Attachments:

[FY2019 Budget Amendments](#)

[ORD--FY 2019 Budget Amendment #5](#)



Eagle Mountain City Budget Amendments for FY 2019

May 21, 2019

<u>Fund Name</u>		<u>Original Budget</u>	<u>Proposed Budget</u>	<u>Increase</u>	<u>Funding Source</u>
General Government					
Website Upgrade Costs from FY18		\$ 10,000.00	\$ 50,000.00	\$ 40,000.00	Fund Balance (last year)
Library Grant (for purchases of books)	10-18-45800-5795	\$ -	\$ 4,500.00	\$ 4,500.00	Grant Revenue
Air Quality Monitor for Blasting (Engineering)	10-11-41710-2513	\$ 1,500.00	\$ 6,500.00	\$ 5,000.00	Fund Balance (last year)
GIS Mobile Sys. (Share w/Storm Drain)	10-41-44100-7410	\$ 130,000.00	\$ 136,500.00	\$ 6,500.00	Fund Balance (last year)
Website Upgrade Costs (Additional)		\$ 50,000.00	\$ 65,000.00	\$ 15,000.00	Fund Balance
Commercial Inspections Costs	10-33-42420-4531	\$ 130,000.00	\$ 300,000.00	\$ 170,000.00	Facebook Permitting Revenue
Compliance Officer (total compensation)	10-32-41800-Variou	\$ -	\$ 65,000.00	\$ 65,000.00	Fund Balance
Community Art Project Bird Houses	10-18-41990-5856	\$ -	\$ 1,900.00	\$ 1,900.00	Fund Balance
State Lobbyist for PE Parkway to be State Road		\$ -	\$ 12,500.00	\$ 12,500.00	Fund Balance
Security Cameras		\$ 10,000.00	\$ 13,000.00	\$ 3,000.00	Fund Balance
IT Increase hours per week to 45 + Office 365		\$ 52,000.00	\$ 72,000.00	\$ 20,000.00	Fund Balance
Library Materials (from grants)		\$ 4,500.00	\$ 6,900.00	\$ 2,400.00	Grant Revenue
Crossing Guard Wage Increases	10-21-42100-1112	\$ 76,000.00	\$ 100,000.00	\$ 24,000.00	Fund Balance
Subtotal General Government:		\$ 464,000.00	\$ 833,800.00	\$ 369,800.00	
Enterprise Funds					
Concrete Cart-Away Trailer (Storm Drain)	59-45-59000-7410	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance
500 Gallon Water Tank & Sprayer (Storm)	59-45-59000-7410	\$ -	\$ 8,000.00	\$ 8,000.00	Fund Balance
GIS Mobile Sys. (Share w/Streets)	59-45-59000-7410	\$ -	\$ 6,500.00	\$ 6,500.00	Fund Balance
Replacement Bush Hog for Kubota (Storm)	59-45-59000-7410	\$ -	\$ 2,300.00	\$ 2,300.00	Fund Balance
Bad Debt Write-off (Utility Sale Proceeds)	55	\$ -	\$ 1,000,000.00	\$ 1,000,000.00	Fund Balance
Subtotal Enterprise Funds:		\$ -	\$ 1,041,800.00	\$ 1,041,800.00	
Capital Projects					
5th Traffic Signal for FY 2019		\$ 800,000.00	\$ 1,000,000.00	\$ 200,000.00	Fund Balance
Cory Wride Park from FY 2018		\$ -	\$ 650,000.00	\$ 650,000.00	Fund Balance
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ -	\$ 55,000.00	\$ 55,000.00	Fund Balance
Rodeo Grounds Bathrooms (Cemetery & Skate Park)		\$ -	\$ 120,000.00	\$ 120,000.00	Fund Balance (90K '18 and 30K '19)
St. Andrews Reimbursement Agreement		\$ -	\$ 116,000.00	\$ 116,000.00	Impact Fees
City Entrance/Wayfinding/Park/Trail Signs (Design)		\$ 55,000.00	\$ 60,000.00	\$ 5,000.00	Fund Balance
Streetlight Installs-New (paid for by developers)		\$ -	\$ 400,000.00	\$ 400,000.00	Developers Paying For
Facebook Infrastructure (paid for by Facebook)		\$ -	\$ 10,000,000.00	\$ 10,000,000.00	Facebook Paying For

Aviator Avenue Extension and Widening	\$ 620,000.00	\$ 1,005,000.00	\$ 385,000.00	Trans./Water/Sewer/S.D. Impact Fee Fund Bz
Eagle Park Pavillion	\$ -	\$ 50,000.00	\$ 50,000.00	Utility Sale Proceeds
Additional Facebook Infrastructure	\$ 10,000,000.00	\$ 22,800,000.00	\$ 12,800,000.00	Facebook Paying For
Rodeo Grounds Bathrooms (Cemetery & Skate Park)	\$ 120,000.00	\$ 140,000.00	\$ 20,000.00	Fund Balance

Subtotal Capital Projects:	\$ 11,595,000.00	\$ 36,396,000.00	\$ 24,801,000.00
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Impact Fees

Storm Drain IFFP from FY 2018	\$ -	\$ 10,000.00	\$ 10,000.00	Fund Balance
Water Impact Fee Developer Reimbursements 11-51-51000-6305	\$ 50,000.00	\$ 245,000.00	\$ 195,000.00	Impact Fees Collected (VV Water Tank)
Wastewater Impact Fee Developer Reimbursements 12-51-52000-6310	\$ -	\$ 85,000.00	\$ 85,000.00	Impact Fees Collected (EMP will go to zero)
Stormwater Impact Fee Developer Reimbursements 17-51-59000-6310	\$ -	\$ 15,000.00	\$ 15,000.00	Impact Fees Collected (EMP will go to zero)
Transportation Impact Fee Developer Reimbursement 18-51-44100-6310	\$ -	\$ 725,000.00	\$ 725,000.00	Impact Fees Collected (EMP will go to zero)
Cedar Valley Water Co. Reimbursement 11-51-51000-6308	\$ -	\$ 15,300.00	\$ 15,300.00	Fund Balance
SITLA Imp Fee Reimbursement 11-51-51000-6302	\$ 25,000.00	\$ 33,000.00	\$ 8,000.00	Impact Fees Collected
Professional & Technical Services 18-51-44100-4531	\$ -	\$ 25,000.00	\$ 25,000.00	Fund Balance
SITLA Imp Fee Reimbursement 18-51-44100-6302	\$ 80,000.00	\$ 85,000.00	\$ 5,000.00	Impact Fees Collected (EMP will go to zero)

Subtotal Impact Fees:	\$ 155,000.00	\$ 1,238,300.00	\$ 1,083,300.00
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Debt Service

SID 97-1 Reimbursement of Equity Buy-in 70-81-70000-6600	\$ 180,000.00	\$ 250,000.00	\$ 70,000.00	Assessment Revenue
SID 98-1 Reimbursement of Equity Buy-in 71-81-71000-6600	\$ 288,000.00	\$ 450,000.00	\$ 162,000.00	Assessment Revenue
SID 98-3 Reimbursement of Equity Buy-in 73-81-73000-6600	\$ 95,000.00	\$ 150,000.00	\$ 55,000.00	Assessment Revenue
SID 2000-1 Reimbursement of Equity Buy-in 74-81-74000-6600	\$ 150,000.00	\$ 350,000.00	\$ 200,000.00	Assessment Revenue

Subtotal Debt Service:	\$ 713,000.00	\$ 1,200,000.00	\$ 487,000.00
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Other

Subtotal Other:	\$ -	\$ -	\$ -
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Total Increase (All Funds):	\$ 12,927,000.00	\$ 40,709,900.00	\$ 27,782,900.00
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*Please note that General Fund balance in excess of 25% of FY 2019's budgeted revenues at the end of FY 2018 will be transferred to the General Fund Capital Projects Fund for use in completion of city capital projects.

Approval Date Done?



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ORDINANCE NO. O- -2019

**AN ORDINANCE OF EAGLE MOUNTAIN CITY, UTAH
AMENDING THE FISCAL YEAR 2018-2019 ANNUAL BUDGET
(FIFTH AMENDMENT)**

PREAMBLE

WHEREAS, the City Council of Eagle Mountain City, Utah finds that it is in the public interest to amend the budget for fiscal year 2018-2019; and

WHEREAS, the City Council finds that procedures for the amendments pursuant to Section 10-6-127 of the Utah Code, Annotated have been followed, including a public hearing if budgetary funds are increasing;

BE IT ORDAINED by the City Council of Eagle Mountain City:

1. The City Council finds that the all required notices have been given and that a public hearing has been conducted, public comment received and considered and that the Council may consider and amend the budget of Eagle Mountain City as follows:
2. "FISCAL YEAR" means that year which began on the first day of July, 2018 and ends on the last day of June, 2019.
3. APPROPRIATIONS. The budget set and adopted by the City for the fiscal year is hereby amended and re-enacted with respect to the specific items set forth on Exhibit A hereto. From the effective date of this budget ordinance, as outlined in the attached Exhibit A, the several amounts stated therein as proposed expenditures, shall be appropriated for the several objects and purposes therein named.
4. This Ordinance shall be effective for fiscal year 2018-2019.

ADOPTED by the City Council of Eagle Mountain City this 21st day of May, 2019.

EAGLE MOUNTAIN CITY, UTAH

ATTEST:

Tom Westmoreland, Mayor

Fionnuala B. Kofoed, MMC
City Recorder

CERTIFICATION

The above Ordinance was adopted by the City Council of Eagle Mountain City, Utah on this 21st day of May, 2019.

Those voting aye:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those voting nay:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Those excused:

- ☐ Donna Burnham
- ☐ Melissa Clark
- ☐ Colby Curtis
- ☐ Stephanie Gricius
- ☐ Benjamin Reaves

Fionnuala B. Kofoed, MMC
City Recorder

Exhibit A



**EAGLE MOUNTAIN CITY
CITY COUNCIL MEETING
MAY 21, 2019**

TITLE:	ORDINANCE – An Ordinance of Eagle Mountain City, Utah, Adopting the Eagle Mountain City Fiscal Year 2019-2020 Budget. **This is not an action item, public hearing only**		
ITEM TYPE:	Ordinance		
FISCAL IMPACT:			
APPLICANT:			
GENERAL PLAN DESIGNATION	CURRENT ZONE	ACREAGE	COMMUNITY

PUBLIC HEARING:

REQUIRED FINDINGS:

**PLANNING COMMISSION
ACTION /
RECOMMENDATION**

PREPARED BY:

Fionnuala Kofoed,
Admin

RECOMMENDATION:

BACKGROUND:

Attachments:

2020 Budget (General Fund) - 5-21-19 Preliminary Version
2020 Budget (Capital Projects) - 5-21-19 Preliminary Version
2020 Budget (Enterprise Fund) - 5-21-19 Preliminary Version
2020 Budget (Impact Fee Funds) - 5-21-19 Preliminary Version
2020 Budget (Debt Service Funds) - 5-21-19 Preliminary Version

Budget Summary- GENERAL FUND
Final Budget Appropriation
Fiscal Year 2020
Adopted June 18, 2019

General Fund

Revenue Sources:

Sales, Property, Utility, & Use Taxes	\$ 7,147,000
Planning, Building, & Engineering Fees	3,612,050
Class B & C Road Funds	1,350,000
Charges For Services	0
Sport Recreation Fees	114,500
Fines & Forfeitures	135,000
Miscellaneous	700,775
Intergovernmental/Grants	0
Impact Fees/Equity Buy Ins	0
Interfund Transfers	1,141,538
 Total revenues	 \$ 14,200,863
 Fund balance - (from surplus of prior year to fund capital projects)	 0
 Total appropriable revenues	 <u>\$14,200,863</u>

Expenditures:

Legislative Department	\$ 38,295
Recorders Department	381,115
Attorney	110,000
Executive Department	664,187
Finance Department	449,991
Engineering Department	593,779
Planning Department	567,745
Economic Development	162,785
Youth City Council	1,400
Recreation Department	326,462
Information Technology (IT)	429,300
Human Resources (HR)	217,125
Public Information (PIO)	175,586
Project Management/Facilities	496,868
Senior Council	12,511
Special Events Department	303,165
Public Safety	3,210,950
Building Department	1,130,529
Streets & Roads Department	2,640,717
Parks Department	1,733,547
Library	<u>397,119</u>
 Total expenditures	 \$ 14,043,176
 Other Financing Uses:	
Debt Service	0
Transfer to Capital Projects Fund ¹	0
Reserve ²	157,687

Total proposed appropriation 14,200,863

Excess/Deficit Revenues over Appropriation \$ **\$0**

1. According to Utah State Code, municipalities are not to maintain a reserve balance of more than 25% of the fiscal year's projected revenues. Municipalities are also restricted from maintaining less than 5%.

2. Any excess of revenues over expenditures shown above will either be transferred to the General Fund Capital Projects Fund for use on infrastructure or will go to fund balance reserve.

Fund 10- General Fund
Revenue & Expenditure Summary

GENERAL FUND SUMMARY EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services		3,802,757	4,000,368	4,431,441	5,010,204	4,848,533	5,496,431
Materials, Supplies & Services		3,874,836	5,396,215	7,008,867	6,831,886	7,108,296	7,557,401
Capital Outlay		206,114	170,021	398,679	524,725	524,725	419,625
Interfund Transaction		220,455	288,668	317,070	676,950	676,950	569,718
Ending Balance							
Expenditure Total:		8,104,162	9,855,272	12,156,057	13,043,766	13,158,504	14,043,176

GENERAL FUND SUMMARY REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Sales, Property, Utility, & Use Taxes		5,060,489	5,694,479	6,289,512	6,570,000	6,954,000	7,147,000
Planning, Building, & Engineering Fees		2,214,940	3,012,330	4,046,681	3,075,550	4,804,050	3,612,050
Class B & C Road Funds		887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
Charges For Services		3,936	-	-	-	-	-
Sport Recreation Fees		108,414	132,387	88,885	117,600	120,000	114,500
Fines & Forfeitures		283,932	129,689	136,386	124,500	215,500	135,000
Miscellaneous		997,095	603,816	744,316	440,775	1,649,043	700,775
Intergovernmental/Grants		26,055	195,933	236,494	14,932	14,932	-
Impact Fees/Equity Buy Ins		-	-	-	-	-	-
Interfund Transfers		979,095	(942,405)	(628,130)	1,061,109	(1,445,890)	1,141,538
Revenue Total:		10,561,563	9,930,826	12,059,006	12,704,466	13,611,635	14,200,863

GENERAL FUND BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		908,062	(111,566)	(97,012)	(339,300)	453,131	157,687
Fund Balance (Deficit)- Beginning:		2,162,826	3,070,888	2,959,323	2,862,311	2,862,311	3,315,441
Use of Fund Balance Reserve:						-	-
Fund Balance (Deficit)- Ending:		3,070,888	2,959,323	2,862,311	2,523,011	3,315,441	3,473,128

PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected		6.00	6.00	6.00	6.00	6.00	6.00
Appointed		3.00	3.00	3.00	3.00	3.00	3.00
Full-time		34.90	34.86	39.62	45.55	47.55	50.75
Part-time/Seasonal		13.19	14.28	14.47	18.40	18.40	19.27
FTE Total:		57.09	58.14	63.09	72.95	74.95	79.02

Fund 10- General Fund
Revenue Detail

SALES/PROPERTY/UTILITY/USE TAXES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
31116 Property Taxes	1,080,550	1,212,071	1,272,618	1,400,000	1,440,000	1,450,000
31121 Property Taxes (Delinquent)	1,861	1,934	2,690	2,000	2,000	2,000
31300 Sales/Use Taxes	2,751,058	3,139,809	3,659,450	3,740,000	4,100,000	4,300,000
31410 Water Utility Fee	15	(63)	(51)			
31411 Electric Utility Fee	(1,280)	(444)	(106)			
31412 Gas Utility Fee	(1,383)	(226)	(92)			
31415 Municipal Energy Tax	918,019	1,029,218	1,031,886	1,100,000	1,110,000	1,100,000
31420 Motor Vehicle Fee-In-Lieu	116,851	116,096	157,777	138,000	152,000	145,000
33470 Utah State Telecom Fee	194,799	196,083	165,338	190,000	150,000	150,000
Total:	5,060,489	5,694,479	6,289,512	6,570,000	6,954,000	7,147,000
PLANNING, BUILDING, ENGINEERING FEES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
32100 Business Licenses	18,987	19,985	18,465	20,000	23,500	22,000
32214 Permits-Signs	450	100		400	400	400
32220 Conditional Use	1,075			1,000	1,000	1,000
32311 Building Permits-Building	1,062,055	1,368,236	1,814,574	1,550,000	2,370,000	1,550,000
32316 Building Permits-Grading & Excavating	2,413	18,031	4,916	2,000	10,000	5,000
32320 Building Permit- Surchage	2,125	2,725	3,356		4,000	3,500
32330 Building Permit-Temporary Power Inspection	58,800	78,700	78,300	75,000	65,000	65,000
32340 Building Fast Track Fees	5,200	32,400	40,800	50,000	40,000	40,000
34121 Processing Fee-Recording Legal Docs	18,327	22,800	22,400	25,000	20,000	20,000
34218 Dev Fees-Subdivision Inspections	282,975	404,718	469,710	400,000	700,000	500,000
34512 Building Permits-Plan Check	556,521	673,470	663,269	675,000	750,000	700,000
34513 Building Permits-Plan Check (Commercial/Solar)	16,696	56,970	54,276	52,000	420,000	420,000
34515 Dev Fees-Plat Fees	189,217	217,240	284,074	225,000	400,000	285,000
34516 Dev Fees-Zoning and Subdivision	100	100	100	150	150	150
39725 Dev Contribution - Street Lights		116,856	592,442			
Total:	2,214,940	3,012,330	4,046,681	3,075,550	4,804,050	3,612,050
CLASS B & C ROAD FUNDS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
33460 Class B & C Road Funds	887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
Total:	887,607	1,104,598	1,144,864	1,300,000	1,300,000	1,350,000
CHARGES FOR SERVICES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34320 Ambulance Services	3,936					
Total:	3,936	-	-	-	-	-
RECREATION	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34704 Men's Volleyball	400			4,000	9,000	10,000
34705 Adult Softball	1,758	3,780	19,487	2,800		
34706 Women's Basketball				2,800	2,800	2,800
34707 Men's Basketball				2,500	2,500	2,500
34708 Flag Football				2,100	1,200	1,200
34709 Women's Volleyball	1,200	2,500	1,200	3,000	1,600	1,600
34710 Adult Volleyball	200	1,000	4,400			
34711 Youth Sports	275	(1,028)	1,669			
34712 Adult Sports	1,880	420				
34713 Youth Soccer		3,340	170	3,200	3,200	3,200
34713 Youth Soccer (Fall)	7,411					
34714 Youth Baseball	33,251	61,800	3,404	3,200	3,200	3,200
34715 Youth Basketball	52,045	54,075	57,605	55,000	74,500	65,000
34717 Youth Soccer (Spring)	9,994					
34701 New Programs				5,000	5,000	5,000
34703 Pickleball		475		3,000	2,500	3,000
34702 Ultimate Frisbee				3,000	2,500	3,000
34718 CSSA Softball (Spring)		6,025		14,000	6,000	7,000
34719 CSSA Softball (Fall)			950	14,000	6,000	7,000
Total:	108,414	132,387	88,885	117,600	120,000	114,500
FINES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
35990 Utility Reconnect/Disconnect Fee	9,900	17,725	16,725	15,000	5,000	5,000
36010 Library Fines & Services	6,602	7,629	9,852	8,000	8,000	8,000
36020 Late Fees & Penalties	255,537	99,770	103,670	95,000	195,000	115,000
36030 Collection Fees	8,318	780	2,179	2,500	2,500	2,500
36080 Not Sufficient Funds (NSF) Fee	3,575	3,785	3,960	4,000	5,000	4,500
Total:	283,932	129,689	136,386	124,500	215,500	135,000

Fund 10- General Fund
Revenue Detail (Continued)

MISCELLANEOUS REVENUE	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
33480 State Liquor Fund Allotment	16,693	21,930	19,065	20,000	17,512	18,000
34330 Fire Services	36,609	31,057	21,190	24,000	12,126	12,000
34520 Park Fee In Lieu	116,727	108,215	77,559	70,000	807,000	75,000
34525 Silverlake Trees	34,450	17,700				
34530 Landscaping Escrow	168,918					
34540 Community Improvement Fee	166,868					
34555 Banked Water Transfer Fee	1,500	1,250		1,500	1,500	1,500
33101 Economic Development Golf Sponsorship			7,663	5,000	6,997	10,000
33103 Vendor Street Fair			(100)		3,733	10,000
34610 Pony Express Days Sponsorships	13,955	15,500	10,500	9,000	9,000	9,000
34612 Pony Express Days Revenue	500	(260)		500		
34613 Pony Express Days Softball Tournament	(500)			500		
34614 PED Adventure Ride		280				
34615 Miss Eagle Mountain Pageant Sponsorships				2,000		
34616 Miss Eagle Mountain Pageant (Tickets)			220	900	900	
34619 Pony Express Days Baby Contest	80					
34620 Trick Or Treat Village		280	420	300		
34623 Pancake Breakfast				500		
34624 Carnival Wristbands	7,840	7,108	14,534	7,500	15,000	15,000
34626 Parade	1,180	1,170		1,000		
34627 Vendor Booth	3,355	4,595	3,125	7,000	7,000	7,000
34628 Food Vendor Booth	1,725	2,500	1,125	2,100	2,100	2,100
34650 Special Event Permit				275	275	275
34665 EM City Merchandise		1,113	610	2,000	1,000	1,000
34671 Miss EM Pageant Revenue	1,189	2,197	1,932		2,000	2,000
34680 Miscellaneous Events Revenue	620	2,012	6,217			
34731 Use Fees- Parks and Public Parks	50	190	135			
34890 Reimbursement- Miscellaneous	314,911	157,167	169,438			
34910 Services-Photo Copies	16	521	140			
35710 Cell Tower Lease	4,000	6,000	6,000	6,000	6,000	6,000
37010 Interest	77,288	192,017	356,594	250,000	600,000	500,000
37050 Sale-Maps/Publications	218	156	74	100	100	100
37070 Rental Income	619	700	665	1,600	2,800	2,800
37090 Other Miscellaneous	25,302	27,162	43,661	25,000	150,000	25,000
39320 Library Donations	2,358	2,489	3,036	3,000	3,000	3,000
39330 Youth Council Fundraiser				500	500	500
39360 Senior Council Fundraiser	622	766	512	500	500	500
Total:	997,095	603,816	744,316	440,775	1,649,043	700,775

INTERGOVERNMENTAL TRANSFERS/GRANTS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
31163 Safety Grant - ULGT		2,500				
31165 UT Library & Technology Grant	22,250					
33317 Grant - MAG/UDOT			242,928			
33400 Miscellaneous Grants		3,000		14,932	14,932	
33425 Pony Express Trail Grant						
33433 State Parks & Trails Grant		190,433	(7,434)			
33457 Library Grant			1,000			
33447 EMP Grant						
33495 Cemetery Grant	3,805					
Total:	26,055	195,933	236,494	14,932	14,932	-

Fund 10- General Fund
Revenue Detail (Continued)

IMPACT FEES/EQUITY BUY IN	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
34800 Equity Buy In Storm Water						
34801 Equity Buy In Parks & Trails						
34805 Impact Fees- Strom Drainage						
34825 Future Facilities- Transportation						
34826 Future Facilities- Storm Water						
34827 Parks Future Facilities South						
34875 ROW Existing Street Buy In Transportation						
34876 Future Projects Transportation						
34877 Sweetwater Road Equity Buy In						
34878 Pony Express Ext Silver Lake						
34806 Impact Fee Public Safety						
34881 S Equity Buy In Public Safety						
34882 S Future Facilities Public Safety						
34883 N Equity Buy In Public Safety						
Total:	-	-	-	-	-	-

INTERFUND TRANSFERS	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
37151 Due From-Water	308,155	401,970	411,112	443,479	443,479	496,356
37152 Due From-Sewer	305,021	398,086	406,392	438,403	438,403	488,401
37153 Due From-Electric						
37155 Due From-Gas						
37157 Due From-Solid Waste	22,162	58,568	59,675	62,858	62,858	65,613
37158 Due From Golf Fund			53,611			
37159 Due From-Storm Drain	34,049	59,335	60,853	66,370	66,370	71,167
37171 Due From SID 98-1	333,208					
37172 Due From-AA 2013-1	20,000	20,000		20,000	40,000	20,000
37174 Due From-AA 2000-1	30,000	30,000		30,000	60,000	
38060 Due From Fund 60			73,954			
37116 Due From Public Safety Impact Fee Fund		91,023				
38111 Due From Water Impact Fee Fund			65,934			
38179 Due From Road Bond Debt Service Fund			339			
Due To Fund 51 (Water)		(65,934)				
Due To Fund 54 (Fleet)						
Due To Fund 58 (Golf Course)		(12,018)				
Due To Fund 60 (Economic Development)	(72,000)	(72,000)				
Due To Cemetery Fund	(1,500)	(5,000)	(10,000)			
Due To General Fund Capital Projects Fund		(1,846,435)	(1,750,000)		(2,557,000)	
Fund Balance Adjustment (Use of Fund Balance Reserve)						
Total:	979,095	(942,405)	(628,130)	1,061,109	(1,445,890)	1,141,538

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	31,718	32,295	32,295	32,295	32,295	32,295
Materials, Supplies & Services	6,029	2,973	6,678	6,000	6,000	6,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	37,747	35,268	38,973	38,295	38,295	38,295
REVENUE	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	37,747	35,268	38,973	38,295	38,295	38,295
Revenue Total:	37,747	35,268	38,973	38,295	38,295	38,295
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	5.00	5.00	5.00	5.00	5.00	5.00
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	5.00	5.00	5.00	5.00	5.00	5.00

Fund 10- General
Sub 11- Executive
Department 41100- Legislative Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries- Full-time Permanent						
1112 Salaries- Part-time Permanent	29,464	30,000	30,000	30,000	30,000	30,000
1300 Employee Benefits						
1311 Bonus						
1511 FICA	1,827	1,860	1,860	1,860	1,860	1,860
1512 Medicare	427	435	435	435	435	435
1531 State Insurance Fund						
Total:	31,718	32,295	32,295	32,295	32,295	32,295
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships			800			
2321 Travel & Training	1,727	668	2,556	2,000	2,000	2,000
2369 Meetings	2,463	2,288	2,240	3,000	3,000	3,000
2411 Office Expenses & Supplies	829	18	388	500	500	500
2421 Postage						
2513 Equipment Supplies & Maintenance						
4531 Professional/Technical Services						
4950 Elections						
5002 Misc. Services & Supplies	1,009		649	500	500	500
5003 Special Projects			45			
Total:	6,029	2,973	6,678	6,000	6,000	6,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	241,092	246,350	253,327	298,499	275,411	304,265
Materials, Supplies & Services	32,715	16,475	49,685	30,050	25,340	76,850
Capital Outlay	-	938	1,258	2,200	2,200	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	273,807	263,763	304,270	330,749	302,951	381,115
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	273,807	263,763	304,270	330,749	302,951	381,115
Revenue Total:	273,807	263,763	304,270	330,749	302,951	381,115
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal				0.50	0.50	0.50
FTE Total:	3.00	3.00	3.00	3.50	3.50	3.50

Fund 10- General
Sub 11- Executive
Division 41110- Recorder Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	163,798	165,209	169,473	178,483	173,285	178,483
1112 Part-Time Salaries				16,068	15,000	21,424
1211 Overtime	179	89	218		475	
1212 Wellness Benefit						
1300 Employee Benefits	13,903	14,164	14,558	11,066	15,730	11,066
1311 Bonus						
1511 FICA				996	461	1,328
1512 Medicare	2,322	2,344	2,405	2,821	2,530	2,899
1521 Retirement	30,268	30,385	31,304	32,966	31,924	32,966
1531 State Insurance Fund						
1541 Health Insurance	26,133	29,196	30,449	50,776	31,486	50,776
1545 Dental Insurance	3,306	3,579	3,536	3,606	3,305	3,606
1548 Vision Insurance	547	575	573	639	517	639
1561 Long Term Disability	637	811	811	1,077	698	1,077
Total:	241,092	246,350	253,327	298,499	275,411	304,265
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (IIMC, UMCA, CURA, ARMA, UBL, Notary Renewal)	1,477	700	1,449	1,250	1,250	1,250
2211 Public Notices	3,627	3,582	4,080	5,000	5,000	5,000
2321 Travel & Training	2,373	5,309	2,671	4,900	4,900	5,300
2369 Meetings	213	15	127	300	300	300
2411 Office Expenses & Supplies						
2531 Mileage Reimbursement		91		500	500	500
4138 Property Taxes	131	143	(317)	2,000	2,000	2,000
4139 Recording Fees	2,803	2,329	2,746	3,500	3,500	3,500
4261 Computer Software & Maintenance	595	595	850	5,000		
4531 Professional/Technical Services	5,943	3,219	2,342	5,000	5,000	7,000
4532 Record Transcription Services		400	500	2,000	2,000	2,000
4950 Elections	15,554	92	35,238	600	890	50,000
5002 Misc. Services & Supplies						
Total:	32,715	16,475	49,685	30,050	25,340	76,850
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7412 Computer/Office Equipment				2,200	2,200	
7425 Codification of City Records						
7552 Furniture		938	1,258			
Total:	-	938	1,258	2,200	2,200	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	136,253	116,751	174,300	110,000	110,000	110,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	136,253	116,751	174,300	110,000	110,000	110,000
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	136,253	116,751	174,300	110,000	110,000	110,000
Revenue Total:	136,253	116,751	174,300	110,000	110,000	110,000
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 11- Executive
Department 41220- Attorney Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1211 Overtime						
1511 FICA						
1311 Bonus						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
4121 Attorney Fees	136,253	116,751	174,300	110,000	110,000	110,000
2321 Travel & Training						
4531 Professional & Technical Services						
Total:	136,253	116,751	174,300	110,000	110,000	110,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11- Executive
Department 41310- Executive Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	481,322	580,383	568,443	574,770	564,187	585,652
Materials, Supplies & Services	9,193	7,401	17,938	9,180	34,000	52,100
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	24,871	19,099	30,285	25,581	25,581	26,435
Expenditure Total:	515,385	606,883	616,666	609,531	623,768	664,187
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	515,385	606,883	616,666	609,531	623,768	664,187
Revenue Total:	515,385	606,883	616,666	609,531	623,768	664,187
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	1	1	1	1	1	1
Appointed	1	1	1	1	1	1
Full-time	2.35	2.75	2.75	2.75	2.75	2.75
Part-time/Seasonal	0.66	0.66	0.66	0.66	0.66	0.66
FTE Total:	5.01	5.41	5.41	5.41	5.41	5.41

Fund 10- General
Sub 11- Executive
Department 41310- Executive Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	329,255	375,773	391,388	374,530	401,174	383,116
1111 Annual Leave Payout						
1112 Salaries - PT	13,395	12,911	24,286	20,592	14,136	20,592
1211 Overtime	499	263	256	2,000	2,353	2,000
1212 Wellness Benefit						
1242 Car Allowance	5,786	6,018	6,018	6,000	6,000	6,000
1300 Employee Benefits	18,019	50,117	23,762	23,228	25,691	23,760
1311 Bonus						
1511 FICA	3,950	3,911	1,932	1,277	914	1,277
1512 Medicare	5,204	5,810	6,015	5,729	6,008	5,854
1521 Retirement	49,456	51,889	36,470	69,176	33,951	70,762
1531 State Insurance Fund						
1541 Health Insurance	49,940	66,195	70,562	63,470	67,141	63,470
1545 Dental Insurance	3,752	5,282	5,391	5,710	4,775	5,710
1548 Vision Insurance	676	852	869	799	733	799
1551 Cafeteria Plan	585					
1561 Long Term Disability	805	1,362	1,498	2,260	1,311	2,312
Total:	481,322	580,383	568,443	574,770	564,187	585,652
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (ULCT, MAG, ICMA, UCMA)	3,778	1,744	12,963	180	25,000	40,550
2211 Public Notices						
2321 Travel & Training	4,956	5,072	4,824	8,500	8,500	11,050
2369 Meetings	59	452	148	500	500	500
2411 Office Expenses & Supplies		23				
2421 Postage						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
2531 Mileage Reimbursement						
4531 Professional/Technical Services						
5002 Misc. Services & Supplies	400	109	3			
5003 Special Projects						
Total:	9,193	7,401	17,938	9,180	34,000	52,100
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	24,871	19,099	30,285	25,581	25,581	26,435
Total:	24,871	19,099	30,285	25,581	25,581	26,435

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	312,058	274,956	288,308	347,724	323,731	355,141
Materials, Supplies & Services	72,096	86,531	128,748	76,200	82,150	94,850
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	384,155	361,487	417,057	423,924	405,881	449,991
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	384,155	361,487	417,057	423,924	405,881	449,991
Revenue Total:	384,155	361,487	417,057	423,924	405,881	449,991
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed	1.00	1.00	1.00	1.00	1.00	1.00
Full-time	3.00	2.60	2.60	2.60	2.60	2.60
Part-time/Seasonal						
FTE Total:	4.00	3.60	3.60	3.60	3.60	3.60

Fund 10- General
Sub 11 - Executive
Department 41410- Finance & Accounting Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	197,271	169,295	183,286	222,293	207,587	228,146
1211 Overtime	61	139			100	
1212 Wellness Benefit						
1300 Employee Benefits	13,010	10,433	10,987	13,782	12,534	14,145
1311 Bonus						
1511 FICA		0				
1512 Medicare	2,730	2,352	2,507	3,223	2,874	3,308
1521 Retirement	34,643	30,507	33,598	41,058	37,743	42,139
1531 State Insurance Fund						
1541 Health Insurance	57,905	56,197	52,506	60,931	57,688	60,931
1545 Dental Insurance	4,868	4,487	3,933	4,328	3,791	4,328
1548 Vision Insurance	807	723	637	767	593	767
1561 Long Term Disability	764	824	855	1,341	821	1,377
Total:	312,058	274,956	288,308	347,724	323,731	355,141
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (GFOA, UGFOA, APT US&C, UAPT)	1,208	582	932	600	750	750
2321 Travel & Training	1,567	2,893	4,239	3,750	3,750	5,750
2369 Meetings	253	80	93	300	300	300
2411 Office Expenses & Supplies	24		192		300	
2421 Postage						
2513 Equipment Supplies & Maintenance						
2531 Mileage Reimbursement						
2710 Budget/CAFR Prep	1,108	1,007	890	1,050	1,050	1,050
4140 Banking Fees	25,975	27,911	30,744	27,500	33,000	34,000
4151 Auditing & Accounting	35,805	43,350	41,000	40,000	40,000	40,000
4211 Computer Network & Data Process						
4221 Web Site Maintenance						
4261 Computer Software & Maintenance						
4521 Collection Fees	6,157	10,708	2,753	3,000	3,000	3,000
4531 Professional/Technical Services						10,000
5002 Misc. Services & Supplies						
6000 Bad Debt Expense			47,905			
Total:	72,096	86,531	128,748	76,200	82,150	94,850
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7411 Office Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	381,298	413,278	418,444	427,028	424,607	545,833
Materials, Supplies & Services	12,076	4,374	3,934	167,700	168,200	13,480
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	36,731	23,639	28,615	31,866	31,866	34,466
Expenditure Total:	430,105	441,291	450,993	626,594	624,673	593,779
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	430,105	441,291	450,993	626,594	624,673	593,779
Revenue Total:	430,105	441,291	450,993	626,594	624,673	593,779
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.00	4.30	4.33	4.33	4.33	5.83
Part-time/Seasonal						
FTE Total:	5.00	4.30	4.33	4.33	4.33	5.83

Fund 10- General
Sub 11 - Executive
Division 41710- Engineering Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	245,873	261,901	262,703	269,653	268,997	340,748
1112 Salaries PT						
1211 Overtime	1,650	2,180	4,015		3,504	
1242 Car Allowance	5,053	5,717	5,717	4,500	5,700	5,700
1300 Employee Benefits	17,827	19,842	20,050	16,718	19,699	21,126
1311 Bonus						
1321 Clothing Allowance		1,200	1,200	1,400	1,400	1,400
1511 FICA						
1512 Medicare	3,568	3,827	3,844	3,910	3,936	4,941
1521 Retirement	40,612	42,692	43,022	49,805	42,510	62,936
1531 State Insurance Fund						
1541 Health Insurance	59,814	68,259	70,267	73,286	71,882	98,674
1545 Dental Insurance	4,991	5,548	5,485	5,205	5,145	7,009
1548 Vision Insurance	819	883	880	923	803	1,242
1561 Long Term Disability	1,092	1,229	1,261	1,627	1,031	2,056
Total:	381,298	413,278	418,444	427,028	424,607	545,833
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (UCEA, ASCE, SWIP, APWA)	250	420	450	850	850	850
2321 Travel & Training	2,257	1,569	325	3,500	3,500	4,280
2369 Meetings	22	39	69	300	300	300
2411 Office Expenses & Supplies		16			500	
2431 Uniforms & Clothing	1,556					
2513 Equipment Supplies & Maintenance	3,032	1,087	1,341	6,500	6,500	1,500
2523 Blue Stakes Supplies	961	1,243	1,749	6,550	6,550	6,550
2531 Mileage Reimbursement						
4320 Engineering Services						
4531 Professional/Technical Services	3,999			150,000	150,000	
5002 Misc. Services & Supplies						
Total:	12,076	4,374	3,934	167,700	168,200	13,480
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7412 Computer Equipment						
7414 GIS Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	36,731	23,639	28,615	31,866	31,866	34,466
Total:	36,731	23,639	28,615	31,866	31,866	34,466

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41910 - Economic Development Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	58,319	73,015	71,175	73,015
Materials, Supplies & Services	-	-	98,831	69,870	74,600	89,770
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	-	-	157,150	142,885	145,775	162,785
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	-	-	142,885	145,775	162,785
Revenue Total:	-	-	-	142,885	145,775	162,785
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time			0.65	0.65	0.65	0.65
Part-time/Seasonal						
FTE Total:	-	-	0.65	0.65	0.65	0.65

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41910 - Economic Development Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries			43,032	48,210	47,159	48,210
1211 Overtime						
1300 Employee Benefits			3,350	2,989	3,416	2,989
1511 FICA						
1311 Bonus						
1512 Medicare			615	699	659	699
1521 Retirement			(1,175)	8,904	7,181	8,904
1531 State Insurance Fund						
1541 Health Insurance			11,306	11,001	11,634	11,001
1545 Dental Insurance			856	781	814	781
1548 Vision Insurance			139	139	127	139
1561 Long Term Disability			197	291	185	291
1999 Reserve For Pay Adjustments						
Total:	-	-	58,319	73,015	71,175	73,015
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (EDCU, Utah Alliance, IEDC)			8,250	3,670	8,400	9,370
2321 Travel & Training			2,151	10,700	10,700	12,600
2369 Meetings			795	1,500	1,500	1,500
4121 Attorney Fees						
4320 Consulting Services			32,499			
4812 Building Rent			57,625			
5780 Marketing Tools			2,632	14,000	14,000	16,300
6211 Insurance and Surety Bond						
6510 EM Chamber of Commerce				30,000	30,000	30,000
6522 Economic Development Events			(5,120)	10,000	10,000	20,000
Total:	-	-	98,831	69,870	74,600	89,770
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9110 Due To General Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	-	580	71	1,400	1,400	1,400
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	-	580	71	1,400	1,400	1,400
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	580	71	1,400	1,400	1,400
Revenue Total:	-	580	71	1,400	1,400	1,400
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41930- Youth Council Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT						
1112 Salaries - PT						
1211 Overtime						
1300 Employee Benefits						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues Subscriptions & Membership						
2321 Travel and Training				1,200	1,200	1,200
2411 Office Expenses & Supplies						
5856 Youth Council		580	71	200	200	200
6527 Grants/Cont.- Youth Council						
Total:	-	580	71	1,400	1,400	1,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	159,456	174,766	192,825	192,033	197,870	202,075
Materials, Supplies & Services	75,864	122,306	63,575	98,400	104,400	104,400
Capital Outlay	16,441	-	-	-	-	-
Interfund Transactions	18,483	18,548	23,015	21,062	21,062	19,987
Expenditure Total:	270,244	315,620	279,416	311,495	323,332	326,462
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	270,244	315,620	279,416	311,495	323,332	326,462
Revenue Total:	270,244	315,620	279,416	311,495	323,332	326,462
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.08	2.08	2.33	2.33	2.33	2.53
Part-time/Seasonal	1.20	1.20	1.20	1.20	1.20	1.40
FTE Total:	3.28	3.28	3.53	3.53	3.53	3.93

Fund 10- General
Sub 18 - Boards Commission and Council
Division 41940- Recreation Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT	81,022	92,794	92,696	94,628	99,397	98,912
1112 Salaries PT	17,034	12,066	29,953	25,709	25,709	29,994
1211 Overtime	5,608	5,230	3,308	1,000	2,698	1,000
1300 Employee Benefits	5,858	6,225	6,602	5,867	6,566	6,133
1311 Bonus				-		-
1321 Clothing Allowance		400	400	800	800	800
1511 FICA	1,056	748	1,686	1,594	1,594	1,860
1512 Medicare	1,472	1,568	1,758	1,745	1,745	1,869
1521 Retirement	14,950	16,924	17,091	17,478	17,414	18,269
1531 State Insurance Fund				-		-
1541 Medical Insurance	29,245	34,969	35,545	39,351	38,483	39,351
1545 Dental	2,501	2,930	2,879	2,795	2,677	2,795
1548 Vision	416	464	460	496	418	496
1561 Long Term Disability	295	448	448	571	369	597
Total:	159,486	174,766	192,825	192,033	197,870	202,075
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, subscriptions, and memberships	813	145	145	200	200	200
2321 Travel/Training	640		903	1,500	1,500	2,000
2431 Uniforms	601					
2513 Equipment Supplies & Maintenance	1,963	1,112	2,850	5,000	5,000	5,000
3111 Utilities						
4531 Professional & Technical Services	2,852	12,795	2,077	4,000	4,000	4,000
4610 Officials						
4611 Concessions						
5750 Youth Soccer (Spring) - Formerly Youth Sports	21		(5)			
5751 Youth Soccer (Fall)	4,811					
5752 Youth Baseball	20,214	60,155				
5753 Youth Basketball	38,413	39,400	41,330	40,000	55,000	54,500
5754 Adult Softball	2,964	3,842	4,780	9,600	9,000	9,000
5755 Adult Volleyball	510	518	1,155	2,100	1,200	1,200
5756 Men's Basketball	1,610			2,800	2,800	2,800
5757 Women's Basketball				-		
5758 Women's Volleyball	451	418	408	2,100	1,200	1,200
5759 Flag Football				2,500	2,500	2,500
5749 Pickleball				2,500	2,500	2,500
5748 Ultimate Frisbee				3,100	2,500	2,500
5760 CSSA Softball (Spring)		3,921	5,113	9,000	6,000	6,000
5761 CSSA Softball (Fall)			4,821	9,000	6,000	6,000
5747 New Program Development				5,000	5,000	5,000
5862 Pass-Through						
Total:	75,864	122,306	63,575	98,400	104,400	104,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	16,441					
Total:	16,441	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	18,483	18,548	23,015	21,062	21,062	19,987
Total:	18,483	18,548	23,015	21,062	21,062	19,987

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	2,828	7,055	7,191	7,511
Materials, Supplies & Services	3,756	3,100	4,733	5,000	5,000	5,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	3,756	3,100	7,561	12,055	12,191	12,511
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	3,756	3,100	7,561	12,055	12,191	12,511
Revenue Total:	3,756	3,100	7,561	12,055	12,191	12,511
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	-	-	-	-	-	-
Appointed	-	-	-	-	-	-
Full-time	0.10	0.10	0.10	0.10	0.10	0.10
Part-time/Seasonal	-	-	-	-	-	-
FTE Total:	0.10	0.10	0.10	0.10	0.10	0.10

Fund 10- General
Sub 18 - Boards, Commission and Council
Department 41960 Senior Council Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT			1,637	4,120	4,359	4,480
1112 Salaries - PT						
1211 Overtime			131		81	
1300 Employee Benefits			28	255	52	278
1511 FICA						
1512 Medicare			25	60	65	65
1521 Retirement			267	761	682	827
1531 State Insurance Fund						
1541 Health Insurance			676	1,693	1,791	1,693
1545 Dental Insurance			49	120	125	120
1548 Vision Insurance			8	21	20	21
1561 Long Term Disability			7	25	16	27
Total:	-	-	2,828	7,055	7,191	7,511
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
5856 Senior Council	3,756	3,100	4,733	5,000	5,000	5,000
Total:	3,756	3,100	4,733	5,000	5,000	5,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	69,551	86,096	86,679	87,691	90,242	130,157
Materials, Supplies & Services	46,529	56,423	61,133	118,200	118,200	137,400
Capital Outlay	60,228	-	-	168,000	168,000	25,000
Interfund Transactions	-	-	-	13,227	13,227	10,608
Expenditure Total:	176,308	142,518	147,811	387,119	389,669	303,165
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	176,308	142,518	147,811	387,119	389,669	303,165
Revenue Total:	176,308	142,518	147,811	387,119	389,669	303,165
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	0.98	0.98	0.98	0.98	0.98	0.98
Part-time/Seasonal	0.50	0.50	0.50	0.50	0.68	0.68
FTE Total:	1.48	1.48	1.48	1.48	1.65	1.65

Fund 10- General
Sub 18 - Boards, Commission and Council
Division 41990- Special Events Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT	40,096	43,757	40,748	43,258	45,358	46,498
1112 Salaries PT	9,852	10,354	15,480	13,926	15,539	21,692
1111 Salaries FT - Other Dept Staff						20,000
1112 Salaries PT - Other Dept Staff						10,000
1211 Overtime	2,573	2,672	2,435		726	
1300 Employee Benefits	7,188	1,078	779	2,682	491	2,883
1311 Bonus						
1511 FICA	634	690	1,021	863	963	1,345
1512 Medicare	761	812	839	829	890	989
1521 Retirement	6,472	6,980	6,440	7,990	7,233	8,588
1541 Health Insurance	1,582	17,896	17,232	16,502	17,461	16,502
1545 Dental Insurance	214	1,426	1,304	1,172	1,222	1,172
1548 Vision Insurance	21	230	212	208	191	208
1561 Long Term Disability	158	201	188	261	168	281
Total:	69,551	86,096	86,679	87,691	90,242	130,157
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues and Subscriptions (Music Licensing, SESAC, BMI, ASCAP, Utah Assn. of Fairs & Events)				1,200	1,200	1,200
2321 Travel and Training	32		23	1,400	1,400	2,500
2513 Equipment, Supplies & Maintenance				8,000	8,000	8,000
3111 Utilities						
5855 Exceptional Kids						
5856 Special Events Projects	13,131	18,244	37,760	56,900	56,900	65,000
5858 Pony Express Days	25,728	28,836	16,798	40,000	40,000	50,000
5859 Miss Eagle Mountain	6,371	7,475	5,098	7,000	7,000	7,000
5860 PE Days Rodeo			(270)			
5850 Veterans Board	1,267	1,868	1,724	3,700	3,700	3,700
Total:	46,529	56,423	61,133	118,200	118,200	137,400
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	60,228			168,000	168,000	25,000
Total:	60,228	-	-	168,000	168,000	25,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund				13,227	13,227	10,608
Total:	-	-	-	13,227	13,227	10,608

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	218,516	232,890	243,538	274,138	236,286	291,744
Materials, Supplies & Services	84,042	57,335	52,420	79,050	79,050	93,250
Capital Outlay	1,796	10,637	-	12,200	12,200	12,125
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	304,353	300,862	295,958	365,388	327,536	397,119
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	304,353	300,862	295,958	365,388	327,536	397,119
Revenue Total:	304,353	300,862	295,958	365,388	327,536	397,119
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.00	2.00	2.00	2.00	2.00	2.00
Part-time/Seasonal	3.75	4.15	4.33	4.33	4.33	4.50
FTE Total:	5.75	6.15	6.33	6.33	6.33	6.50

Fund 10- General
Sub 18 - Boards, Commissions and Councils
Department 45800- Library Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	94,816	95,653	99,136	102,300	101,425	107,548
1112 PT/Temp Seasonal Salaries	61,189	70,021	74,452	100,157	64,411	110,334
1211 Overtime	188	10	68		10	
1212 Wellness Benefit						
1300 Employee Benefits (401k or 457)	5,878	5,968	6,141	6,343	6,268	6,668
1311 Bonus						
1511 FICA	3,788	4,342	4,616	6,210	3,994	6,841
1512 Medicare	2,168	2,303	2,409	2,936	2,306	3,159
1521 Retirement	17,510	17,600	18,295	18,895	18,672	19,864
1531 State Insurance Fund						
1541 Health Insurance	29,893	33,434	34,886	33,851	35,897	33,851
1545 Dental Insurance	2,434	2,662	2,633	2,404	2,506	2,404
1548 Vision Insurance	403	429	427	426	391	426
1561 Long Term Disability	248	467	474	617	406	649
Total:	218,516	232,890	243,538	274,138	236,286	291,744
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (Membership Renewals, Jr. Library Guild, Rocket Languages, Universal Class, Law Depot, ALA, ULA, MPLA, ARSL, Audio Book Subscription)	13,194	10,516	6,779	13,000	13,000	15,000
2321 Travel & Training	109	409	1,297	1,500	1,500	1,500
2369 Meetings	143	260	41	150	150	150
2411 Office Expenses & Supplies	3,027	3,040	2,860	3,500	3,500	3,500
2421 Postage						
2513 Equipment, Supplies, & Maintenance	1,030	1,032		1,500	1,500	1,500
2531 Mileage Reimbursement						
3111 Utilities						
4211 Computer Network & Data Process	15,182	13,662	10,661	14,000	14,000	21,000
4521 Collection Fees				500	500	500
5002 Misc. Services & Supplies						
5791 Library Materials & Books	29,145	28,687	27,703	35,000	35,000	40,000
5793 Replacement Books						
5795 Library Materials From Grants	21,452	(1,754)	859	6,900	6,900	7,000
5856 Library Events	760	1,482	2,221	3,000	3,000	3,100
Total:	84,042	57,335	52,420	79,050	79,050	93,250
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment		4,908		9,200	9,200	7,125
7412 Computer Equipment	1,796	1,508		3,000	3,000	5,000
7552 Furniture		4,221				
Total:	1,796	10,637	-	12,200	12,200	12,125
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 19
Department 41950 - Non-Departmental - Project Management/Facilities Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	113,436	94,176	158,603	165,896	187,261	266,210
Materials, Supplies & Services	82,546	91,542	112,843	100,000	100,000	102,700
Capital Outlay	1,790	64,313	777	65,500	65,500	62,000
Interfund Transactions	-	14,410	19,128	20,248	20,248	65,958
Expenditure Total:	197,771	264,442	291,351	351,643	373,009	496,868
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	197,771	264,442	291,351	351,643	373,009	496,868
Revenue Total:	197,771	264,442	291,351	351,643	373,009	496,868
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.63	2.10	1.50	1.50	1.50	3.00
Part-time/Seasonal			1.25	1.25	1.25	1.25
FTE Total:	1.63	2.10	2.75	2.75	2.75	4.25

Fund 10- General
Sub 19
Department 41950 - Non-Departmental-Project Management/Facilities Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	41,728	40,032	58,478	83,468	86,161	139,781
1112 Salaries - PT	44,545	18,847	20,238	29,458	18,978	30,797
1115 Unemployment		2,354				
1211 Overtime	92	2,615	456		376	
1300 Employee Benefits	2,689	5,074	8,092	5,175	9,756	8,666
1321 Clothing Allowance			101	900	900	900
1511 FICA	694	1,169	1,255	1,826	1,177	1,909
1512 Medicare	752	825	1,097	1,637	1,451	2,473
1521 Retirement	6,544	4,766	5,640	15,417	9,904	25,818
1531 State Insurance Fund			40,303		29,076	
1541 Health Insurance	14,823	16,755	20,868	25,388	26,986	50,776
1545 Dental Insurance	1,213	1,330	1,561	1,803	1,879	3,606
1548 Vision Insurance	202	214	253	320	293	639
1551 HSA Admin Fees						
1561 Long Term Disability	154	195	261	504	324	843
Total:	113,436	94,176	158,603	165,896	187,261	266,210
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2431 Uniforms & Clothing	188					1,500
2321 Travel & Training						
2421 Postage			(262)			
2513 Equipment Supplies & Maintenance	3,945	4,474	172	5,000	5,000	5,000
2610 Buildings & Ground Maintenance	27,766	41,292	56,317	35,000	35,000	35,000
2612 Janitorial Services	5,750	4,586	6,345	15,000	15,000	15,000
2613 Contract Services (Janitorial)						
3111 Utilities	44,399	40,146	39,069	30,000	30,000	30,000
3315 DSL Service			(89)			
4531 Professional/Technical Services	686	1,044	11,291	15,000	15,000	16,200
6211 Insurance & Surety Bonds						
Total:	82,546	91,542	112,843	100,000	100,000	102,700
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements		64,313	347	58,000	58,000	62,000
7410 Equipment			430	1,500	1,500	
7412 Computer Equipment						
7552 Furniture	1,790			6,000	6,000	
Total:	1,790	64,313	777	65,500	65,500	62,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund		14,410	19,128	20,248	20,248	65,958
Total:	-	14,410	19,128	20,248	20,248	65,958

Fund 10- General

Sub 19

Department 41955 - Non-Departmental-Information Technology Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	191,537	222,037	214,377	329,400	345,900	280,300
Capital Outlay	15,966	15,772	57,734	107,900	107,900	149,000
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	207,502	237,809	272,111	437,300	453,800	429,300
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	207,502	237,809	272,111	437,300	453,800	429,300
Revenue Total:	207,502	237,809	272,111	437,300	453,800	429,300
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41955 - Non-Departmental-Information Technology Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT						-
1112 Salaries - PT						-
1115 Unemployment						
1211 Overtime						
1300 Employee Benefits						-
1511 FICA						-
1512 Medicare						-
1521 Retirement						-
1531 State Insurance Fund						
1541 Health Insurance						-
1545 Dental Insurance						-
1548 Vision Insurance						-
1551 HSA Admin Fees						-
1561 Long Term Disability						-
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2320 Allocated Credit Cards						
2369 Meetings						
2513 Equipment, Supplies & Maintenance			1,730	2,700	2,700	2,500
3311 Telephone	40,010	40,855	33,837	20,000	30,000	30,000
3313 Cell Phones/Pagers	22,751	24,002	33,777	30,000	32,000	33,200
3315 DSL Service						
4222 Printer/Copier Maintenance			7,725	9,000	13,500	12,000
4221 Website Maintenance	5,985	6,284	50,129	65,000	65,000	10,000
4261 Computer Software & Maintenance	117,460	145,565	34,958	125,700	125,700	125,100
4531 Professional/Technical Services	5,331	5,331	52,220	77,000	77,000	67,500
Total:	191,537	222,037	214,377	329,400	345,900	280,300
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment	15,966	15,772	57,734	107,900	107,900	149,000
7552 Furniture						
Total:	15,966	15,772	57,734	107,900	107,900	149,000
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41970 - Non-Departmental-Public Information Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	113,900	139,976	150,715	149,586	148,108	149,586
Materials, Supplies & Services	33,351	88,491	28,036	26,500	28,356	26,000
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	147,251	228,467	178,751	176,086	176,464	175,586
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	147,251	228,467	178,751	176,086	176,464	175,586
Revenue Total:	147,251	228,467	178,751	176,086	176,464	175,586
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	0.93	0.93	0.93	0.93
Part-time/Seasonal		1.40	1.25	1.25	1.25	1.25
FTE Total:	1.00	2.40	2.18	2.18	2.18	2.18

Fund 10- General
Sub 19
Department 41970 - Non-Departmental-Public Information Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	73,359	75,357	77,107	76,217	75,597	76,217
1112 Salaries - PT	4,477	24,020	31,940	33,475	32,277	33,475
1115 Unemployment						
1211 Overtime		598	336		243	
1300 Employee Benefits	4,548	4,663	4,781	4,725	4,725	4,725
1511 FICA	278	1,526	2,001	2,075	2,016	2,075
1512 Medicare	1,099	1,382	1,552	1,591	1,519	1,591
1521 Retirement	13,549	13,837	14,242	14,077	13,517	14,077
1531 State Insurance Fund						
1541 Health Insurance	14,923	16,693	16,911	15,656	16,578	15,656
1545 Dental Insurance	1,207	1,331	1,280	1,112	1,159	1,112
1548 Vision Insurance	202	214	208	197	181	197
1551 HSA Admin Fees						
1561 Long Term Disability	258	355	359	460	296	460
Total:	113,900	139,976	150,715	149,586	148,108	149,586
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (3CMA, NIOA)	390	575	585	800	800	800
2321 Travel & Training	119	413	1,586	2,500	2,500	2,500
2369 Meetings		23	75	800	1,400	300
2421 Postage						
4531 Professional & Technical Services	1,128		4,776	2,400	2,400	2,400
4541 Printing and Mailing	15,233	2,126	2,126		1,256	
4561 Citizen Survey						
5003 Marketing & PR Events	810	10,533	11,772	12,000	12,000	8,000
5005 EM City Merchandise			7,116	8,000	8,000	12,000
5006 USP 20th Anniv. Celebration	15,671	74,820				
Total:	33,351	88,491	28,036	26,500	28,356	26,000
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General

Sub 19

Department 41980 - Non-Departmental-Human Resources Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	100,218	112,716	119,751	127,141	125,254	130,750
Materials, Supplies & Services	124,170	82,010	69,454	105,875	94,875	86,375
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	224,388	194,726	189,205	233,016	220,129	217,125
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	224,388	194,726	189,205	233,016	220,129	217,125
Revenue Total:	224,388	194,726	189,205	233,016	220,129	217,125
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	1.00
Part-time/Seasonal						
FTE Total:	1.00	1.00	1.00	1.00	1.00	1.00

Fund 10- General
Sub 19
Department 41980 - Non-Departmental-Human Resources Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	65,629	69,656	75,101	77,255	75,537	80,340
1112 Salaries - PT				-		-
1115 Unemployment				5,000	5,000	5,000
1211 Overtime	916					
1300 Employee Benefits	3,957	4,220	4,488	4,790	4,439	4,981
1321 Clothing Allowance		5,600	5,550	4,400	5,600	5,600
1511 FICA		149	161	-	21	-
1512 Medicare	958	1,072	1,152	1,120	1,091	1,165
1521 Retirement	12,281	13,280	13,879	14,269	13,920	14,839
1531 State Insurance Fund (Worker's Comp)						
1541 Health Insurance	14,905	16,856	17,542	16,925	17,898	16,925
1545 Dental Insurance	1,217	1,336	1,319	1,202	1,253	1,202
1548 Vision Insurance	202	215	214	213	195	213
1551 HSA Admin Fees				1,500		
1561 Long Term Disability	152	331	345	466	300	485
Total:	100,218	112,716	119,751	127,141	125,254	130,750
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (SHRM)	21,533	11,171	12,447	25,000	14,000	500
2320 Allocated Credit Cards						
2321 Travel & Training	150	558		2,250	2,250	2,250
2369 Meetings						
2371 Educational Assistance	3,921	7,500	5,895	9,000	9,000	9,000
2378 Safety Awards	200	310	1,487	1,500	1,500	1,500
2379 Employee Activities	3,589	3,666	4,418	10,000	10,000	10,000
2411 Office Expenses & Supplies	18,069	24,447	17,689	23,000	23,000	23,000
2421 Postage				2,000	2,000	2,000
2431 Uniforms & Clothing (Office Employees)	2,573	572				
2461 Computer Software & Maint	1,625			1,625	1,625	1,625
4531 Professional & Technical Services	10,639	9,817	4,750	6,500	6,500	11,500
6211 Insurance and Surety Bonds	61,871	23,969	22,768	25,000	25,000	25,000
Total:	124,170	82,010	69,454	105,875	94,875	86,375
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7211 Building & Bldg. Improvements						
7412 Computer Equipment						
7552 Furniture						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	74,454	84,042	93,817	82,000	107,204	107,700
Materials, Supplies & Services	2,110,964	2,244,695	2,456,714	2,719,000	2,714,350	3,040,750
Capital Outlay	-	815	-	7,000	7,000	62,500
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,210,950
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,210,950
Revenue Total:	2,185,418	2,329,552	2,550,530	2,808,000	2,828,554	3,210,950
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal	4.52	4.52	4.52	4.52	4.52	4.52
FTE Total:	4.52	4.52	4.52	4.52	4.52	4.52

Fund 10- General
Sub 21 - Public Safety
Division 42100- Public Safety Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1112 PT/Temp Seasonal Salaries	69,163	78,069	87,149	76,000	99,585	100,000
1211 Overtime						
1300 Employee Benefit						
1311 Bonus						
1511 FICA	4,288	4,840	5,403	4,800	6,174	6,200
1512 Medicare	1,003	1,132	1,264	1,200	1,445	1,500
1521 Retirement						
Total:	74,454	84,042	93,817	82,000	107,204	107,700
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2513 Equipment, Supplies, and Maintenance						
3111 Utilities	4,679	2,312		4,500	4,500	4,500
3311 Telephone						
4410 Animal Control (NUVASSSD Cost)	28,037	26,576	27,612	30,000	30,350	31,000
4520 Contract Services	1,954,853	2,116,085	2,267,576	2,533,000	2,533,000	2,850,000
4520 Contract Services (Citation Credit)				(50,000)	(50,000)	(50,000)
4525 Utah Valley Dispatch	108,643	88,311	140,303	145,000	145,000	145,000
4531 Professional & Technical Services				5,000		9,000
5002 Misc. Services & Supplies	5,030	1,414	1,944	2,000	2,000	2,250
5230 Emergency Management	90	1,851	2,269	3,000	3,000	2,500
5235 CERT Training				500	500	500
5797 Planning Grant Expenses						
5859 RadWomen	365		761	500	750	750
5860 RadKids-Women/Community Safety/VIPS	5,499	3,138	7,255	8,500	8,250	8,250
5861 Communities That Care Program	3,769	5,009	5,742	7,000	7,000	7,000
5862 DUI Blitzes w/ Beer Tax Funds		2,827	3,252	30,000	30,000	30,000
Total:	2,110,964	2,244,695	2,456,714	2,719,000	2,714,350	3,040,750
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
7410 Equipment		815				
7415 Emergency Management Equipment				7,000	7,000	62,500
Total:	-	815	-	7,000	7,000	62,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-			
Materials, Supplies & Services	-	-	-			
Capital Outlay	101,000	-	-			
Interfund Transactions						
Expenditure Total:	101,000	0	-	-	-	-
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	101,000	-	-		-	
Revenue Total:	101,000	-	-	-	-	-
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42200- Fire Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1112 PT/Temp Seasonal Salaries						
1116 GAP Time						
1122 Vacation Pay						
1123 Sick Leave						
1211 Overtime						
1250 Paid-Call						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1512 Medicare						
1521 Retirement						
1541 Health Insurance						
1545 Dental Insurance						
1548 Vision Insurance						
1561 Long Term Disability						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2411 Office Expenses & Supplies						
2412 Safety Programs & Supplies						
2431 Uniforms & Clothing						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel						
2522 Vehicle Maintenance						
2610 Buildings & Ground Maintenance						
3311 Telephone						
4520 Contract Services						
4531 Professional/Technical Services						
4811 Equipment Rental/Lease						
5002 Misc. Services & Supplies						
5005 Wildfire Suppression						
5230 Fire Prevention Education						
Total:	-	-	-	-	-	-
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay	101,000					
7211 Building Improvements						
7410 Equipment						
7412 Computer Equipment						
7421 Furniture						
Total:	101,000	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-		-	
Materials, Supplies & Services						
Capital Outlay						
Interfund Transactions						
Expenditure Total:	-	0	-	-	-	-
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	-	-	-		-	
Revenue Total:	-	-	-	-	-	-
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	0.00	0.00	0.00	0.00	0.00	0.00

Fund 10- General
Sub 25 - Fire
Department 42270- Ambulance Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries						
1211 Overtime						
1250 Volunteer Standby						
1300 Employee Benefits						
1311 Bonus						
1511 FICA						
1521 Retirement						
1531 State Insurance Fund						
1531 Medicare						
1541 Health Insurance						
1999 Reserve For Pay Adjustments						
Total:	-	-	-	-	-	-
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships						
2321 Travel & Training						
2369 Meetings						
2373 Baseline Test New Firefighters						
2513 Equipment Supplies & Maintenance						
2521 Vehicle Fuel & Maintenance						
4520 Contract Services						
4531 Professional/Technical Services						
4532 Billing Services						
5002 Misc. Services & Supplies						
5770 Expendable EMS Supplies						
6530 EMS Grant Expenditures						
Total:	-	-	-	-	-	-
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7413 Communications Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund						
9177 Due To Lease Purchase Debt Fund						
Total:	-	-	-	-	-	-

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	378,439	455,300	442,268	443,440	448,335	417,648
Materials, Supplies & Services	18,184	22,254	50,081	17,500	19,040	122,650
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	18,557	9,932	-	22,049	22,049	27,447
Expenditure Total:	415,180	487,486	492,349	482,989	489,424	567,745
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	415,180	487,486	492,349	482,989	489,424	567,745
Revenue Total:	415,180	487,486	492,349	482,989	489,424	567,745
PERSONNEL SUMMARY(FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	4.00	4.00	4.00	4.00	4.00	4.50
Part-time/Seasonal			0.50	0.50	0.50	
FTE Total:	4.00	4.00	4.50	4.50	4.50	4.50

Fund 10- General
Sub 32 - Planning and Zoning
Department 41800- Planning Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	256,857	293,075	281,534	262,552	278,421	263,815
1112 Part-Time Salaries			360	17,139		
1211 Overtime	781	5,272	4,560		1,354	
1300 Employee Benefit	14,057	16,060	16,467	16,284	22,159	16,357
1311 Bonus						
1321 Clothing Allowance		400	800	800	800	800
1511 FICA			22	1,063		-
1512 Medicare	3,706	4,256	4,107	4,069	4,069	3,825
1521 Retirement	45,252	51,989	49,198	48,459	48,459	48,727
1531 State Insurance Fund						
1541 Health Insurance	51,645	75,889	77,335	84,401	84,401	76,164
1545 Dental Insurance	4,427	6,071	5,683	6,009	6,009	5,410
1548 Vision Insurance	698	967	923	1,052	1,052	959
1561 Long Term Disability	1,016	1,323	1,278	1,611	1,611	1,592
Total:	378,439	455,300	442,268	443,440	448,335	417,648
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (APA, AICP, UOCA, ICMA)	1,038	1,495	2,283	1,700	1,700	2,150
2321 Travel & Training	3,801	5,245	3,851	7,500	7,500	8,500
2322 Planning Commissioner Expense			4,450	5,000	5,000	5,000
2369 Meetings	69	98	279	300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	381					
2531 Mileage Reimbursement						
3111 Utilities						
4261 Software, Maintenance & GIS						
4531 Professional/Technical Services	1,800	1,800	1,939	1,800	3,340	3,600
5001 Misc. Services & Supplies	53	445	771	1,200	1,200	3,100
6310 Parks Fee-in-lieu Reimbursement			36,493			
6550 Capital - Studies						100,000
6810 Discounts of Permit Fees	11,042	13,171	15			
Total:	18,184	22,254	50,081	17,500	19,040	122,650
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment						
7411 Office Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	18,557	9,932		22,049	22,049	27,447
Total:	18,557	9,932	-	22,049	22,049	27,447

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	435,739	261,808	397,786	576,773	444,236	658,610
Materials, Supplies & Services	4,300	127,258	75,830	309,736	429,736	427,655
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	19,826	19,826	27,815	71,796	71,796	44,264
Expenditure Total:	459,865	408,892	501,431	958,305	945,768	1,130,529
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	459,865	408,892	501,431	958,305	945,768	1,130,529
Revenue Total:	459,865	408,892	501,431	958,305	945,768	1,130,529
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.00	4.00	5.00	6.00	6.00	6.50
Part-time/Seasonal	1.23	1.25	1.26	2.19	2.19	2.52
FTE Total:	6.23	5.25	6.26	8.19	8.19	9.02

Fund 10- General
Sub 33 - Building Inspections
Department 42420- Building Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries - FT	291,263	135,803	218,371	314,847	248,088	364,765
1112 Salaries - PT	21,200	28,723	47,355	61,444	54,417	70,185
1116 Fast Track Salaries	1,600	4,400		-		-
1211 Overtime	1,295	3,160	1,443	-	1,654	-
1242 Car Allowance	3,512			-		-
1300 Employee Benefits	14,209	11,241	16,007	19,521	16,209	22,615
1311 Bonus						
1321 Clothing Allowance		1,600	1,200	1,600	1,600	1,600
1511 FICA	1,314	1,787	2,954	3,810	3,379	4,351
1512 Medicare	4,591	2,488	3,837	5,456	4,334	6,307
1521 Retirement	40,240	21,622	34,738	58,152	38,607	67,372
1531 State Insurance Fund						
1541 Health Insurance	50,716	46,134	65,300	101,552	69,640	110,014
1545 Dental Insurance	4,105	3,622	4,825	7,213	4,714	7,814
1548 Vision Insurance	676	586	785	1,279	738	1,385
1561 Long Term Disability	1,017	643	971	1,900	856	2,201
Total:	435,739	261,808	397,786	576,773	444,236	658,610
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, Subscriptions, Memberships (ICC, Beehive Chapter ICC)	1,741	669	1,240	2,255	2,255	1,755
2321 Travel & Training	1,011	2,220	5,174	6,281	6,281	4,950
2369 Meetings	68	94	291	450	450	450
2411 Office Expenses & Supplies						
2421 Postage						
2431 Uniforms & Clothing	1,145		(20)			
2513 Equipment Supplies & Maintenance	267	190	330	750	750	500
3111 Utilities						
4531 Professional/Technical Services		124,085	68,814	300,000	420,000	420,000
5002 Misc. Services & Supplies	69					
Total:	4,300	127,258	75,830	309,736	429,736	427,655
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay						
7211 Building & Bldg. Improvements						
7410 Equipment						
7412 Computer Equipment						
Total:	-	-	-	-	-	-
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	19,826	19,826	27,815	71,796	71,796	44,264
Total:	19,826	19,826	27,815	71,796	71,796	44,264

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	382,755	456,226	454,222	539,005	584,629	545,304
Materials, Supplies & Services	351,853	1,290,443	2,462,746	1,731,075	1,752,699	1,815,221
Capital Outlay	8,892	49,712	312,974	161,925	161,925	54,500
Interfund Transactions	69,597	115,899	119,141	414,598	414,598	225,692
Expenditure Total:	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes and Revenues	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
Revenue Total:	813,097	1,912,280	3,349,084	2,846,603	2,913,851	2,640,717
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	4.70	5.51	5.41	6.91	6.91	6.91
Part-time/Seasonal	0.33	0.50	0.50	0.50	0.50	0.50
FTE Total:	5.03	6.01	5.91	7.41	7.41	7.41

Fund 10- General
Sub 41 - Public Works
Department 44100- Streets & Roads Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	219,464	263,445	264,905	292,790	335,569	297,761
1112 Salaries PT	9,921	11,514	1,890	12,854		12,854
1211 Overtime	26,803	16,434	8,156	25,000	25,000	25,000
1212 Wellness Benefit						
1242 Car Allowance				-		-
1300 Employee Benefits	15,434	16,077	16,579	18,153	19,680	18,461
1311 Bonus				-		-
1321 Clothing Allowance		1,900	3,100	2,400	3,100	2,400
1511 FICA	823	737	117	797		797
1512 Medicare	3,585	4,149	3,892	4,432	4,992	4,504
1521 Retirement	41,137	46,770	45,552	54,078	57,298	54,996
1531 State Insurance Fund						
1541 Health Insurance	59,029	85,986	99,810	116,954	127,207	116,954
1545 Dental Insurance	4,935	6,894	7,716	8,307	9,153	8,307
1548 Vision Insurance	805	1,105	1,248	1,473	1,431	1,473
1561 Long Term Disability	819	1,213	1,256	1,767	1,199	1,797
Total:	382,755	456,226	454,222	539,005	584,629	545,304
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2321 Travel & Training	1,799	830	1,927	4,700	4,700	4,700
2369 Meetings	76	86	87	300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	1,240				360	
2513 Equipment Supplies & Maintenance	28,059	36,970	38,026	40,000	45,000	50,000
2610 Buildings & Ground Maintenance		237			36	
3111 Utilities	86		42			
4121 Attorney Fees	936	7,380	3,402		185	
4320 Engineering Services						
4394 Collar Maintenance				10,000	10,000	10,000
4531 Professional/Technical Services	6,440	3,340	6,726	16,500	16,500	4,000
4811 Equipment Rental/Lease	22,603	23,813	26,481	30,000	30,000	36,000
5002 Misc. Services & Supplies					118	
5110 Street Material						
5121 Unimproved Road Maintenance	29,445	25,253	22,849	4,575	4,575	4,575
5122 Paved Road Maintenance	85,569	747,048	1,521,278	1,370,000	1,370,000	1,363,646
5124 Sidewalk Maintenance	1,836	14,890	17,633	20,000	35,925	70,000
5140 Street Light New Install		116,856	592,442			
5141 Street Light Maintenance	72,020	179,180	135,006	125,000	125,000	150,000
5142 Traffic Signal Maintenance/Power		3,803	2,333	5,000	5,000	7,000
5721 Snow Removal	76,337	71,459	57,610	70,000	70,000	80,000
5730 Sign Maintenance	7,002	23,589	24,251	35,000	35,000	35,000
5731 Street Sweeping		11,580	12,656			
6000 Bad Debt Expense	18,405	24,130				
Total:	351,853	1,290,443	2,462,746	1,731,075	1,752,699	1,815,221
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay			242,928			
7410 Equipment	8,892	49,712	70,047	161,925	161,925	54,500
Total:	8,892	49,712	312,974	161,925	161,925	54,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9154 Due To Fleet Fund	69,597	115,899	119,141	414,598	414,598	225,692
9179 Due To Road Debt Fund						
Total:	69,597	115,899	119,141	414,598	414,598	225,692

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Summary

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	308,806	355,111	469,272	612,117	580,512	692,936
Materials, Supplies & Services	479,379	753,236	876,962	721,750	815,000	871,250
Capital Outlay	-	27,834	25,936	-	-	54,500
Interfund Transactions	32,390	67,315	69,071	56,523	56,523	114,861
Expenditure Total:	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
General Taxes & Revenues	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
Revenue Total:	820,576	1,203,496	1,441,241	1,390,390	1,452,035	1,733,547
PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	3.70	4.55	8.13	8.13	7.64	9.13
Part-time/Seasonal	1.00	1.50	1.00	1.00	1.49	1.50
FTE Total:	4.70	6.05	9.13	9.13	9.13	10.63

Fund 10- General
Sub 41 - Public Works
Department 45100- Parks Detail

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	175,361	212,769	275,396	338,956	337,709	381,419
1112 PT/Temp Seasonal Salaries	4,367	3,140	7,001	21,424	18,116	32,136
1113 Salaries - FT Temp	19,011			-		-
1114 Salaries - PT Temp						
1211 Overtime	17,514	11,006	12,042	7,000	19,458	7,000
1212 Wellness Benefit						
1300 Employee Benefits	10,967	13,037	17,672	21,015	24,812	22,984
1311 Bonus				-		-
1321 Clothing Allowance		1,900	2,300	3,500	3,500	3,500
1511 FICA	1,592	195	434	1,328	1,136	1,992
1512 Medicare	3,104	3,288	4,253	5,226	5,344	5,841
1521 Retirement	33,849	39,209	49,319	62,605	58,669	68,470
1531 State Insurance Fund						
1541 Health Insurance	38,587	63,551	91,581	137,518	102,085	154,443
1545 Dental Insurance	3,400	5,235	7,010	9,768	7,334	10,970
1548 Vision Insurance	516	804	977	1,732	1,104	1,945
1561 Long Term Disability	538	977	1,287	2,045	1,245	2,237
Total:	308,806	355,111	469,272	612,117	580,512	692,936
<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues, subscriptions, & memberships (UCFC, UCPA, UNLA, ISA)	175	175		750	750	750
2321 Travel & Training	1,355	1,624	2,831	3,500	3,500	3,500
2369 Meetings	39			300	300	300
2411 Office Expenses & Supplies						
2431 Uniforms & Clothing	1,521	58				
2513 Equipment Supplies & Maintenance	16,462	16,201	18,951	21,000	21,000	25,000
2521 Vehicle Fuel & Maintenance						
2610 Buildings & Ground Maintenance	8,299	3,912	11,211	5,000	7,500	7,500
3111 Utilities	75,305	88,162	166,536	90,000	150,000	150,000
4121 Attorney Fees		1,836	1,530			
4531 Professional/Technical Services	306,411	473,525	601,390	465,000	485,000	500,000
4811 Equipment Rental/Lease	9,802	14,629	21,844	27,200	27,200	27,200
5002 Misc. Services & Supplies		13,681				
5405 Park Amenities Repair/Replacement			6,554	10,000	10,000	15,000
5410 Landscaping Maintenance	31,645	27,482	45,591	47,000	57,750	55,000
5420 Trail Maintenance	28,365	81,766	525	15,000	15,000	50,000
5425 Silverlake Trees		30,000				
5430 City Wide Trees				30,000	30,000	30,000
5721 Chemicals & Fertilizers		185		7,000	7,000	7,000
5760 Other Special Departmental Supplies						
Total:	479,379	753,236	876,962	721,750	815,000	871,250
<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7410 Equipment		27,834	25,936			54,500
Total:	-	27,834	25,936	-	-	54,500
<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9118 Due To Impact Fee Fund						
9154 Due To Fleet Fund	32,390	67,315	69,071	56,523	56,523	114,861
Total:	32,390	67,315	69,071	56,523	56,523	114,861

Fund 54- Fleet Summary
Sub 45
Department- 54000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	22,086	56,220	58,801	116,628
Materials, Supplies & Services	439,414	519,950	512,071	198,000	213,000	234,000	234,000
Capital Outlay	-	233	(0)	1,063,758	1,063,758	341,758	341,758
Debt Service	5,555	3,425	1,321	-	-	-	-
Interfund Transactions	-	-	-	-	-	-	-
Expenditure Total:		444,969	523,607	535,478	1,317,978	1,335,559	692,386
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
54-00-37010-0000 Interest Earnings	19,199	49,116	36,855	80,500	65,500	109,000	109,000
54-00-37020-0000 Sale of Vehicles	2,947	570	17,864				
54-00-37142-0000 Insurance Reimbursements	220,455	288,668	317,070	676,950	676,950	569,718	569,718
54-00-38110-0000 Due From General Fund	65,850	100,209	53,859	616,686	616,686	202,040	202,040
54-00-38151-0000 Due From Water Fund	106,007	111,613	72,749	165,006	165,006	167,349	167,349
54-00-38152-0000 Due From Sewer Fund							
54-00-38153-0000 Due From Electric Fund							
54-00-38155-0000 Due From Gas Fund							
54-00-38159-0000 Due From Storm Drain Fund	36,197	36,197	52,291	117,001	117,001	84,171	84,171
54-00-39730-0000 General Contributions							
Revenue Total:		450,655	586,373	550,688	1,656,143	1,641,143	1,132,278
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing	97,548	(169,861)	(27,428)	338,166	305,584	439,892	439,892
Sources over Financing Uses:	319,980	417,528	247,667	220,238	220,238	525,822	525,822
Fund Balance (Deficit)- Beginning:	417,528	247,667	220,238	558,404	525,822	965,714	965,714
Fund Balance (Deficit)- Ending:							
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected							
Appointed							
Full-time	0.50			0.50	0.50	0.50	1.50
Part-time/Seasonal							
FTE Total:		-	-	0.50	0.50	0.50	1.50

Fund 54- Fleet Detail
Sub 45
Department- 54000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries	14,557	37,128	39,408	70,324			
1211 Overtime							
1242 Car Allowance							
1300 Employee Benefits	902	2,302	2,263	4,360			
1511 FICA							
1512 Medicare	201	538	554	1,020			
1311 Bonus							
1521 Retirement	2,689	6,858	6,743	12,989			
1531 State Insurance Fund							
1541 Health Insurance	3,386	8,463	8,963	25,388			
1545 Dental Insurance	245	601	626	1,803			
1548 Vision Insurance	40	107	98	320			
1561 Long Term Disability	66	224	146	424			
1999 Reserve For Pay Adjustments							
Total:		-	-	22,086	56,220	58,801	116,628
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2521 Vehicle Fuel	73,137	76,128	90,478	85,000	100,000	120,000	120,000
2522 Vehicle Maintenance	99,889	160,623	76,690	100,000	100,000	100,000	100,000
4531 Professional & Technical (GPS Tracking)	12,256	9,576	9,337	13,000	13,000	14,000	14,000
5999 Depreciation	254,132	273,624	335,567				
Total:		439,414	519,950	512,071	198,000	213,000	234,000
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay					20,000	20,000	
7421 New Vehicle Purchase	233	(0)	1,043,758	1,043,758			
Street Sweeper Lease							58,758
Replacement Vehicle - #72							35,000
Replacement Vehicle - #78							35,000
Replacement Vehicle - #79							35,000
Replacement Vehicle - #80							35,000
Replacement Vehicle - #81							35,000
Additional Vehicle - Facilities 1/2 Ton							35,000
Additional Vehicle - Parks 3/4 Ton							38,000
Additional Vehicle - Water 1/2 Ton							35,000
Total:		-	233	(0)	1,063,758	1,063,758	341,758
Debt Service		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
8111 Principal							
8121 Interest	5,555	3,425	1,321				
8151 Paying Agent Fee							
Total:		5,555	3,425	1,321	-	-	-
Interfund Transactions		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
9110 Due To General Fund							
Total:		-	-	-	-	-	-

Fund 60- Economic Development/Business Incubator Summary
Sub 47
Department- 60000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	Personnel Services	72,047	67,291	-	-	-	-
	Materials, Supplies & Services	69,077	71,084	-	-	-	-
	Capital Outlay	-	-	-	-	-	-
	Debt Service	-	-	-	-	-	-
	Interfund Transactions	-	-	73,954	-	-	-
Expenditure Total:		141,124	138,375	73,954	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
60-00-33100-0000	Incubator Tenant Rental	12,153	3,648				
60-00-33101-0000	Golf Sponsorship	5,484	3,738				
60-00-33102-0000	Ladder Sign Revenue	2,009					
60-00-33103-0000	Vendor Street Fair		1,084				
60-00-37020-0000	Sale of Assets (Building)						
60-00-38110-0000	Due From General Fund	72,000	72,000				
60-00-38158-0000	Due From Golf Course Fund	30,000					
	Use of Fund Balance Reserve						
Revenue Total:		121,647	80,469	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(19,905)	(58,391)	(83,352)	-	-	-
Fund Balance (Deficit)- Beginning:		161,647	141,742	83,351	(0)	(0)	(0)
Use of Fund Balance Reserve:							
Fund Balance (Deficit)- Ending:		141,742	83,351	(0)	(0)	(0)	(0)
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	Elected						
	Appointed						
	Full-time	0.65	0.65				
	Part-time/Seasonal						
FTE Total:		0.65	0.65	-	-	-	-

Fund 60- Economic Development/Business Incubator Detail
Sub 47
Department- 60000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	1111 Salaries	48,632	48,313				
	1211 Overtime						
	1242 Car Allowance						
	1300 Employee Benefits	3,015	3,200				
	1511 FICA						
	1311 Bonus						
	1512 Medicare	693	690				
	1521 Retirement	8,982	2,988				
	1531 State Insurance Fund						
	1541 Health Insurance	9,685	10,904				
	1545 Dental Insurance	791	865				
	1548 Vision Insurance	131	139				
	1561 Long Term Disability	117	191				
	1999 Reserve For Pay Adjustments						
Total:		72,047	67,291	-	-	-	-
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	2121 Dues, Subscriptions, Memberships (Lehi Area Chamber of Commerce EDCUtah Membership Utah Alliance for Economic Dev. Utah Technology Council)	8,000	9,350				
	2321 Travel & Training (ICSC Conference GOED UV Chamber/Utah Alliance Smart Cities Summit Proactive Recruiting)	2,554	1,480				
	2369 Meetings	424	92				
	4121 Attorney Fees	495					
	4320 Consulting Services	5,000	2,500				
	4812 Building Rent	48,760	44,327				
	5780 Marketing Tools	1,729	5,195				
	6522 Economic Development	2,116	8,141				
Total:		69,077	71,084	-	-	-	-
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	7000 Capital Outlay						
Total:		-	-	-	-	-	-
Debt Service		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	8111 Principal						
	8121 Interest						
	8151 Paying Agent Fee						
Total:		-	-	-	-	-	-
Interfund Transactions		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
	9110 Due To General Fund			73,954			
Total:		-	-	73,954	-	-	-

Fund 62- Cemetery Summary
Sub 49
Department - 62000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services		13,733	16,750	3,551	5,214	3,776	5,241
Materials, Supplies & Services		16,810	5,725	4,243	11,650	11,650	11,650
Capital Outlay		-	-	66,273	-	-	55,000
Interfund Transactions							
Expenditure Total:		30,543	22,475	74,066	16,864	15,426	71,891
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
62-00-33200-0000 Burial Plot Sales		19,700	14,100	23,585	22,000	22,000	22,000
62-00-33201-0000 Opening/Closing Fee		4,600	3,300	6,235	8,000	8,000	8,000
62-00-33202-0000 Headstone Inspections		35	245	1,410	600	600	600
62-00-33434-0000 Grant Revenue		5,000		14,430			
62-00-38110-0000 Due From General Fund		1,500	5,000	10,000			
62-00-38155-0000 Due From Gas - Sale Proceeds (USP)				51,654			
62-00-39210-0000 Cemetery Donations							
Use of Fund Balance Reserve							41,291
Revenue Total:		30,835	22,645	107,314	30,600	30,600	71,891
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:		292	170	33,248	13,736	15,174	0
Fund Balance (Deficit)- Beginning:		-	292	462	33,709	33,709	48,883
Use of Fund Balance Reserve:		-			-	-	(41,291)
Fund Balance (Deficit)- Ending:		292	462	33,709	47,445	48,883	7,592
PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected							
Appointed							
Full-time		0.15	0.15	0.05	0.05	0.05	0.05
Part-time/Seasonal							
FTE Total:		0.15	0.15	0.05	0.05	0.05	0.05

Fund 62- Cemetery Detail
Sub 49
Department - 62000

Personnel Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
1111 Salaries FT		9,292	11,140	2,357	3,391	2,548	3,412
1112 Salaries PT							
1211 Overtime							
1300 Employee Benefits		576	691	146	210	151	212
1311 Bonus							
1511 FICA					-	-	-
1512 Medicare		134	161	34	49	37	49
1521 Retirement		1,716	2,050	435	626	449	630
1541 Health Insurance		1,823	2,434	522	846	537	846
1545 Dental Insurance		144	191	39	60	38	60
1548 Vision Insurance		24	31	6	11	6	11
1561 Long Term Disability		23	52	11	20	10	21
Total:		13,733	16,750	3,551	5,214	3,776	5,241
Materials, Supplies, Services		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
2121 Dues and Subscriptions							
2321 Travel & Training					1,150	1,150	1,150
2513 Equipment Supplies & Maintenance			55	1,847	1,500	1,500	1,500
4121 Attorney Fees		108					
4531 Professional and Technical Services		14,446	5,580		7,000	7,000	7,000
5002 Misc. Services & Supplies		150	34	210	1,000	1,000	1,000
5410 Landscaping Maintenance		2,106	57	2,186	1,000	1,000	1,000
5510 Burial Site Opening/Closing Costs							
6211 Insurance and Surety Bond							
Total:		16,810	5,725	4,243	11,650	11,650	11,650
Capital Outlay		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
7000 Capital Outlay				66,084			55,000
7410 Equipment				189			
Total:		-	-	66,273	-	-	55,000

FY20 GENERAL FUND CAPITAL NEEDS

H	2,600,000	Recreation Center in the Aggregate - USP		
I	100,000	Three Library Meeting Rooms (add-on to existing building)		
G	100,000	CDB Extension/Move Salt Shed (Add 3 bays & wash bay) - Just Wash Bay Solution	Reserve Based on % of	\$14,200,863
H	20,000	Cory Wride Park Improvements (backstops, infield mix) - Impact Fees	710,043	5% Min.
	40,000	Trail and Sidewalk Imp. (PE Pkwy @ SL, Rock Creek @ Plum Creek) - USP	994,060	7%
P	1,000,000	City Center Medians/Streetscapes - USP	1,278,078	9%
R	500,000	City Center Medians/Streetscapes - Impact Fees	1,562,095	11%
I	50,000	Skyline Ridge Park Pavilion	1,846,112	13%
O	80,000	Valley View Park Bathroom	2,130,129	15%
R	200,000	Northmoor Detention Pond and Park	2,414,147	17%
I	10,000	City Center Orchard in Paseos	2,698,164	19%
T	500,000	Silverlake Woodhaven Park	2,982,181	21%
Y	250,000	Smith Ranch Park Improvements	3,266,198	23%
			3,550,216	25% Max.
	\$ 5,450,000	TOTAL OF PROJECTS		
	\$ 2,862,311	FY18 General Fund Balance (Unreserved)		
	1,440,957	FY18 General Fund Capital Projects Fund Balance		
	453,131	FY19 General Fund Projected Revenues Over Expenditures (estimate)		
	1,385,340	FY19 Capital Projects Fund Projected Revenues Over Expenditures (estimate)		
	157,687	FY20 Budgeted Revenues Over Expenditures		
	520,000	FY20 Transfer from Impact Fee Funds		
		FY20 Grant Revenue for Capital Projects		
		FY20 MAG Funding and/or Developer Contributions		
	3,100,000	FY20 Due From Gas Fund (USP)		
	\$ 9,919,426	TOTAL AVAILABLE (Including GF Reserve and Capital Projects Reserve)		
	\$ 4,469,426	Projected Combined General Fund and Capital Projects Fund Balance with High Priority Projects Completed		
	(996,298)	LESS FY20 Projected Capital Projects Fund Ending Fund Balance		
	\$ 3,473,128	PROJECTED GENERAL FUND BALANCE RESERVE WITH HIGH PRIORITY PROJECTS COMPLETED		
				24.46%

Deparment	Materials/Supplies/Services Amount	Water %	Sewer %	Solid Waste %	Storm Drain %	Total %	Water	Sewer	Solid Waste	Storm Drain	Total
Legislative	\$6,000	12%	12%	3%	2%	29%	\$720	\$720	\$180	\$120	\$1,740
Recorder	76,850	12%	12%	0%	2%	26%	9,222	9,222	-	1,537	19,981
Executive	52,100	12%	12%	5%	2%	31%	6,252	6,252	2,605	1,042	16,151
IT	280,300	16%	16%	0%	1%	33%	44,848	44,848	-	2,590	92,286
HR	86,375	16%	16%	0%	2%	34%	13,820	13,820	-	1,728	29,368
PIO	26,000	15%	15%	5%	1%	36%	3,900	3,900	1,300	260	9,360
Facilities Maintenance	102,700	17%	17%	1%	1%	36%	17,459	17,459	1,027	1,027	36,972
Building	427,655	15%	14%	0%	1%	30%	64,148	59,872	-	4,277	128,297
Planning	122,650	10%	10%	0%	2%	22%	12,265	12,265	-	2,453	26,983
Engineering	13,480	22%	22%	0%	3%	47%	2,966	2,966	-	404	6,336
Finance	57,850	12%	12%	5%	1%	30%	6,942	6,942	2,893	579	17,355
				Materials/Supplies/Services:		182,542	178,265	8,005	16,016	384,828	
				Personnel:		313,814	310,135	57,609	55,151	736,710	
				Admin Charge Due Gen. Fund:		\$496,356	\$488,401	\$65,613	\$71,167	\$1,121,538	
FY 2019 Budgeted Admin Overhead Allocaton:											1,011,109
Difference (FY20 vs. FY19):											110,429

GENERAL FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Department	Detail
\$ (792)	Interfund Transfers	Admin. charge to Enterprise Funds reduced due to decrease in Planning Dept. budget
\$ (792)	Total Change in Revenues	
\$ (63,700)	Public Safety	Actual numbers from Utah County are higher than what was previously estimated
30,000	Special Events	Reduced expenditure for stage wrap from \$40,000 to \$10,000
(19,282)	Engineering	Corrected formula for FT salaries (wasn't capturing new 0.50 FTE for Office Staff)
3,600	Planning	Removed professional & technical services budget duplicated on two separate lines in error
\$ (49,382)	Total Change in Expenditures	

GENERAL FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Department	Detail
\$ -	Total Change in Revenues	
\$ (9,000)	Public Safety	Emergency Management Professional and Technical Services (\$5,000 carry forward from FY19)
\$ (9,000)	Total Change in Expenditures	

GENERAL FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Department	Detail
\$ (14,630)	Revenues	Reduction in transfer from Water Fund for admin services
(14,629)	Revenues	Reduction in transfer from Sewer Fund for admin services
(1,995)	Revenues	Reduction in transfer from Storm Drain Fund for admin services
\$ (31,254)	Total Change in Revenues	
\$ (40,000)	Public Safety	Added 5,000 gallon diesel fuel tank for CDB
(10,000)	Public Safety	Added radios for Council & Staff (8 radios)
150,000	Engineering	Removed third-party inspection services
(83,499)	Engineering	Added 1 FT Inspector in place of third-party services
\$ 16,501	Total Change in Expenditures	

GENERAL FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Department	Detail
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<u>\$ -</u>	Total Change in Revenues
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<u>\$ -</u>	Total Change in Expenditures
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Fund 47- Capital Projects- General Fund
Department- 0

EXPENDITURES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Streets						
47-80-44100-7100 USP - PE Pkwy Median Landscape	20,788	301,284	15,077	600,000	500,000	
47-80-44100-7101 USP - PE Pkwy Widening at Hidden Hollow			32,013	450,000	418,837	
47-80-44100-7102 USP - EM Blvd East Pulverize/Pave		545,772				
47-81-44100-7006 Bobby Wren Blvd. Construction	12,906	562,891	29,235			
47-81-44100-7008 Salt Shed		243,353	12,586			
47-81-44100-7014 Traffic Signals			118,712	1,000,000	1,000,000	
47-81-44100-7015 PE Pkwy Widening at Hidden Hollow				2,400,000	2,400,000	
47-81-44100-7016 Road Paving Projects (Priority 1)	1,098,015	24,417				
47-81-44100-7018 Road Improvements for Signal @ Sunset & 73		291,683				
47-81-44100-7019 Misc. Street Dept Projects	24,381	43,247				
47-81-44100-7021 Golden Eagle Rd.			80,000			
47-81-44100-7020 Pony Express Widening Project (East Side)		14,378	62,528			
47-81-44100-7022 Aviator Ave. Extension			5,500	1,005,000	1,004,660	
47-81-44100-7023 Facebook Pony Express South Extension				6,932,000	6,932,000	
47-81-44100-7024 St. Andrews Dr. Reimbursement Agreement				116,000	115,506	
47-81-44100-7025 New Streetlights (Developer Installs)				400,000	400,000	
Parks						
47-80-45100-7100 USP - Cory Wride Memorial Park		212,690	3,475,345			
47-80-45100-7102 USP - Nolen Park-Pavilion/Pad		53,013				
47-80-45100-7103 USP - Bike Park Improvements	8,400	21,546				
47-80-45100-7104 USP - Park Bathrooms (Various)		224,969				
47-80-45100-7105 USP - Trail Additions		35,825	80,454			40,000
47-80-45100-7106 USP - City Center Streetscape Landscape			5,831		8,437	1,000,000
47-80-45100-7108 USP - Hidden Canyon Detention		519	21,928			
47-80-45100-7112 USP - Neighborhood Match Grant			15,235		48,617	
47-80-45100- USP - Eagle Park Pavilion				50,000	50,000	
47-80-45100- USP - Bike and Pedestrian Plan Improvements						
47-80-45100- USP - Recreation Facilities						2,600,000
47-81-45100-7001 Cory Wride Memorial Park	363,476	1,529,244	2,444,319	650,000	650,000	20,000
47-81-45100-7021 Smith Ranch Park			(685)			250,000
47-81-45100-7024 Misc. Parks	163,197	8,400	25,998			
47-81-45100-7026 Pony Express Trail						
47-81-45100-7027 Cemetery	48,395	80,120				
47-81-45100-7028 Trees		555	29,698		2,537	
47-81-45100-7029 Hidden Canyon Park		13,823				
47-81-45100-7031 Eagle Park Entrance	142,782					
47-81-45100-7034 Skid Steer with Tracks (Parks & Cemetery)	55,559					
47-81-45100-7037 Mountain Bike Trail Signs				5,000	5,000	
47-81-45100-7038 Petroglyph Signs				5,000	5,000	
47-81-45100-7035 Match Sweetwater HOA Play Structure		28,537				
47-81-45100-7039 Safe Routes to Blackridge Elementary				151,230	151,230	
47-81-45100-7040 Park Bathrooms (Rodeo/Cemetery/Skate Park)				140,000	140,000	
47-81-45100-7036 City Entrance/Wayfinding Signs				60,000	60,000	
47-81-45100- City Center Medians/Streetscapes						500,000
47-81-45100- Skyline Ridge Park Pavilion						50,000
47-81-45100- Valley View Park Bathroom						80,000
47-81-45100- Northmoor Detention Pond and Park						200,000
47-81-45100- City Center Orchard in Pascos						10,000
47-81-45100- Silverlake - Woodhaven Park						500,000
Other GF Projects						
47-80-45100-7111 USP - 20th Anniversary Campaign	3,661					
47-81-41710-7001 General Plan Rewrite	12,000	82,781	2,000			
47-81-41950-7002 Misc Facilities Projects	23,846	44,994			53,617	
47-81-41950-7003 Community Development Building Basement	246,416	80,631				
47-81-45100-7111 Land and Rights of Way						
47-81-45800-7211 Library Capital Project						100,000
47-81-41955-7001 Security Cameras (City Hall, Energy, etc.)						
47-81-41950-7002 Misc. Projects from List			141,525			
47-81-41950-7002 CD Bldg Extension & Move Salt Shed						100,000
Expenditure Total:	2,223,823	4,444,671	6,597,298	13,964,230	13,945,441	5,450,000

REVENUES	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
47-00-33110-0000 UDOT Grant (Sweetwater trail)						
47-00-33110-0000 EDI Federal Grant Proceeds						
47-00-33112-0000 Recreational Trails Grant		13,823				
47-00-33310-0000 County Recreation Allotment	13,292					
47-00-33320-0000 Safe Routes to School Grant				151,230	151,230	
47-00-33330-0000 MAG Funding				1,650,000	1,650,000	
47-00-33400-0000 Misc State Grant Revenue			105,767			
47-00-34525-0000 Dev. Agreement - Facilities						
47-00-37010-0000 Interest Revenue	1,107	1,736	2,781			
47-00-39705-0000 Park Donations Restricted	3,089					
47-00-39710-0000 Contributions From Developer				8,942,000	8,942,000	
47-00-39715-0000 Contributions for Parks						
47-00-39730-0000 Contributions - General						
47-00-39740-0000 Neighborhood Match Revenue		15,000	22,075			
47-00-38170-0000 Due From SID 97-1						
47-00-38110-0000 Due From General Fund Balance	1,549,151	1,846,435	1,750,000		2,557,000	
47-00-38111-0000 Due From Water Impact Fee Fund				89,000	88,910	
47-00-38112-0000 Due From Wastewater Impact Fee Fund				30,000	29,871	
47-00-38117-0000 Due From Storm Water Impact Fee Fund				75,000	74,853	
47-00-38118-0000 Due From Transportation Impact Fee Fund		550,000		811,000	811,026	
47-00-38115-0000 Due From Parks Impact Fee Fund	100,000	1,200,000	640,000			520,000
47-00-38153-0000 Due From Electric Utility Sale Proceeds (USP)	152,184	653,892				1,830,000
47-00-38155-0000 Due From Gas Utility Sale Proceeds (USP)		2,181,383	3,500,000	1,100,000	1,025,891	3,100,000
Use of Fund Balance Reserve						
Revenue Total:	1,818,823	6,462,269	6,020,624	12,848,230	15,330,781	5,450,000

BALANCE SUMMARY	2016 Actuals	2017 Actuals	2018 Actuals	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:	(404,998)	2,017,596	(576,673)	(1,116,000)	1,385,340	-
Use of Fund Balance Reserve:	405,031	33	2,017,631	1,440,957	1,440,957	2,826,298
Fund Balance (Deficit)- Ending:	33	2,017,631	1,440,957	324,957	2,826,298	996,298

CAPITAL PROJECTS CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Fund	Detail
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CAPITAL PROJECTS CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Fund	Detail
\$ (780,000)	General Capital Projects Revenue	Reduced Transfer from Gas Fund for USP Projects
1,000,000	General Capital Projects	Removed City Entrance/Wayfinding Monuments
240,000	General Capital Projects	Removed Park and Pedestrian Improvements
540,000	General Capital Projects	Removed CDB Expansion (Left Wash Bay on for \$100,000)
(500,000)	General Capital Projects	Added Silverlake Woodhaven Park
(50,000)	General Capital Projects	Added Skyline Ridge Park Pavilion
(80,000)	General Capital Projects	Added Valley View Park Bathroom
(200,000)	General Capital Projects	Added Northmoor Detention Pond and Park
(10,000)	General Capital Projects	Added City Center Orchard in Paseos
(250,000)	General Capital Projects	Added Smith Ranch Park Improvements
<u>\$ (90,000)</u>	Total Changes	

CAPITAL PROJECTS CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Fund	Detail
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\$0 Total Changes

CAPITAL PROJECTS CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Fund	Detail
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\$ - Total Changes

City Of Eagle Mountain
Budget Summary- ENTERPRISE FUND
Preliminary Budget Appropriation
Fiscal Year 2020

Revenue Sources from various Enterprises:

Solid Waste	\$	1,523,500
Water		6,141,300
Wastewater		4,557,000
Gas		3,100,000
Electric		0
Golf		0
Stormwater		<u>593,000</u>

Total revenues	\$	15,914,800
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Total fund Balance- (from previous year)

Total appropriable revenues		<u>15,914,800</u>
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Expenditures:

Solid Waste	\$	1,451,057
Water		4,989,738
Wastewater		3,788,075
Gas		3,100,000
Electric		0
Golf		0
Stormwater		<u>578,416</u>

Total expenditures	\$	13,907,286
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Other Financing Uses:

Debt Service		0
Transfer to capital projects fund		0

Total proposed appropriation		<u>13,907,286</u>
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Excess/(Deficit) Revenues over Appropriation	\$	<u><u>2,007,514</u></u>
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Fund 51- Water Utility Summary
Sub 45- Utility Services
Department 51000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	448,921	424,998	445,130	546,633	471,840	656,396
Materials, Supplies & Services	2,563,144	2,692,569	3,072,149	1,458,525	1,516,075	1,515,425
Capital Outlay	(0)	-	-	13,473,000	13,477,355	1,386,700
Debt Service	351,375	303,455	331,675	590,760	613,510	587,155
Interfund Transactions	489,889	656,488	592,221	1,183,641	1,183,641	844,062
Expenditure Total:	3,853,328	4,077,510	4,441,175	17,252,559	17,262,421	4,989,738

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-00-33550-0000 CWP Water Shares Sold	469,581	519,452	3,777,277	500,000	500,000	500,000
51-00-34890-0000 Reimbursement Miscellaneous						
51-00-35100-0000 BB Deferred Revenue - Water	44,872					
51-00-35110-0000 Utility Billing- Water	2,800,097	3,184,896	3,528,186	3,500,000	4,035,000	4,250,000
51-00-35120-0000 Damage to Service			1,361		2,000	
51-00-35130-0000 Hydrant Meter Revenue	19,950	24,150	77,618	25,000	89,200	50,000
51-00-35160-0000 Meter Fee- Water	59,270	95,220	154,500	85,000	123,200	100,000
51-00-35170-0000 Connection Fees	256,679	352,350	338,850	350,000	345,000	345,000
51-00-35999-0000 YEC Audit Adjustments & Accruals	41,245	88,832	11,071			
51-00-36020-0000 Late/Delinquent Fees Penalties & Charges	(16)	57,151	57,000		900,000	57,000
51-00-37010-0000 Interest Earnings	26,877	859	1,388	2,000	2,300	2,300
51-00-37090-0000 Other Miscellaneous	1,120	1,513	1			
51-00-38153-0000 Due From Electric Fund						
51-00-38155-0000 Due From Gas Fund						
51-00-38112-0000 Due From Sewer Fund		100,000				
51-00-38158-0000 Due From Golf Course Fund		464,157				
51-00-39111-0000 Bond Proceeds						
51-00-39710-0000 Contributions- From Developer	1,780,087	2,497,783	2,759,430	11,268,000	11,250,155	
51-00-38111-0000 Due From Water Impact Fee Fund	512,463	2,365,934	1,121,663	1,450,000	1,450,000	837,000
Use of Water Fund Balance Reserve				72,559		
Revenue Total:	6,012,225	9,752,297	11,828,343	17,252,559	18,696,855	6,141,300

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	791,153	2,690,140	8,986,299	(0)	1,434,434	1,151,562
Fund Balance (Deficit)- Beginning:	1,028,300	1,819,453	4,509,593	13,495,892	13,495,892	14,930,326
Use of Fund Balance Reserve:				(72,559)		-
Fund Balance (Deficit)- Ending:	1,819,453	4,509,593	13,495,892	13,495,892	14,930,326	16,081,888

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.30	5.93	6.84	6.84	6.84	7.84
Part-time/Seasonal			0.63	0.63	0.63	1.25
FTE Total:	5.30	5.93	7.47	7.47	7.47	9.09

Fund 51- Water Utility Detail
Sub 45- Utility Services
Department 51000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-1111 Salaries - FT	271,798	237,948	255,721	298,448	276,681	356,947
51-45-51000-1112 Salaries - PT	6,555	7,837	25,619	16,068	14,784	32,136
51-45-51000-1122 Vacation Pay	8,210					
51-45-51000-1211 Overtime	22,289	18,587	15,234	20,000	20,000	20,000
51-45-51000-1242 Car Allowance	218					
51-45-51000-1300 Employee Benefits	18,657	19,857	22,393	18,504	23,239	22,131
51-45-51000-1311 Bonus						
51-45-51000-1321 Clothing Allowance		2,500	2,900	2,850	2,850	2,850
51-45-51000-1511 FICA	406	498	401	996	917	1,992
51-45-51000-1512 Medicare	4,235	3,743	4,145	4,560	4,262	5,642
51-45-51000-1521 Retirement	37,765	47,811	35,872	55,123	48,985	65,928
51-45-51000-1531 Worker's Compensation (State Insurance Fund)	2,217	8,778	3,252	3,000	3,130	3,000
51-45-51000-1541 Health Insurance	68,856	70,006	70,900	115,769	69,321	132,694
51-45-51000-1545 Dental Insurance	5,789	5,559	6,582	8,223	5,925	9,425
51-45-51000-1548 Vision Insurance	922	886	857	1,458	731	1,671
51-45-51000-1561 Long Term Disability	1,004	988	1,253	1,634	1,015	1,980
Total:	448,921	424,998	445,130	546,633	471,840	656,396

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-2121 Dues, Subscriptions, Memberships (RWAU, APWA)	700	2,558	2,349	2,025	2,025	2,025
51-45-51000-2211 Public Notices						
51-45-51000-2321 Travel & Training	7,133	4,791	2,905	11,000	11,000	11,000
51-45-51000-2369 Meetings (Education)	236	58	76	300	300	300
51-45-51000-2411 Office Expenses & Supplies						
51-45-51000-2431 Uniforms & Clothing	2,297					
51-45-51000-2513 Equipment Supplies & Maintenance	101,836	159,694	357,875	191,000	191,000	191,000
51-45-51000-2515 SCADA Maintenance and Upgrades	51,945	5,000	5,748	20,000	32,500	28,000
51-45-51000-2521 Vehicle Fuel & Maintenance						
51-45-51000-2610 Buildings & Grounds Maintenance	600	600		2,500	2,500	2,500
51-45-51000-3111 Utilities	643,454	555,009	530,655	650,000	650,000	650,000
51-45-51000-4121 Attorney Fees	16,608	33,896	23,873	25,000	25,000	25,000
51-45-51000-4140 Banking Fees	25,092	27,285	30,047	25,000	32,500	34,000
51-45-51000-4211 Computer Network & Data Process						
51-45-51000-4271 Iron Support	5,955	6,707	4,199		2,600	
51-45-51000-4320 Engineering Services						
51-45-51000-4391 Blue Staking	1,953	2,959	4,796	3,600	4,150	4,200
51-45-51000- Valve Maintenance						30,000
51-45-51000-4394 Collar Maintenance			2,745	10,000	10,000	10,000
51-45-51000-4393 Lab Work	9,709	13,625	9,090	35,000	35,000	20,000
51-45-51000-4521 Collection Fees	1,017					
51-45-51000-4531 Professional/Technical Services	30,535	6,093	21,071	25,000	25,000	25,000
51-45-51000-4541 Utility Bill Printing & Mailing						
51-45-51000-4550 Capital Facility Impact Study and Economic Analysis						
51-45-51000-4811 Equipment Rental/Lease	2,436	16,736	15,400	7,000	7,000	7,000
51-45-51000-5002 Misc. Services & Supplies	2,950	450			30,000	
51-45-51000-5311 Meters-Water (New)	102,012	140,017	239,784	216,100	220,500	240,400
51-45-51000-5312 Meters-Water (Replacement)	86,833	69,339	79,918	200,000	200,000	200,000
51-45-51000-5721 Chemicals/Fertilizers	8,297	4,602	11,311	10,000	10,000	10,000
51-45-51000-5760 Other Special Departmental Supplies						
51-45-51000-5999 Depreciation	1,392,861	1,532,550	1,690,388			
51-45-51000-6000 Bad Debt Expense	12,689	30,471	(4,554)			
51-45-51000-6211 Insurance & Surety Bonds	55,996	80,129	44,476	25,000	25,000	25,000
Total:	2,563,144	2,692,569	3,072,149	1,458,525	1,516,075	1,515,425

Fund 51- Water Utility Detail (continued)
Sub 45- Utility Services
Department 51000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-7000 Capital Outlay						
51-45-51000-7211 Building & Building Improvements					22,200	75,000
51-45-51000-7311 South Well Improvements Upgrades						
51-45-51000-7313 CWP Improvements						65,000
51-45-51000-7319 Cap. Impr. Proj. (Pony Express Well, Expl. Well)						
51-45-51000-7410 Equipment				330,000	330,000	
51-45-51000-7412 Computer Equipment						
51-45-51000-7691 Water Rights						
51-80-51100-7100 USP - Water Preparedness Measures (Well Generators)						
51-81-51000-7010 Water System Improvements Design						
51-81-51100-7314 CWP Shares	(0)			425,000	425,000	425,000
51-81-51100-7315 EMP Settlement						
51-81-51100-7316 2.5 MG VV Water Tank Project						
51-81-51100-7317 Unity Pass Parallel Lines				1,150,000	1,150,000	
51-81-51100-7319 Silverlake PRV				300,000	300,000	
51-81-51100-7320 Facebook City Center Well				1,000,000	1,000,000	
51-81-51100-7321 Facebook 3.5 MG Tank				3,000,000	3,000,000	
51-81-51100-7322 Facebook Redundant Water Line				3,928,000	3,910,155	
51-81-51100-7323 Facebook Reuse Storage & Pump				2,840,000	2,840,000	
51-81-51100- Facebook Pumps to CWP Booster				500,000	500,000	
51-81-51100- SR 73 Water Lines						821,700
51-81-51100-7324 Aviator Ave Water Lines						
Total:	(0)	-	-	13,473,000	13,477,355	1,386,700

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-71-47100-8111 Principal S07 & S14 W&S				209,150	209,150	213,850
51-71-47100-8112 Principal S13 W&S				107,000	107,000	107,000
51-71-47100-8121 Interest S07 & S14 W&S	278,549	225,572	221,507	238,043	238,043	231,699
51-71-47100-8122 Interest - S13 W&S	40,117	38,425	36,653	36,567	36,567	34,606
51-71-47100-8131 Bond Refunding Cost		28,822	28,822			
51-71-47100-8132 Bond Issuance Cost			37,238			
51-71-47100-8151 Paying Agent Fee	3,887	10,637	7,456		7,450	
Principal Paid on Capital Debt					15,300	
Total:	351,375	303,455	331,675	590,760	613,510	587,155

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
51-45-51000-9152 Due To Sewer Fund						
51-45-51000-9111 Due To Water Impact Fee Fund						
51-45-51000-9148 Due To Water Cap. Proj. Fund						
51-61-48000-9110 Due To General Fund (Administrative Charge)	308,155	401,970	411,112	443,479	443,479	496,356
51-61-48000-9153 Due To Electric Fund						
51-61-48000-9154 Due To Fleet Fund	65,850	100,209	53,859	616,686	616,686	202,040
51-61-48000-9163 Due To Utility Billing Internal Service Fund	73,476	75,406	76,366	75,655	75,655	96,188
51-61-48000-9164 Due To GIS Internal Service Fund	42,407	49,936	50,884	47,821	47,821	49,478
51-61-48000-9158 Due To Golf Course Fund		28,967				
Total:	489,889	656,488	592,221	1,183,641	1,183,641	844,062

Fund 52- Wastewater Utility
Sub 45- Utility Services
Department 52000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	423,889	367,373	391,446	448,886	399,891	466,693
Materials, Supplies & Services	2,292,296	2,339,346	2,649,172	1,344,250	1,419,950	1,586,850
Capital Outlay	29,700	-	(48)	4,600,000	5,050,000	70,000
Debt Service	471,447	403,347	321,410	833,632	937,391	863,117
Interfund Transactions	526,912	735,901	606,391	726,885	726,885	801,415
Expenditure Total:	3,744,244	3,845,967	3,968,371	7,953,652	8,534,117	3,788,075

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-00-33435-0000 DEQ Grant	54,000					
52-00-34802-0000 Bond Equity Buy In						
52-00-34805-0000 Bond Equity Buy In						
52-00-34820-0000 Property Buy In						
52-00-34825-0000 Future Facilities SSA						
52-00-34870-5000 Collection Line						
52-00-34890-0000 Reimbursement - Misc.					11,550	
52-00-35200-0000 Utility Billing- Sewer	3,241,737	3,494,013	3,842,554	3,750,000	4,295,000	4,400,000
52-00-35270-0000 Connection Fees	55,333	73,100	90,400	95,000	90,000	90,000
52-00-35999-0000 YEC Audit Adjustment & Accrual	40,355	24,984	32,966			
52-00-36020-0000 Late/Delinquent Fees Penalties & Charges		63,167	63,000		145,000	65,000
52-00-37010-0000 Interest Earnings	35,656	1,233	1,895	2,000	10,250	2,000
52-00-38112-0000 Due From WW Impact Fee Fund (DEQ)						
52-00-38112-0000 Due From WW Impact Fee Fund			712,500			
52-00-38148-0000 Due From Water Cap Project Fund						
52-00-38151-0000 Due From Water Fund						
52-00-38153-0000 Due From Electric Fund						
52-00-38155-0000 Due From Gas Fund						
52-00-39710-0000 Contributions- From Developer	1,597,699	3,232,970	2,046,225	4,600,000	4,600,000	
52-00-39111-0000 Bond Proceeds					1,283,000	
52-00-39111-0000 Use of Sewer Fund Balance Reserve						
Revenue Total:	5,024,780	6,889,467	6,789,541	8,447,000	10,434,800	4,557,000

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	423,072	592,952	593,458	493,348	1,900,683	768,925
Fund Balance (Deficit)- Beginning:	1,366,920	1,789,992	2,382,944	2,976,403	2,976,403	4,877,086
Use of Fund Balance Reserve:						-
Fund Balance (Deficit)- Ending:	1,789,992	2,382,944	2,976,403	3,469,750	4,877,086	5,646,011

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	5.30	5.30	5.83	5.83	5.83	5.83
Part-time/Seasonal						
FTE Total:	5.30	5.30	5.83	5.83	5.83	5.83

Fund 52- Wastewater Utility Detail
Sub 45- Utility Services
Department 52000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-1111 Salaries - FT	255,584	245,819	243,789	260,730	239,329	274,783
52-45-52000-1112 Salaries - PT						
52-45-52000-1122 Vacation Pay	(4,738)					
52-45-52000-1211 Overtime	9,211	9,823	1,952	6,000	6,000	6,000
52-45-52000-1242 Car Allowance	225					
52-45-52000-1300 Employee Benefits	14,115	20,661	14,221	16,165	13,531	17,037
52-45-52000-1311 Bonus						
52-45-52000-1321 Clothing Allowance		2,000	1,600	2,650	2,650	2,650
52-45-52000-1511 FICA						
52-45-52000-1512 Medicare	3,676	3,595	3,316	3,781	3,332	3,984
52-45-52000-1521 Retirement	66,998	4,010	29,953	48,157	40,500	50,752
52-45-52000-1531 Worker's Compensation	1,772	7,340	2,034	3,000	1,839	3,000
52-45-52000-1541 Health Insurance	69,408	66,604	85,864	98,674	84,995	98,674
52-45-52000-1545 Dental Insurance	5,793	5,536	6,541	7,009	5,916	7,009
52-45-52000-1548 Vision Insurance	947	857	1,060	1,242	926	1,242
52-45-52000-1561 Long Term Disability	897	1,129	1,117	1,478	873	1,561
52-45-52000-1999 Reserve For Pay Adjustments						
Total:	423,889	367,373	391,446	448,886	399,891	466,693

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-2121 Dues, Subscriptions, Memberships (RWAO, WEAU)	747	2,793		1,500	1,500	1,500
52-45-52000-2211 Public Notices						
52-45-52000-2321 Travel & Training	4,629	3,738	4,899	9,350	9,350	9,350
52-45-52000-2369 Meetings			39	300	300	300
52-45-52000-2411 Office Expenses & Supplies						
52-45-52000-2421 Postage						
52-45-52000-2431 Uniforms & Clothing	1,580					
52-45-52000-2513 Equipment Supplies & Maintenance	108,777	83,689	87,446	80,000	146,250	140,000
52-45-52000-2515 SCADA Maintenance	33,800	5,753	17,454	15,000	15,000	15,000
52-45-52000-2516 Pre-Treatment Program			1,270	10,000	10,000	10,000
52-45-52000- Bio Solids Disposal						21,000
52-45-52000-2521 Vehicle Fuel						
52-45-52000-2610 Buildings & Grounds Maintenance		3,630	1,214	7,000	7,000	7,000
52-45-52000-3111 Utilities	77,409	71,424	73,797	75,000	75,000	75,000
52-45-52000-4121 Attorney Fees	5,521	12,408	2,574	15,000	15,000	15,000
52-45-52000-4140 Banking Fees	25,092	27,285	30,047	25,000	32,500	34,000
52-45-52000-4211 Computer Network & Data Process						
52-45-52000-4320 Engineering Services					1,400	25,000
52-45-52000-4394 Collar Maintenance			2,745	10,000	10,000	10,000
52-45-52000-4391 Blue Staking	2,387	3,350	4,796	3,600	4,150	4,200
52-45-52000-4393 Lab Work	29,102	34,447	39,333	40,000	40,000	45,000
52-45-52000-4521 Collection Fees	2,080					
52-45-52000-4531 Professional/Technical Services	25,084	13,828	19,989	20,000	20,000	20,000
52-45-52000-4541 Utility Bill Printing & Mailing						
52-45-52000-4550 Capital Facility Impact Study and Economic Analysis						
52-45-52000-4581 TSSD Services	858,850	863,278	1,073,469	1,000,000	1,000,000	1,100,000
52-45-52000-4811 Equipment Rental	5,555		5,500	7,500	7,500	7,500
52-45-52000-5001 Misc. Expenses						
52-45-52000-5002 Misc. Services & Supplies						
52-45-52000-5721 Chemicals/Fertilizer						22,000
52-45-52000-5999 Depreciation	1,041,074	1,094,290	1,227,842			
52-45-52000-6000 Bad Debt Expense	14,614	39,303	12,283			
52-45-52000-6211 Insurance & Surety Bonds	55,996	80,129	44,476	25,000	25,000	25,000
Total:	2,292,296	2,339,346	2,649,172	1,344,250	1,419,950	1,586,850

Fund 52- Sewer Utility Detail (continued)
Sub 45- Utility Services
Department 52000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-45-52000-7000 Capital Outlay	(0)					60,000
52-45-52000-7001 White Hills Sewer	29,700					
52-45-52000-7211 Building & Building Improvements					450,000	10,000
52-45-52000-7319 Improvements Other Than Building						
52-45-52000-7410 Equipment						
52-45-52000-7412 Computer Equipment						
52-45-52000-7421 Vehicles			(48)			
52-81-52100-7301 Facebook Lift Station & Force Main				750,000	750,000	
52-81-52100- Facebook Sanitary Sewer & Force Main				850,000	850,000	
52-81-52100- Facebook Winter Storage Ponds				3,000,000	3,000,000	
Total:	29,700	-	(48)	4,600,000	5,050,000	70,000

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-71-47100-8111 Principal S07 & S14 W&S				235,850	235,850	241,150
52-71-47100-8112 Principal DEQ				275,000	331,000	310,000
52-71-47100-8121 Interest S07 & S14 W&S	369,299	303,028	176,489	268,432	268,432	261,277
52-71-47100-8122 Interest DEQ	60,780	58,950	52,760	54,350	52,976	50,690
52-71-47100-8131 Bond Refunding Cost	38,205	38,205	38,205			
52-71-47100-8132 Bond Insurance Cost			49,362			47,133
52-71-47100-8151 Paying Agent Fee	3,164	3,164	4,594		2,000	
Total:	471,447	403,347	321,410	833,632	937,391	863,117

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
52-61-48000-9076 Due To DEQ Bond Fund						
52-61-48000-9110 Due To General Fund (Administration Charge)	305,021	398,086	406,392	438,403	438,403	488,401
52-61-48000-9153 Due To Electric Fund						
52-61-48000-9154 Due To Fleet Fund	106,007	111,613	72,749	165,006	165,006	167,349
52-61-48000-9158 Due To Golf Course Fund		860				
52-61-48000-9163 Due To Utility Billing Internal Service Fund	73,476	75,406	76,366	75,655	75,655	96,188
52-61-48000-9164 Due To GIS Internal Service Fund	42,407	49,936	50,884	47,821	47,821	49,478
52-61-52000-9151 Due To Water Fund		100,000				
Total:	526,912	735,901	606,391	726,885	726,885	801,415

Fund 53- Electric Utility Summary
Sub 45- Utility Services
Department 53000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	2,022	-	-	-	-	-
Materials, Supplies & Services	54,096	50,041	10,622	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service*	4,350	5,388	-	-	-	-
Interfund Transactions	152,184	760,385	-	-	-	-
Expenditure Total:	212,652	815,813	10,622	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-00-34010-0000 In-house Construction	25					
53-00-34218-0000 Subdivision Inspection Fees						
53-00-34805-0000 South Bond Equity Buy In						
53-00-34806-0000 North Bond Equity Buy In						
53-00-34825-0000 Future Facilities Fee SSA						
53-00-34845-0000 Future Facilities Fee NSA						
53-00-34890-0000 Reimbursement Miscellaneous						
53-00-35300-0000 Utility Billing- Electric	(26,828)	(5,806)	(1,843)		(2,559)	
53-00-35320-0000 Damages to Services-Electric					(889)	
53-00-35360-0000 Meter Fee - Electric						
53-00-35365-0000 Fiber Boots - Direct Comm.						
53-00-35370-0000 Connection Fees						
53-00-35375-0000 Temporary Power Connection						
53-00-35385-0000 Service Calls	(7,913)					
53-00-35999-0000 YEC Audit Adjustment & Accrual						
53-00-36020-0000 Late/Delinquent Fees Penalties						
53-00-37010-0000 Interest Earnings						
53-00-37020-0000 Sale of Assets						
53-00-37021-0000 Cost of Assets Sold						
53-00-37090-0000 Miscellaneous						
53-00-38113-0000 Due From Electric Impact Fee Fund			0			
53-00-38151-0000 Due From Water Fund						
53-00-38152-0000 Due From Sewer Fund						
53-00-38155-0000 Due From Gas Fund						
53-00-39710-0000 Contributions- From Developer						
53-00-39111-0000 Bond Proceeds-Less Purchased Fixed Assets						
Revenue Total:	(34,716)	(5,806)	(1,843)	-	(3,448)	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	(273,244)	(636,454)	(5,873)	-	(3,448)	-
Fund Balance (Deficit)- Beginning:	927,136	653,892	17,438	11,565	11,565	8,117
Fund Balance (Deficit)- Ending:	653,892	17,438	11,565	11,565	8,117	8,117

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time						
Part-time/Seasonal						
FTE Total:	-	-	-	-	-	-

Fund 53- Electric Utility Detail
Sub 45- Utility Services
Department 53000

<i>Personnel Services</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-1111	Salaries - FT						
53-45-53000-1112	Salaries - PT						
53-45-53000-1121	Holiday Pay						
53-45-53000-1211	Overtime						
53-45-53000-1212	Wellness Benefit						
53-45-53000-1300	Employee Benefits						
53-45-53000-1311	Bonus						
53-45-53000-1511	FICA						
53-45-53000-1512	Medicare						
53-45-53000-1521	Retirement						
53-45-53000-1531	Worker's Compensation	2,022					
53-45-53000-1541	Health Insurance						
53-45-53000-1545	Dental Insurance						
53-45-53000-1548	Vision Insurance						
53-45-53000-1561	Long Term Liability						
Total:		2,022	-	-	-	-	-

<i>Materials, Supplies, Services</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-2121	Dues, Subscriptions, Memberships						
53-45-53000-2211	Public Notices						
53-45-53000-2321	Travel & Training						
53-45-53000-2368	Sustainability Committee						
53-45-53000-2369	Meetings						
53-45-53000-2411	Office Expenses & Supplies						
53-45-53000-2431	Uniforms & Clothing						
53-45-53000-2513	Equipment Supplies & Maintenance						
53-45-53000-2515	SCADA						
53-45-53000-2521	Equipment Fuel & Maintenance						
53-45-53000-2610	Buildings & Ground Maintenance						
53-45-53000-3111	Utilities						
53-45-53000-4121	Attorney Fees	3,578					
53-45-53000-4140	Banking Fees						
53-45-53000-4211	Computer Network & Data Process						
53-45-53000-4271	Itron Support						
53-45-53000-4320	Engineering Services						
53-45-53000-4350	In-house Construction Materials & Supplies						
53-45-53000-4351	In-house Construction Rental						
53-45-53000-4391	Blue Staking						
53-45-53000-4521	Collection Fees	3,169					
53-45-53000-4531	Professional/Technical Services						
53-45-53000-4541	Utility Bill Printing & Mailing						
53-45-53000-4811	Equipment Rental/Lease						
53-45-53000-5002	Misc. Services & Supplies						
53-45-53000-5141	Streetlight Repair						
53-45-53000-5321	Meters-Electric	4,818		4,476			
53-45-53000-5323	Service Calls - Materials & Supplies			(350)			
53-45-53000-5325	Service Calls - Rentals						
53-45-53000-5331	Residential Connections (Materials & Supplies)						
53-45-53000-5335	Commercial Connections (Materials & Supplies)						
53-45-53000-5630	UMPA Purchase For Resale- Electricity						
53-45-53000-5650	UAMPS Fees						
53-45-53000-5670	Horsebutte Purchase for Resale						
53-45-53000-5999	Depreciation						
53-45-53000-6000	Bad Debt Expense	39,129	50,041	6,496			
53-45-53000-6211	Insurance & Surety Bonds						
53-45-53000-7500	USP - EMC 20th Anniv.	3,403					
Total:		54,096	50,041	10,622	-	-	-

Fund 53- Electric Utility Detail (continued)
Sub 45- Utility Services
Department 53000

<i>Capital Outlay</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-7000	Capital Outlay						
53-45-53000-7211	Building & Building Improvements						
53-45-53000-7319	Capital Improvement Projects						
53-45-53000-7410	Equipment						
53-45-53000-7411	Office Equipment						
53-45-53000-7412	Computer Equipment						
53-45-53000-7415	System Equipment						
53-45-53000-7421	Vehicles						
Total:		-	-	-	-	-	-

<i>Debt Service</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-71-47100-8111	Principal						
53-71-47100-8121	Interest						
53-71-47100-8151	Paying Agent Fee	4,350	5,388				
53-71-47100-8155	Letter of Credit Fee						
53-71-47100-8157	Bond Costs						
Total:		4,350	5,388	-	-	-	-

<i>Interfund Transactions</i>		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
53-45-53000-9113	Due To Electric Impact Fee Fund						
53-45-53000-9145	Due To Gas/Elec. Capital Projects Fund						
53-45-53000-9900	Loss on sale of Capital Asset						
53-61-48000-9110	Due To General Fund (Administrative Charge)						
53-61-48000-9147	Due To Cap Proj-Sale Proceeds	152,184	653,892				
53-61-48000-9151	Due To Water Fund						
53-61-48000-9152	Due To Sewer Fund						
53-61-48000-9154	Due To Fleet Fund						
53-61-48000-9158	Due To Golf Course Fund		106,493				
53-61-48000-9163	Due To Utility Billing Internal Service Fund						
53-61-48000-9164	Due To GIS Internal Service Fund						
Total:		152,184	760,385	-	-	-	-

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services		810	-	-	-	-	-
Materials, Supplies & Services		31,376	51,798	3,929	1,000,000	1,000,000	-
Capital Outlay		31,843	-	-	-	-	-
Debt Service		650	4,863	-	-	-	-
Interfund Transactions		-	2,185,351	3,551,654	1,100,000	1,025,891	3,100,000
Expenditure Total:		64,679	2,242,012	3,555,582	2,100,000	2,025,891	3,100,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-00-34010-0000 In-house Construction		8,021					
55-00-34218-0000 Subdivision Inspections							
55-00-34311-0000 NR SAA Assessments Collected		(14,389)					
55-00-34890-0000 Reimbursement- Miscellaneous							
55-00-35385-0000 Service Calls							
53-00-35500-0000 Utility Billing- Gas			(5,070)	(2,751)		(2,500)	
53-00-35511-0000 CPR Gas Extension Fees		2,795					
55-00-35520-0000 Damage to Services- Gas							
55-00-35560-0000 Meter Fee - Natural Gas							
55-00-35570-0000 Connection Fees							
55-00-35575-0000 Temporary Gas Connection							
55-00-35999-0000 YEC Audit Adjustments & Accrual							
55-00-37010-0000 Interest Earnings		51,899	54,781	25,419		25,000	
55-00-37011-0000 Interest Earnings - NR SAA		17,483	768	11,137		11,000	
55-00-37020-0000 Sale of Assets							
55-00-37021-0000 Cost of Assets Sold							
55-00-39710-0000 Contributions- From Developer							
Bond Proceeds - Less Capital Assets							
Use of Gas Fund Balance Reserve					2,100,000	1,992,391	3,100,000
Revenue Total:		65,809	50,480	33,805	2,100,000	2,025,891	3,100,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:		78,666	(2,085,678)	(3,489,387)	-	-	-
Fund Balance (Deficit)- Beginning:		12,021,913	12,100,579	10,014,901	6,525,514	6,525,514	4,533,123
Use of Fund Balance Reserve:					(2,100,000)	(1,992,391)	(3,100,000)
Fund Balance (Deficit)- Ending:		12,100,579	10,014,901	6,525,514	4,425,514	4,533,123	1,433,123

PERSONNEL SUMMARY (FTE)		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected							
Appointed							
Full-time							
Part-time/Seasonal							
FTE Total:		-	-	-	-	-	-

Fund 55- Natural Gas Utility Summary (continued)
Sub 45
Department 55000

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-1111 Salaries - FT						
55-45-55000-1112 Salaries - PT						
55-45-55000-1211 Overtime						
55-45-55000-1242 Car Allowance						
55-45-55000-1300 Employee Benefits						
55-45-55000-1511 FICA						
55-45-55000-1512 Medicare						
55-45-55000-1521 Retirement						
55-45-55000-1531 Worker's Compensation	810					
55-45-55000-1541 Health Insurance						
55-45-55000-1545 Dental Insurance						
55-45-55000-1548 Vision Insurance						
55-45-55000-1561 Long Term Disability						
Total:	810	-	-	-	-	-

<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-2121 Dues, Subscriptions, Memberships						
55-45-55000-2211 Public Notices						
55-45-55000-2321 Travel & Training						
55-45-55000-2369 Meetings						
55-45-55000-2411 Office Expenses & Supplies						
55-45-55000-2431 Uniforms & Clothing						
55-45-55000-2513 Equipment Supplies & Maintenance						
55-45-55000-2515 SCADA						
55-45-55000-2521 Vehicle Fuel & Maintenance						
55-45-55000-2610 Buildings & Ground Maintenance						
55-45-55000-3111 Utilities						
55-45-55000-4121 Attorney Fees	2,291	252				
55-45-55000-4140 Banking Fees						
55-45-55000-4211 Computer Network & Data Process						
55-45-55000-4271 Itron Support						
55-45-55000-4320 Engineering Services						
55-45-55000-4350 In-House Construction (Materials & Supplies)						
55-45-55000-4351 In-House Construction (Rentals)						
55-45-55000-4391 Blue Staking						
55-45-55000-4521 Collection Fees	2,149					
55-45-55000-4531 Professional/Technical Services						
55-45-55000-4541 Utility Bill Printing & Mailing						
55-45-55000-4550 Cap. Facil./Impact/Econ. Study						
55-45-55000-5002 Misc. Services & Supplies						
55-45-55000-5321 Meters-Gas						
55-45-55000-5331 Connection Services						
55-45-55000-5333 Service Call-Gas						
55-45-55000-5620 Purchase For Resale- Gas						
55-45-55000-5999 Depreciation						
55-45-55000-6000 Bad Debt Expense	26,936	51,546	3,929	1,000,000	1,000,000	
55-45-55000-6211 Insurance & Surety Bonds						
Total:	31,376	51,798	3,929	1,000,000	1,000,000	-

Fund 55- Natural Gas Utility Summary
Sub 45
Department 55000

<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-7111 Land and Rights of Way						
55-45-55000-7211 Building & Building Improvements						
55-45-55000-7319 Capital Improvement Projects						
55-45-55000-7410 Equipment						
55-45-55000-7412 Computer Equipment						
55-45-55000-7502 Sale Proceeds - CW Park w/Grant	31,843					
Total:	31,843	-	-	-	-	-

<i>Debt Service</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-71-47100-8111 Principal						
55-71-47100-8121 Interest						
55-71-47100-8151 Paying Agent Fee	650	4,863				
55-71-47100-8157 Bond Costs						
Total:	650	4,863	-	-	-	-

<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
55-45-55000-9145 Due To Gas/Elec. Capital Projects Fund						
55-61-48000-9110 Due To General Fund (Administrative Charge)						
55-61-48000-9147 Due To General Fund Capital Projects (USP)		2,181,383	3,551,654	1,100,000	1,025,891	3,100,000
55-61-48000-9151 Due To Water Fund						
55-61-48000-9152 Due To Sewer Fund						
55-61-48000-9155 Due To Electric Fund						
55-61-48000-9154 Due To Fleet Fund						
55-61-48000-9158 Due To Golf Course Fund		3,968				
55-61-48000-9163 Due To Utility Billing Internal Service Fund						
55-61-48000-9164 Due To GIS Internal Service Fund						
Total:	-	2,185,351	3,551,654	1,100,000	1,025,891	3,100,000

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	934	1,831	-	-	-
Materials, Supplies & Services	929,121	1,076,872	1,174,704	1,215,000	1,236,824	1,335,500
Capital Outlay	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Interfund Transactions	60,313	97,721	299,327	102,140	102,141	115,557
Expenditure Total:	989,435	1,175,527	1,475,862	1,317,140	1,338,965	1,451,057

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-00-35700-0000 Utility Billing- Solid Waste	1,098,949	1,242,875	1,349,005	1,350,000	1,500,000	1,500,000
57-00-35705-0000 Garbage Fuel Surcharge	(42)	(25)	(7)	-	-	-
57-00-35999-0000 YEC Audit Adjustment & Accrual	12,217	10,904	8,903	-	-	-
57-00-36020-0000 Late/Delinquent Fees Penalties & Charges	-	22,560	22,500	-	23,000	23,500
Use of Solid Waste Fund Balance	-	-	-	-	-	-
Revenue Total:	1,111,124	1,253,754	1,380,401	1,350,000	1,523,000	1,523,500

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:	125,975	132,291	(123,124)	32,860	184,035	72,443
Fund Balance (Deficit)- Beginning:	281,051	407,026	539,317	416,194	416,194	600,229
Use of Fund Balance Reserve:	-	-	-	-	-	-
Fund Balance (Deficit)- Ending:	407,026	539,317	416,194	449,053	600,229	672,671

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	-	-	-	-	-	-
Appointed	-	-	-	-	-	-
Full-time	-	-	-	-	-	-
Part-time/Seasonal	-	-	-	-	-	-
FTE Total:	-	-	-	-	-	-

Fund 57- Solid Waste Summary

Sub 45

Department- 57000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-1111 Salaries - FT	-	-	-	-	-	-
57-45-57000-1112 Salaries - PT	-	523	-	-	-	-
57-45-57000-1211 Overtime	-	-	-	-	-	-
57-45-57000-1300 Employee Benefits	-	81	198	-	-	-
57-45-57000-1511 FICA	-	62	46	-	-	-
57-45-57000-1512 Medicare	-	32	41	-	-	-
57-45-57000-1521 Retirement	-	194	348	-	-	-
57-45-57000-1531 Worker's Compensation	-	-	-	-	-	-
57-45-57000-1541 Health Insurance	-	43	1,079	-	-	-
57-45-57000-1545 Dental Insurance	-	-	89	-	-	-
57-45-57000-1548 Vision Insurance	-	-	14	-	-	-
57-45-57000-1561 Long Term Disability	-	-	15	-	-	-
Total:	-	934	1,831	-	-	-

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-2321 Travel & Training	-	-	-	-	-	-
57-45-57000-2369 Meetings	-	-	-	-	-	-
57-45-57000-2431 Uniforms & Clothing	-	-	-	-	-	-
57-45-57000-2513 Equipment, Supplies & Maintenance	-	-	-	-	-	-
57-45-57000-4121 Attorney Fees	-	-	-	-	-	-
57-45-57000-4140 Banking Fees	4,113	4,473	4,926	4,500	4,500	5,000
57-45-57000-4211 Computer Network & Data Processing	-	-	-	-	-	-
57-45-57000-4521 Collection Expense	757	-	-	500	500	500
57-45-57000-4541 Utility Bill Printing & Mailing	-	-	-	-	-	-
57-45-57000-4585 City Cleanup Areas (Waste)	8,416	25,461	7,865	50,000	50,000	50,000
57-45-57000-4586 City-Wide Cleanup Project(s)	-	15,366	26,942	50,000	50,000	50,000
57-45-57000-5640 Solid Waste Disposal Contract	905,659	1,016,213	1,114,403	1,100,000	1,100,000	1,200,000
57-45-57000-6000 Bad Debt Expense	4,545	13,518	(779)	-	-	-
57-45-57000-6810 Dump Passes	5,630	1,842	21,347	10,000	31,824	30,000
Total:	929,121	1,076,872	1,174,704	1,215,000	1,236,824	1,335,500

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-45-57000-7000 Capital Outlay	-	-	-	-	-	-
57-45-57000-7421 New Vehicle Purchase	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-71-47100-8111 Principal	-	-	-	-	-	-
57-71-47100-8121 Interest	-	-	-	-	-	-
57-71-47100-8151 Paying Agent Fee	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
57-61-48000-9110 Due To General Fund (Administrative Charge)	22,162	58,568	59,675	62,858	62,858	65,613
57-61-48000-9163 Due To Utility Billing Internal Service	38,151	39,153	39,652	39,283	39,283	49,944
57-61-48000-9159 Due To Storm Drain Fund	-	-	200,000	-	-	-
Total:	60,313	97,721	299,327	102,140	102,141	115,557

Fund 58- Golf Course Summary
Sub 40
Department 58000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	-	-	-	-	-	-
Materials, Supplies & Services	20,006	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-
Debt Service	-	-	-	-	-	-
Interfund Transactions	30,000	-	53,611	-	-	-
Expenditure Total:	50,006	-	53,611	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-00-35710-0000 Cell Tower Revenue	2,000	-	-	-	-	-
58-00-37010-0000 Interest Earnings	-	-	-	-	-	-
58-00-37090-0000 Miscellaneous Revenue	30,000	-	3,064	-	-	-
58-00-39710-0000 Contributions from Developer	-	-	-	-	-	-
Use of Golf Fund Balance Reserve	-	-	-	-	-	-
Revenue Total:	32,000	-	3,064	-	-	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing	-	-	-	-	-	-
Sources over Financing Uses:	(28,000)	-	(50,547)	-	-	-
Fund Balance (Deficit)- Beginning:	81,611	53,611	53,611	3,064	3,064	3,064
Use of Fund Balance Reserve:	-	-	-	-	-	-
Fund Balance (Deficit)- Ending:	53,611	53,611	3,064	3,064	3,064	3,064

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected	-	-	-	-	-	-
Appointed	-	-	-	-	-	-
Full-time	-	-	-	-	-	-
Part-time/Seasonal	-	-	-	-	-	-
FTE Total:	-	-	-	-	-	-

Fund 58- Golf Course Summary
Sub 40
Department 58000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-1111 Salaries	-	-	-	-	-	-
58-40-58000-1211 Overtime	-	-	-	-	-	-
58-40-58000-1300 Employee Benefits	-	-	-	-	-	-
58-40-58000-1311 Bonus	-	-	-	-	-	-
58-40-58000-1511 FICA	-	-	-	-	-	-
58-40-58000-1512 Medicare	-	-	-	-	-	-
58-40-58000-1521 Retirement	-	-	-	-	-	-
58-40-58000-1531 Worker's Compensation	-	-	-	-	-	-
58-40-58000-1541 Health Insurance	-	-	-	-	-	-
58-40-58000-1545 Dental Insurance	-	-	-	-	-	-
58-40-58000-1548 Vision Insurance	-	-	-	-	-	-
58-40-58000-1561 Long Term Disability	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-2121 Dues, Subscriptions, Memberships	-	-	-	-	-	-
58-40-58000-2321 Travel & Training	-	-	-	-	-	-
58-40-58000-2411 Office Expenses & Supplies	-	-	-	-	-	-
58-40-58000-2431 Uniforms & Clothing	-	-	-	-	-	-
58-40-58000-2513 Equipment Supplies & Maintenance	-	-	-	-	-	-
58-40-58000-4520 Contract Services	-	-	-	-	-	-
58-40-58000-4531 Professional & Technical Services	-	-	-	-	-	-
58-40-58000-5002 Misc. Services and Technical Services	-	-	-	-	-	-
58-40-58000-5999 Depreciation	20,006	-	-	-	-	-
Total:	20,006	-	-	-	-	-

Fund 58- Golf Course Summary
Department 58000

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-7611 Golf Course Pumps and Wells	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Debt Service	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-71-47100-8121 Interest	-	-	-	-	-	-
58-71-47100-8151 Paying Agent Fee	-	-	-	-	-	-
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
58-40-58000-9210 Due To General Fund	30,000	-	53,611	-	-	-
58-61-48000-9151 Due To Water Fund	-	-	-	-	-	-
58-61-48000-9154 Due To Fleet Fund	-	-	-	-	-	-
Total:	30,000	-	53,611	-	-	-

Fund 59- Storm Water Utility Summary
Sub 45
Department 59000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	185,711	240,793	320,101	263,573	311,574	271,274
Materials, Supplies & Services	56,058	87,939	429,226	94,925	100,245	102,625
Capital Outlay	-	55,594	-	41,800	41,800	5,300
Debt Service	-	-	-	-	-	-
Interfund Transactions	105,846	135,477	153,127	221,833	221,833	199,217
Expenditure Total:	347,615	519,802	902,454	622,130	675,452	578,416

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-00-35900-0000 Utility Billing - Storm Drain	340,436	370,671	496,331	525,000	578,500	585,000
59-00-35920-0000 Damage to Services - Storm Drain					1,500	
59-00-35999-0000 YEC Audit Adjustments & Accrual	1,705	2,372	12,692			
59-00-36020-0000 Late/Delinquent Fees Penalties & Charges		7,520	7,500		8,000	8,000
59-00-38117-0000 Due From Storm Water Impact Fee Fund						
59-00-38157-0000 Due From Solid Waste Fund			200,000			
59-00-39710-0000 Contributions From Developers			1,838,034			
59-00-39730-0000 Contributions - General			10,220,601			
Use of Storm Water Fund Balance				55,330		
Revenue Total:	342,141	380,562	12,775,158	580,330	588,000	593,000

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	(7,800)	(104,791)	173,580	(41,800)	(87,452)	14,584
Fund Balance (Deficit)- Beginning:	101,593	93,793	(10,998)	162,582	162,582	75,130
Use of Fund Balance Reserve:						-
Fund Balance (Deficit)- Ending:	93,793	(10,998)	162,582	120,782	75,130	89,714

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	2.00	3.63	3.58	3.58	3.58	3.58
Part-time/Seasonal						
FTE Total:	2.00	3.63	3.58	3.58	3.58	3.58

Fund 59- Storm Water Utility Summary (continued)

Sub 45

Department 59000

<i>Personnel Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-1111 Salaries - FT	102,647	140,078	165,691	150,381	190,325	156,456
59-45-59000-1112 Salaries - PT	9,692	3,571	3,852	-	5,163	-
59-45-59000-1211 Overtime	8,801	10,539	8,483	5,000	5,420	5,000
59-45-59000-1300 Employee Benefits	7,248	13,757	15,510	9,324	18,396	9,700
59-45-59000-1311 Bonus						
59-45-59000-1321 Clothing Allowance		800	800	1,300	1,300	1,300
59-45-59000-1511 FICA	620	221	241	-	328	-
59-45-59000-1512 Medicare	1,686	2,177	2,510	2,181	2,850	2,269
59-45-59000-1521 Retirement	18,707	25,153	74,305	27,775	31,774	28,898
59-45-59000-1531 Worker's Compensation	848	3,835	1,219	1,000	1,193	1,000
59-45-59000-1541 Health Insurance	32,075	36,550	42,858	60,593	50,090	60,593
59-45-59000-1545 Dental Insurance	2,615	3,021	3,351	4,304	3,509	4,304
59-45-59000-1548 Vision Insurance	434	470	526	763	538	763
59-45-59000-1561 Long Term Disability	338	620	755	953	688	992
Total:	185,711	240,793	320,101	263,573	311,574	271,274

<i>Materials, Supplies, Services</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-2121 Dues, Subscriptions, Memberships (Storm Drain Coalition, Storm Permit)		4,416	4,416	5,000	5,000	5,000
59-45-59000-2321 Travel & Training	985	880	1,072	2,375	2,375	2,375
59-45-59000-2369 Meetings				50	50	50
59-45-59000-2431 Uniforms & Clothing	873					
59-45-59000-2513 Equipment Supplies & Maintenance	10,889	11,262	14,574	17,500	17,500	22,500
59-45-59000-2514 Stormdrain Maint.	16,787	22,627	13,186	30,000	30,000	30,000
59-45-59000-2520 Public Education & Outreach				1,000	1,000	2,500
59-45-59000-2610 Building & Grounds Maintenance						
59-45-59000-3111 Utilities	2,074	98	1,982	3,000	3,000	3,000
59-45-59000-4121 Attorney Fees	198	54		1,000	1,000	1,000
59-45-59000-4140 Banking Fees	2,879	3,131	3,448		3,600	3,700
59-45-59000-4211 Computer Network & Data Processing						
59-45-59000-4391 Blue Staking						
59-45-59000-4521 Collection Fees	218					
59-45-59000-4531 Professional & Technical Services	3,880		500	5,000	5,000	5,000
59-45-59000-4541 Utility Bill Printing & Mailing						
59-45-59000-4811 Equipment Rental/Lease	2,580	11,072	16,389	20,000	20,000	17,500
59-45-59000-5002 Misc. Services & Technical Services			261			
59-45-59000-4394 Collar Maintenance			2,295	5,000	5,000	5,000
59-45-59000-5731 Street Sweeping	5,286	19,733	13,898		1,720	
59-45-59000-5999 Depreciation			350,490			
59-45-59000-6000 Bad Debt Expense	1,408	3,219	361			
59-45-59000-6211 Insurance & Surety Bonds	7,999	11,447	6,354	5,000	5,000	5,000
Total:	56,058	87,939	429,226	94,925	100,245	102,625

Fund 59- Storm Water Utility Summary

Department 59000

<i>Capital Outlay</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-45-59000-7000 Capital Purchases						
59-45-59000-7111 Land and Rights of Way						
59-45-59000-7410 Equipment		55,594		41,800	41,800	5,300
Total:	-	55,594	-	41,800	41,800	5,300

<i>Debt Service</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-71-47100-8121 Interest						
59-71-47100-8151 Paying Agent Fee						
Total:	-	-	-	-	-	-

<i>Interfund Transactions</i>	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
59-61-48000-9110 Due To General Fund (Administrative Charge)	34,049	59,335	60,853	66,370	66,370	71,167
59-61-48000-9154 Due To Fleet Fund	36,197	36,197	52,291	117,001	117,001	84,171
59-61-48000-9158 Due To Golf Course Fund		602				
59-61-48000-9163 Due To Utility Billing Internal Service Fund	16,754	17,194	17,413	17,251	17,251	21,933
59-61-48000-9164 Due To GIS Internal Service Fund	18,845	22,149	22,570	21,211	21,211	21,946
Total:	105,846	135,477	153,127	221,833	221,833	199,217

Internal Service Fund
Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	96,137	145,246	131,386	143,469	140,769	194,777
Materials, Supplies & Services	74,533	61,825	56,771	64,375	69,475	69,475
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	170,669	207,071	188,157	207,844	210,244	264,252

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-00-38151-0000 Due From Water Fund	73,476	75,406	76,366	75,655	75,655	96,188
63-00-38152-0000 Due From Sewer Fund	73,476	75,406	76,366	75,655	75,655	96,188
63-00-38153-0000 Due From Electric Fund						
63-00-38155-0000 Due From Gas Fund						
63-00-38157-0000 Due From Solid Waste Fund	38,151	39,153	39,652	39,283	39,283	49,944
63-00-38159-0000 Due From Storm Drain Fund	16,754	17,194	17,413	17,251	17,251	21,933
Revenue Total:	201,858	207,159	209,797	207,844	207,844	264,252

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing						
Sources over Financing Uses:	9,855	6,938	23,557	-	(2,400)	-
Fund Balance (Deficit)- Beginning:	87,977	97,832	104,770	128,327	128,327	125,927
Fund Balance (Deficit)- Ending:	97,832	104,770	128,327	128,327	125,927	125,927

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	2.00
Part-time/Seasonal	2.50	2.50	2.50	2.50	2.50	1.88
FTE Total:	3.50	3.50	3.50	3.50	3.50	3.88

Internal Service Fund
Fund 63 - Utility Billing Internal Service
Sub 43
Department 63000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-1111 Salaries	35,488	39,364	41,783	40,813	42,161	77,148
63-43-63000-1112 Salaries - PT/Temporary	28,325	68,857	61,250	68,289	65,439	56,238
63-43-63000-1211 Overtime	1,027	471	257		31	
63-43-63000-1212 Wellness Benefit						
63-43-63000-1300 Employee Benefits	2,914	3,179	3,156	2,530	3,087	4,783
63-43-63000-1311 Bonus						
63-43-63000-1511 FICA	5,378	4,269	3,798	4,234	4,059	3,487
63-43-63000-1512 Medicare	1,729	1,502	1,404	1,582	1,502	1,934
63-43-63000-1521 Retirement	8,306	13,402	3,191	7,538	6,485	14,249
63-43-63000-1531 State Insurance Fund	811	627	2,439		2,274	
63-43-63000-1541 Health Insurance	11,032	12,337	12,866	16,925	14,505	33,851
63-43-63000-1545 Dental Insurance	838	916	903	1,202	915	2,404
63-43-63000-1548 Vision Insurance	138	146	145	107	144	214
63-43-63000-1561 Long Term Disability	152	176	194	249	167	470
Total:	96,137	145,246	131,386	143,469	140,769	194,777

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-2321 Travel & Training	206			500	500	500
63-43-63000-2369 Meetings	335	303	274	375	375	375
63-43-63000-2411 Office Expenses & Supplies						
63-43-63000-2431 Uniforms & Clothing						
63-43-63000-2513 Equipment Supplies & Maintenance						
63-43-63000-4121 Attorney Fees	10,115	6,929	5,746	7,000	7,000	7,000
63-43-63000-4211 Computer Network and Data						
63-43-63000-4271 Itron Support						
63-43-63000-4521 Collection Fees						
63-43-63000-4531 Professional/Technical Services						
63-43-63000-4541 Utility Billing Mailing/Printing	55,169	48,844	46,427	55,000	55,000	55,000
63-43-63000-5002 Misc. Services & Supplies						
63-43-63000-5999 Depreciation	2,799	2,799	2,799			
63-43-63000-6211 Insurance & Surety Bonds						
63-43-63000-6820 Deployed Military Abatement	5,908	2,950	1,525	1,500	6,600	6,600
Total:	74,533	61,825	56,771	64,375	69,475	69,475

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-7412 Computer Equipment						
63-43-63000-7552 Furniture						
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
63-43-63000-9154 Due To Fleet Fund						
Total:	-	-	-	-	-	-

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Personnel Services	50,035	77,100	80,475	84,403	80,908	90,351
Materials, Supplies & Services	37,349	34,246	37,877	32,450	32,450	30,550
Capital Outlay	-	-	-	-	-	-
Interfund Transactions	-	-	-	-	-	-
Expenditure Total:	87,384	111,346	118,352	116,853	113,358	120,901

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-00-38151-0000 Due From Water Fund	42,407	49,936	50,884	47,821	47,821	49,478
64-00-38152-0000 Due From Sewer Fund	42,408	49,936	50,884	47,821	47,821	49,478
64-00-38153-0000 Due From Electric Fund						
64-00-38155-0000 Due From Gas Fund						
64-00-38159-0000 Due From Storm Drain Fund	18,845	22,149	22,570	21,211	21,211	21,946
Revenue Total:	103,660	122,021	124,338	116,853	116,853	120,901

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:	13,084	27,521	31,661	42,367	42,367	45,862
Fund Balance (Deficit)- Ending:	27,521	31,661	42,367	42,367	45,862	45,862

PERSONNEL SUMMARY (FTE)	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Elected						
Appointed						
Full-time	1.00	1.00	1.00	1.00	1.00	1.00
Part-time/Seasonal				0.50	0.50	0.66
FTE Total:	1.00	1.00	1.00	1.50	1.50	1.66

Internal Service Fund
Fund 64 - GIS Internal Service
Sub 46
Department 64000

Personnel Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-1111 Salaries	24,104	39,725	39,973	41,263	39,964	41,263
64-46-64000-1112 Salaries - PT/Temporary		13,927	13,113	12,854	12,854	18,382
64-46-64000-1211 Overtime	50	29	36			
64-46-64000-1300 Employee Benefits	5,184	6,470	6,514	2,558	6,419	2,558
64-46-64000-1311 Bonus						
64-46-64000-1511 FICA	183	855	813	797	422	1,140
64-46-64000-1512 Medicare	574	763	738	785	648	865
64-46-64000-1521 Retirement	4,035	(3,015)	1,224	7,621	2,651	7,621
64-46-64000-1531 State Insurance Fund	171	502	407		391	
64-46-64000-1541 Health Insurance	14,141	16,114	15,931	16,925	15,949	16,925
64-46-64000-1545 Dental Insurance	1,217	1,331	1,317	1,202	1,253	1,202
64-46-64000-1548 Vision Insurance	202	214	214	107	195	107
64-46-64000-1561 Long Term Disability	174	185	197	290	162	288
Total:	50,035	77,100	80,475	84,403	80,908	90,351

Materials, Supplies, Services	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-2321 Travel & Training	4,024		4,071	4,600	4,600	2,700
64-46-64000-2369 Meetings						
64-46-64000-2411 Office Expenses & Supplies						
64-46-64000-2431 Uniforms & Clothing						
64-46-64000-2513 Equipment Supplies & Maintenance						
64-46-64000-4211 Computer Network and Data	26,389	26,316	26,890	27,850	27,850	27,850
64-46-64000-4531 Professional/Technical Services		1,014				
64-46-64000-4541 Utility Billing Mailing/Printing						
64-46-64000-5002 Misc. Services & Supplies						
64-46-64000-5999 Depreciation	6,936	6,916	6,916			
64-46-64000-6211 Insurance & Surety Bonds						
Total:	37,349	34,246	37,877	32,450	32,450	30,550

Capital Outlay	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-7412 Computer Equipment						-
64-46-64000-7552 Furniture						-
Total:	-	-	-	-	-	-

Interfund Transactions	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
64-46-64000-9154 Due to Fleet Fund						
Total:	-	-	-	-	-	-

ENTERPRISE FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Fund	Detail
\$ 360	Water	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
360	Sewer	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
72	Storm Water	Admin. charge to General Fund reduced due to decrease in Planning Dept. budget
6,821	Water	Transfer to UB Fund reduced due to change in UB personnel budget
6,821	Sewer	Transfer to UB Fund reduced due to change in UB personnel budget
3,541	Solid Waste	Transfer to UB Fund reduced due to change in UB personnel budget
1,555	Storm Water	Transfer to UB Fund reduced due to change in UB personnel budget
\$ 19,530	Total Changes	

ENTERPRISE FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Fund	Detail
\$ 780,000	Gas Fund	Reduced Transfer from Gas Fund to Capital Projects Fund
\$ 780,000	Total Changes	

ENTERPRISE FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Fund	Detail
\$ 14,630	Water	Admin charge to General Fund reduced due to decrease in Engineering budget
14,629	Sewer	Admin charge to General Fund reduced due to decrease in Engineering budget
1,995	Storm Water	Admin charge to General Fund reduced due to decrease in Engineering budget
\$ 31,254	Total Changes	

ENTERPRISE FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Fund	Detail
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\$ - Total Changes

Fund 11- Water Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
11-51-51000-4531	IFFP Update			6,590			
11-51-51000-6000	Bad Debt Expense						
11-51-51000-6301	SL6 Pony Express Well Reimbursement						
11-51-51000-6302	SITLA Impact Fee Reimbursement	15,027	20,053	23,851	25,000	45,254	15,000
11-51-51000-6303	EM Links Reimbursement						
11-51-51000-6305	Meadow Ranch Holdings Reimbursement	121,466	93,435	34,260	245,000	340,663	
11-51-51000-6306	EM Properties Reimbursement	21,000					
11-51-51000-6308	Cedar Valley Water Co. Reimbursement						
11-51-51000-6310	Developer Impact Fee Reimbursement	78,482	74,575	10,778			
11-61-48100-9110	Due To General Fund			65,934			
11-61-48100-9147	Due To General Fund Capital Projects Fund				89,000	88,910	
11-61-48100-9148	Due To Capital Projects Fund						
11-61-48100-9151	Due To Water Fund	2,078,686	2,300,000	1,121,663	1,450,000	1,450,000	821,700
11-61-48100-9151	Due To Water Fund (CWP Shares)					15,300	
11-61-48100-9151	Due To Water Fund (Settlement)						
Total Financing Uses:		2,314,661	2,488,063	1,263,076	1,809,000	1,940,127	836,700

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
11-00-34805-0000	Buy In Water SA 1	286,413	419,958	533,007	550,000	458,036	440,000
11-00-34806-0000	Buy In Water SA 2	392,515	429,601	281,792	200,000	277,892	250,000
11-00-34810-0000	EM Properties Well						
11-00-34820-0000	EMP Buy-In						
11-00-34825-0000	Future Facilities SSA						
11-00-34830-0000	CP Water LC Equity Buy-In						
11-00-34831-0000	Sunset Dr Dist Line Equity Buy-In						
11-00-34832-0000	Spyglass Dist Line Equity Buy-In						
11-00-34833-0000	Valley View Wtr Tank Equity Buy-In						
11-00-34834-0000	Storage Reimbursement						
11-00-34840-0000	SITLA 12"Water Line NSA						
11-00-34841-0000	SITLA 12"Water Line SSA						
11-00-34844-0000	Pony Express Well						
11-00-34845-0000	Future Facilities NSA						
11-00-34860-0000	Future Facilities Water SA 1	1,452,555	2,111,076	2,679,361	2,500,000	2,216,439	2,200,000
11-00-34870-0000	Future Facilities Water SA 2	432,978	473,889	310,842	225,000	310,223	250,000
11-00-37010-0000	Interest Earnings	717	1,125	39,728	60,000	74,557	75,000
11-00-38151-0000	Due From Water Fund						
Total Financing Sources:		2,565,178	3,435,649	3,844,730	3,535,000	3,337,147	3,215,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		250,517	401,199	2,581,654	1,726,000	1,397,020	2,378,300
Fund Balance (Deficit)- Beginning:		1,705,384	1,955,901	2,357,101	4,938,754	4,938,754	6,335,774
Fund Balance (Deficit)- Ending:		1,955,901	2,357,101	4,938,754	6,664,754	6,335,774	8,714,074

Fund 12- Wastewater Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
12-61-48100-9149	Due To Capital Project Fund						
12-61-48100-9152	Due To Sewer Fund						
12-51-52000-4531	IFFP Update	11,780					
12-51-52000-6303	EM Links Reimbursement						
12-51-52000-6306	EM Properties Reimbursement	13,794	19,870				
12-51-52000-6309	Evan's Ranch Reimbursement	164,462	259,115				
12-51-52000-6310	Developer Impact Fee Reimbursement	3,952		37,763	85,000	85,000	35,000
12-61-48100-9147	Due To General Fund Capital Projects Fund				30,000	29,871	
12-61-48100-9152	Due To Sewer Fund DEQ Debt Service			712,500			
12-61-48100-9152	Due To Sewer Fund						
Total Financing Uses:		193,988	278,985	750,263	115,000	114,871	35,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
12-00-34805-0000	S Revenue Bond Equity Buy-In	239,815	345,463	447,932	350,000	470,084	450,000
12-00-34820-0000	EMP Property Buy-In	13,794	19,870	25,764	20,000	27,038	28,000
12-00-34825-0000	Future Facilities SSA	131,956	238,094	308,716	250,000	323,983	320,000
12-00-34835-0000	Collection Line						
12-00-34845-0000	Future Facilities WW NSA	126,752	228,679	274,794	250,000	207,502	205,000
12-00-34846-0000	Carlton Sewer Line EM Links						
12-00-34816-0000	Evans Ranch Trunk Line	54,435	169,768	206,211	180,000	155,714	150,000
12-00-34830-0000	Ranches Pkwy Ext.	217	676	821	750	620	625
12-00-34855-0000	Camp Williams Sewer Line	4,673	14,574	17,697	16,000	13,368	13,000
12-00-37010-0000	Interest Earnings	9	15	25,200	37,200	48,026	45,000
12-00-38152-0000	Due From Sewer Fund						
Total Financing Sources:		571,651	1,017,140	1,307,134	1,103,950	1,246,335	1,211,625

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:		377,663	738,155	556,871	988,950	1,131,464	1,176,625
Fund Balance (Deficit)- Beginning:		659,237	1,036,900	1,775,055	2,331,926	2,331,926	3,463,390
Fund Balance (Deficit)- Ending:		1,036,900	1,775,055	2,331,926	3,320,876	3,463,390	4,640,015

Fund 13- Electric Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
13-51-53000-6301	SL6 Silver Lake Main Line Reimbursement						
13-51-53000-6302	SITLA Impact Fee Reimbursment						
13-51-53000-6303	EM Links Reimbursement						
13-61-48100-9153	Due To Electric Fund			0			
13-61-48100-9144	Due To Electric Cap Projects Fund						
13-61-48100-9175	Due To Gas Electric Bond Fund						
Total Financing Uses:		-	-	0	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
13-00-34805-0000	S Revenue Bond Equity Buy-In Pwr						
13-00-34806-0000	N Revenue Bond Equity Buy-In Pwr						
13-00-34825-0000	Future Facilities SSA						
13-00-34844-0000	Silverlake Main Feeder						
13-00-34845-0000	Future Facilities NSA						
13-00-34846-0000	Spring Valley Line Ext EM Links						
13-00-37010-0000	Interest Earnings						
13-00-38153-0000	Due From Electric Fund						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		-	-	(0)	-	-	-
Fund Balance (Deficit)- Beginning:		-	-	-	(0)	(0)	(0)
Fund Balance (Deficit)- Ending:		-	-	(0)	(0)	(0)	(0)

Fund 15 -Parks/Trails Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
15-51-51000-4531	Professional & Technical Services	15,251					
15-51-45100-6000	Bad Debt Expense			3,109			
15-51-51000-6302	SITLA Impact Fee Reimbursement	45,408	61,028	83,468	120,000	142,715	120,000
15-61-48100-9146	Due To General Capital Proj Fund	100,000	1,200,000	640,000			520,000
Total Financing Uses:		160,659	1,261,028	726,577	120,000	142,715	640,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
15-00-34825-0000	Future Facilities SSA	45,076	176,105	230,437	180,000	266,006	260,000
15-00-34840-0000	SITLA Equity Buy-In NSA	48,158	64,438	77,990	75,000	57,925	50,000
15-00-34841-0000	SITLA Equity Buy-In SSA	12,870	19,030	23,100	20,000	25,934	25,000
15-00-34845-0000	Future Facilities NSA	167,240	607,230	731,041	650,000	547,172	540,000
15-00-37010-0000	Interest Earnings	0	1	6,213	9,180	11,843	12,000
15-00-38110-0000	Due From General Fund						
	Use of Fund Balance Reserve						
Total Financing Sources:		273,344	866,803	1,068,781	934,180	908,880	887,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		112,685	(394,225)	342,205	814,180	766,165	247,000
Fund Balance (Deficit)- Beginning:		504,487	617,172	222,947	565,151	565,151	1,331,316
Use of Fund Balance Reserve:					-		
Fund Balance (Deficit)- Ending:		617,172	222,947	565,151	1,379,331	1,331,316	1,578,316

Fund 16- Public Safety Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
16-61-48100-9110	Due To General Fund (Reimbursement)		91,023				
Total Financing Uses:		-	91,023	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
16-00-34805-0000	Equity Buy-In Public Safety SSA						
16-00-34806-0000	Equity Buy-In Public Safety NSA						
16-00-34825-0000	Future Facilities SSA	5,593	6,110				
16-00-34845-0000	Future Facilities NSA	20,906	18,283				
16-00-37010-0000	Interest Earnings		1				
16-00-38110-0000	Due From General Fund Impact Fees						
	Use of Fund Balance Reserve		66,629				
Total Financing Sources:		26,499	24,394	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		26,498	(66,628)	-	-	-	-
Fund Balance (Deficit)- Beginning:		40,131	66,629	0	0	0	0
Use of Fund Balance Reserve:				-			
Fund Balance (Deficit)- Ending:		66,629	0	0	0	0	0

Fund 17- Storm Water Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
17-51-59000-4531	IFFP Update			27,058	10,000	34,000	
17-51-59000-6000	Bad Debt Expense			280			
17-51-59000-6306	EM Property Reimbursement		4,837				
17-51-59000-6310	Developer Impact Fee Reimbursement				15,000	15,000	6,800
17-81-59000-7311	Storm Water Improvements						200,000
17-61-48100-9147	Due To General Fund Capital Projects Fund				75,000	75,000	
17-61-48100-9159	Due To Storm Water Fund						
Total Financing Uses:		-	4,837	27,338	100,000	124,000	206,800

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
17-00-34806-0000	N Revenue Bond Equity Buy-In						
17-00-34820-0000	EMP Property Buy-In	3,364	4,837	6,189	6,000	6,714	6,800
17-00-34825-0000	Future Facilities SSA	32,602	77,451	100,084	80,000	108,587	100,000
17-00-34833-0000	Tickville Wash/Basin Equity Buy-In	36,615	42,923	50,910	45,000	39,918	35,000
17-00-34845-0000	Future Facilities NSA	78,112	91,568	108,608	100,000	85,158	75,000
17-00-37010-0000	Interest Earnings	1,440	2,258	9,237	4,000	15,238	16,000
17-00-38110-0000	Due From General Fund Impact Fees						
Total Financing Sources:		152,133	219,036	275,028	235,000	255,615	232,800

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		147,841	214,200	247,689	135,000	131,615	26,000
Fund Balance (Deficit)- Beginning:		232,398	380,239	594,439	842,129	842,129	973,744
Fund Balance (Deficit)- Ending:		380,239	594,439	842,129	977,129	973,744	999,744

Fund 18- Transportation Impact Fee

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
18-51-44100-4531	Professional & Technical Services		16,957			23,373	
18-51-44100-6000	Bad Debt Expense			1,603			
18-51-44100-6301	SL6 Pony Express Pkwy Reimbursement	97,051		171,440	200,000	249,162	200,000
18-51-44100-6302	SITLA Impact Fee Reimbursement	77,978	104,266	115,276	80,000	119,195	95,000
18-51-44100-6306	EM Property Reimbursement	205,451	273,078				
18-51-44100-6310	Developer Impact Fee Reimbursement		191,745	29,805	725,000	725,000	300,000
18-51-44100-7000	Capital Outlay						
18-61-48100-9146	Due To Capital Projects Fund		550,000		811,000	811,026	
18-61-48100-9179	Due To Debt Service Fund						
18-61-48200-9147	Reimburse Impact Fee Payments						
Total Financing Uses:		380,479	1,136,045	318,124	1,816,000	1,927,756	595,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
18-00-34820-0000	EMP Buy-In	205,160	273,429	334,854	375,000	285,425	260,000
18-00-34825-0000	Future Facilities SSA	49,724	70,977	222,121	140,000	280,984	280,000
18-00-34840-0000	Sweetwater Rd Equity Buy-In NSA	54,126	46,748	248			
18-00-34841-0000	ROW & Sweetwater Rd Equity Buy-In SSA	30,752	42,656	52,700	45,000	63,721	60,000
18-00-34844-0000	Pony Express Ext through Silver Lake	108,688	145,040	176,490	200,000	150,438	135,000
18-00-34845-0000	Future Facilities NSA	185,864	243,407	699,046	350,000	622,110	580,000
18-00-34847-0000	Airport Road ROW NSA	15,230	20,031	24,470	26,500	19,055	15,000
18-00-34848-0000	Airport Road ROW SSA	4,092	5,841	7,013	6,500	7,780	7,800
18-00-34849-0000	Airport Road ROW WSA	66					
18-00-34850-0000	Future Facilities Trans WSA						
18-00-37010-0000	Interest Earnings	9	13	7,575	10,500	14,427	15,000
18-00-38110-0000	Due From General Fund Impact Fees						
	Use of Fund Balance Reserve						
Total Financing Sources:		653,709	848,142	1,524,515	1,153,500	1,443,940	1,352,800

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		273,230	(287,904)	1,206,388	(662,500)	(483,816)	757,800
Fund Balance (Deficit)- Beginning:		304,817	578,047	290,144	1,496,532	1,496,532	1,012,716
Use of Fund Balance Reserve:							-
Fund Balance (Deficit)- Ending:		578,047	290,144	1,496,532	834,032	1,012,716	1,770,516

IMPACT FEE FUND CHANGES FROM TENTATIVE (3/15/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM TENTATIVE (4/16/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM PRELIMINARY (5/7/19 VERSION)

Amount	Account	Detail
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IMPACT FEE FUND CHANGES FROM PUBLIC HEARING (5/21/19 VERSION)

Amount	Account	Detail
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\$ - Total Changes

City Of Eagle Mountain
Budget Summary- Debt Service Fund
Preliminary Budget Appropriation
Fiscal Year 2020

Expenditures Sources from various Debts:

98-1 SID	\$	0
2013-1 SAA		137,062
2000-1 SID		0
Gas and Electric Revenue Bond		0
Water and Sewer Revenue Bond		0
Road Bond		0
DEQ Bond		0
97-1 SID		240,020
98-3 SID		120,000

Total Debt Service expenditures: 497,082

Revenues:

98-1 SID	0
2013-1 SAA	208,000
2000-1 SID	0
Gas and Electric Revenue Bond	0
Water and Sewer Revenue Bond	0
Road Bond	0
DEQ Bond	0
97-1 SID	300,010
98-3 SID	150,000

Total Revenues	\$	658,010
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Total proposed appropriation 658,010

Excess/Deficit Revenues over Appropriation	\$	160,928
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*Deficit to come from fund balance

Fund 70: 97-1 SID

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
70-61-48100-9147	Due To Capital Projects						
70-71-47170-4140	Banking Fees		20	20	20	20	20
70-71-47170-8151	Paying Agent Fee						
70-81-70000-6600	Reimbursement of Equity Buy-In	152,368	169,798	209,780	180,000	220,945	240,000
Total Financing Uses:		152,368	169,818	209,800	180,020	220,965	240,020

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
70-00-34851-0000	Equity Buy-In Transportation	149,314	212,248	262,225	215,000	315,904	300,000
70-00-37010-0000	Interest	5	5	6	5	10	10
70-00-37090-0000	Other Revenue						
Total Financing Sources:		149,319	212,253	262,231	215,005	315,914	300,010

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(3,049)	42,435	52,431	34,985	94,949	59,990
Fund Balance (Deficit)- Beginning:		84,906	81,857	124,292	176,723	176,723	271,672
Fund Balance (Deficit)- Ending:		81,857	124,292	176,723	211,708	271,672	331,662

Fund 71: 2005A SID Debt Service Fund

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
71-71-47171-6000	Bad Debt Expense			3,004			
71-71-47171-9110	Admin Charges to General Fund	333,208					
71-71-47171-9110	Due To General Fund						
71-81-71000-4121	Attorney Fees		36				
71-81-71000-6600	Reimbursement of Equity Buy-In	301,351	224,751	342,847	288,000	389,853	
Total Financing Uses:		634,559	224,787	345,851	288,000	389,853	-

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
71-00-34311-0000	Assessments- Collected						
71-00-34855-0000	98-1 SID Equity Buy-In WW	135,487	217,196	146,347		4,210	
71-00-34856-0000	98-1 SID Equity Buy In Trans	122,333	204,174	132,012			
71-00-34857-0000	98-1 SID Equity Buy In SW	15,545	13,350	78			
71-00-34858-0000	98-1 SID Equity Buy In Power						
71-00-34859-0000	98-1 SID Equity Buy In Parks/Trails	10,996	19,140	12,672			
71-00-34865-0000	98-1 SID Equity Buy In Water						
71-00-37010-0000	Interest Income						
71-00-37011-0000	Interest Income- Special Assessments						
71-00-39111-0000	Bond Proceeds				288,000		
	Use of Fund Balance Reserve						
Total Financing Sources:		284,361	453,859	291,109	288,000	4,210	-

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing							
Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:		(350,198)	229,073	(54,741)	-	(385,643)	-
Use of Fund Balance Reserve:		675,346	325,148	554,221	499,479	499,479	113,836
		-	-	-	(288,000)	-	-
Fund Balance (Deficit)- Ending:		325,148	554,221	499,479	211,479	113,836	113,836

Fund 72: 2013 AA

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
72-71-47172-4140	Banking Fees		1,620	1,620	1,600	1,750	1,750
72-71-47172-8111	Principal	950,000	180,000	155,000	55,000	50,000	55,000
72-71-47172-8121	Interest	85,219	63,006	56,119	54,468	49,812	48,312
72-71-47172-8151	Paying Agent Fees	6,800	5,992	8,033	12,000	12,000	12,000
72-71-47172-9110	Administration Overhead	20,000	20,000			40,000	20,000
72-81-72000-6600	Reimbursement of Bond Proceeds	26,344					
Total Financing Uses:		1,088,363	270,618	220,772	123,068	153,562	137,062

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
72-00-34311-0000	Assessments Collected	958,661	250,663	228,830	200,000	200,000	200,000
72-00-34861-0000	Equity Buy-In						
72-00-34862-0000	Equity Buy-In						
72-00-37010-0000	Interest	1,913	2,654	4,053	3,500	8,050	8,000
72-00-39111-0000	SAA Proceeds						
Total Financing Sources:		960,574	253,316	232,883	203,500	208,050	208,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(127,789)	(17,301)	12,111	80,432	54,488	70,938
Fund Balance (Deficit)- Beginning:		424,988	297,199	279,898	292,009	292,009	346,497
Fund Balance (Deficit)- Ending:		297,199	279,898	292,009	372,441	346,497	417,435

Fund 73: 98-3 SID

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
73-71-47173-4140	Banking Fees		20	20	20	20	
73-71-47173-8111	Principal						
73-71-47173-8121	Interest						
73-81-73000-6600	Reimbursement of Equity Buy-In	76,293	85,715	110,228	95,000	119,126	120,000
Total Financing Uses:		76,293	85,735	110,248	95,020	119,146	120,000

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
73-00-34311-0000	Assessments Collected						
73-00-34861-0000	Equity Buy-In Transportation	62,194	88,408	109,225	85,000	131,584	120,000
73-00-34862-0000	Equity Buy-In Storm Water	13,108	18,735	28,560	20,000	35,032	30,000
73-00-37010-0000	Interest	17	17	18		30	
73-00-38146-0000	Due From Road Cap Project Fund						
Total Financing Sources:		75,319	107,160	137,803	105,000	166,646	150,000

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		(974)	21,425	27,555	9,980	47,500	30,000
Fund Balance (Deficit)- Beginning:		48,236	47,262	68,687	96,242	96,242	143,742
Fund Balance (Deficit)- Ending:		47,262	68,687	96,242	106,222	143,742	173,742

Fund 74: 2000-1 SID Debt Service Fund

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
74-71-47174-9110	Due To General Fund						
74-61-48100-9146	Due To Road Cap Project Fund						
74-71-47174-4140	Banking Fees		40	40			
74-71-47174-6000	Bad Debt Expense			6,576			
74-71-47174-8111	Principal	867,000					
74-71-47174-8121	Interest	17,253	(57)				
74-71-47174-8151	Paying Agent Fee	44,763	18,153	2,510			
74-71-47174-8152	Other Bond Expense						
74-71-47174-8158	Bond Call Premium						
74-71-47174-9110	Admin Charges to Gen. Fund	30,000	30,000			60,000	
74-81-74000-4121	Attorney Fees	3,737	3,222	6,138			
74-81-74000-4174	Other Bond Expense						
74-81-74000-5001	Misc. - Expenses		3				
74-81-74000-6600	Reimbursement of Equity Buy-in	206,489	235,473	162,216	150,000	277,570	
Total Financing Uses:		1,169,243	286,834	177,480	150,000	337,570	-

REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
74-00-34311-0000	Assessments- Collected	896,607	48,714	27,820		5,525	
74-00-34312-0000	Assessments- Coverage	67,192	8,264	1,900			
74-00-34865-0000	2000-1 SID Equity Buy In Water						
74-00-34866-0000	2000-1 Equity Buy In Transportation	312,696	387,600	1,938			
74-00-34867-0000	2000-1 Equity Buy In Parks & Trails	98,704	191,649	129,752		331	
74-00-37010-0000	Interest Earning	3,881	4,870	7,231		11,900	
74-00-39111-0000	Bond Proceeds						
	Use of Fund Balance Reserve				150,000		
Total Financing Sources:		1,379,080	641,097	168,642	150,000	17,756	-

BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		209,837	354,262	(8,837)	-	(319,814)	-
Fund Balance (Deficit)- Beginning:		44,587	254,424	608,687	599,849	599,849	280,035
Use of Fund Balance Reserve:		-	-	-	(150,000)	-	-
Fund Balance (Deficit)- Ending:		254,424	608,687	599,849	449,849	280,035	280,035

Fund 75- Gas & Electric Bond Debt Service

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
75-71-47175-8111	Principal Series 2005						
75-71-47175-8121	Interest Series 2005						
75-71-47175-8111	Principal Series 2011						
75-71-47175-8121	Interest Series 2011						
75-71-47175-8151	Paying Agent Fee						
75-71-47175-8155	Letter of Credit Fee						
75-71-47175-8156	Remarketing Fee						
75-00-39111-0000	Bond COI						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
75-00-37010-0000	Interest Earnings						
75-00-38113-0000	Due From Electric Impact Fee						
75-00-38153-0000	Due From Electric Fund						
75-00-38155-0000	Due From Gas Fund						
75-00-39000-0000	Bond Proceeds-Capitalized Interest						
75-00-39111-0000	Bond Proceeds						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:							
Fund Balance (Deficit)- Ending:		-	-	-	-	-	-

Fund 76- Water & Sewer Bond Debt Service

EXPENDITURES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-71-47176-8111 Principal						
76-71-47176-8112 DEQ Principal						
76-71-47176-8121 Interest						
76-71-47176-8122 DEQ Interest						
76-71-47176-8151 Paying Agent Fee						
Total Financing Uses:	-	-	-	-	-	-

REVENUES	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-00-37010-0000 Interest						
76-00-38112-0000 Due From WW Impact Fee Fund						
76-00-38151-0000 Due From Water Fund						
76-00-38152-0000 Due From Sewer Fund						
76-00-39000-0000 Bond Proceeds-Capitalized Interest						
Total Financing Sources:	-	-	-	-	-	-

BALANCE SUMMARY	2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:						
Fund Balance (Deficit)- Beginning:						
Fund Balance (Deficit)- Ending:	-	-	-	-	-	-

Fund 76: DEQ Loan

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-71-47176-8112	Principal						
76-71-47176-8122	Interest						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
76-00-38152-0000	Due From Sewer Fund						
Total Financing Sources:		-	-	-	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:							
Fund Balance (Deficit)- Beginning:							
Fund Balance (Deficit)- Ending:		-	-	-	-	-	-

Fund 79- Road Bond

EXPENDITURES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
79-00-47179-8111	Principal						
79-00-47179-8121	Interest						
79-00-47179-8151	Paying Agent Fee						
Total Financing Uses:		-	-	-	-	-	-
REVENUES		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
79-00-38100-0000	Due From General Fund- Streets			(339)			
79-00-38118-0000	Due From Trans. Imp. Fees						
Total Financing Sources:		-	-	(339)	-	-	-
BALANCE SUMMARY		2016 Actual	2017 Actual	2018 Actual	2019 Approved	2019 Projected	2020 Proposed
Excess (Deficiency) of Financing Sources over Financing Uses:		-	-	(339)	-	-	-
Fund Balance (Deficit)- Beginning:		-	-	-	(339)	(339)	(339)
Fund Balance (Deficit)- Ending:		-	-	(339)	(339)	(339)	(339)

UPCOMING AGENDA ITEMS

JUNE 4, 2019

MOTION – TRCC GRANT PUBLIC HEARING

JUNE 18, 2019

ORDINANCE – FINAL BUDGET AMENDMENTS

ORDINANCE – 2019 BUDGET ADOPTION

OTHER PROJECTS

- Business Licensing
- Carson Crossing Zone Change
- Oquirrh Mountain Ranch
- SilverLake 21
- Stratton Estates
- SilverLake South
- ORD – Hillside Code
- ORD – Residential Code
- ORD – Extractive Industries Overlay Zone
- ORD—Stubbed Road Connections

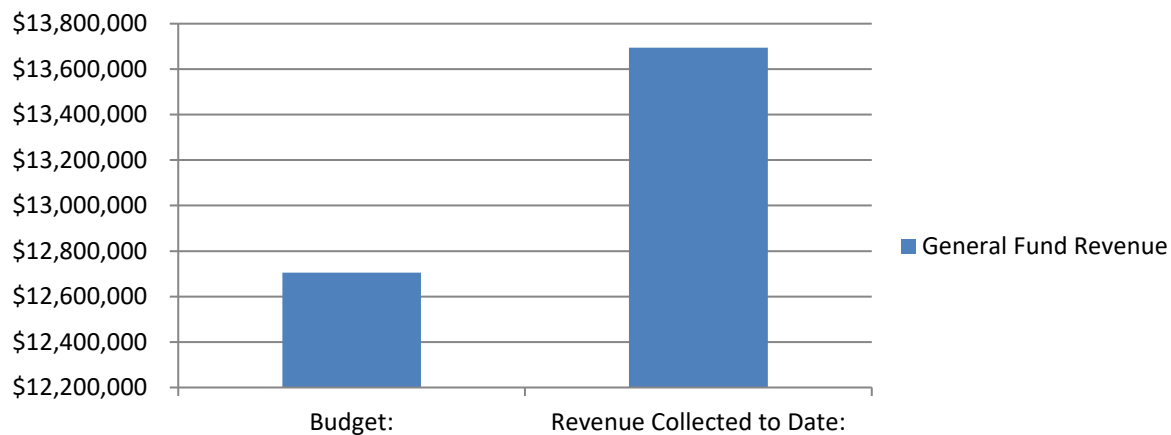
EXECUTIVE SUMMARY OF REVENUES AND EXPENSES*

Through April 30, 2019

GENERAL FUND

General Fund Revenues

Budget:	\$ 12,704,464
Revenue Collected to Date:	\$ 13,695,155
Percent of Total Budget Collected:	108%
Percent of Year Completed:	83%



Revenue Analysis

Property Taxes:

Sales Tax:

B&C Road Funds:

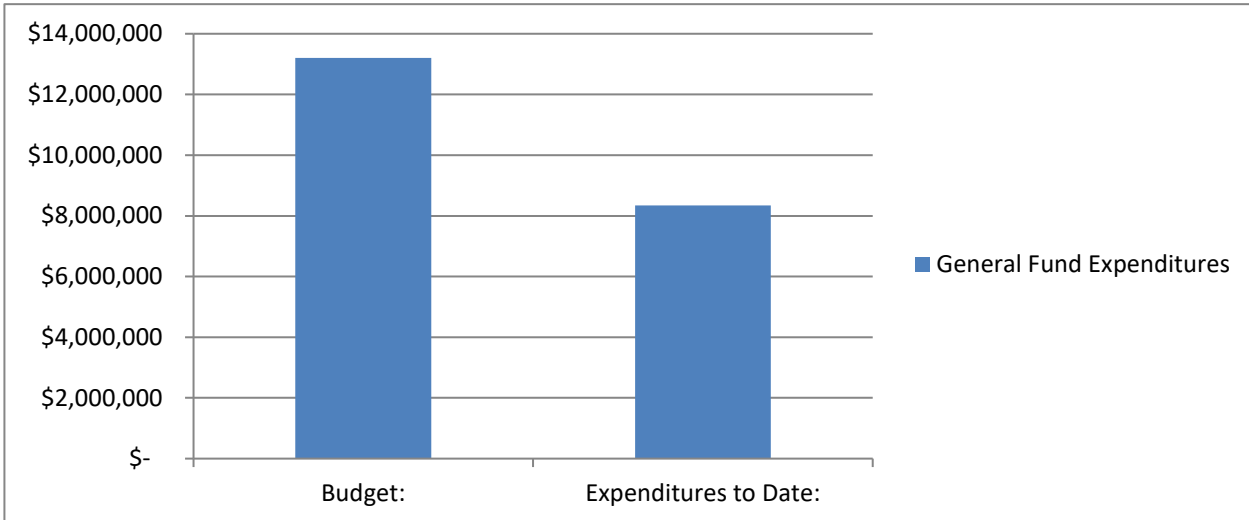
Transfers:

Development: Development revenue outpacing budgeted revenues.

Miscellaneous:

General Fund Expenditures

Budget: \$ 13,199,464
Expenditures to Date: \$ 8,346,866
Percent of Total Budget Expended: 63%
Percent of Year Completed: 83%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Sub 11 - General Administration	\$ 2,134,091	\$ 1,610,080	75%	83%
Sub 18 - Community Services	\$ 1,211,542	\$ 882,728	73%	83%
Sub 19 - Non-Departmental	\$ 1,120,044	\$ 956,320	85%	83%
Sub 21/25 - Public Safety	\$ 2,808,000	\$ 1,346,660	48%	83%
Sub 32 - Planning/Zoning	\$ 652,988	\$ 403,833	62%	83%
Sub 33 - Building	\$ 918,306	\$ 705,344	77%	83%
Sub 41 - Public Works	\$ 4,354,493	\$ 2,441,901	56%	83%

Sub 11 - General Administration:

Sub 18 - Community Services:

Sub 19 - Non-Departmental:

Sub 21/25 - Public Safety: Utah County invoice delay in receiving invoices (Sheriff costs)

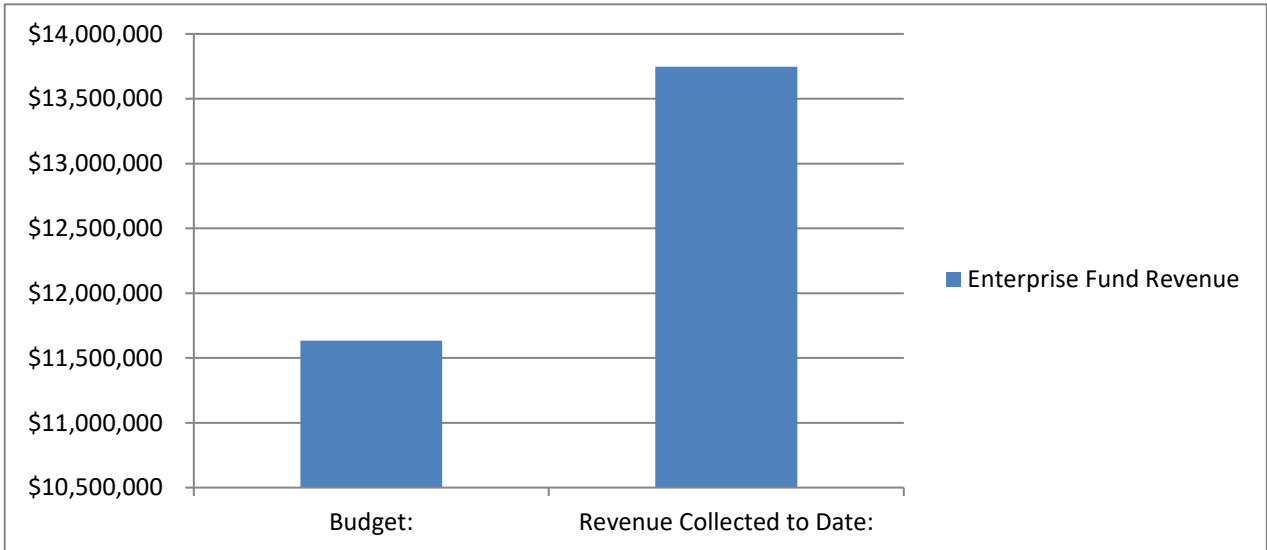
Sub 32/33 - Planning/Zoning/Building:

Sub 41 - Streets/Parks/Recreation:

ENTERPRISE FUNDS

Enterprise Fund Revenues

Budget: \$ 11,634,000
Revenue Collected to Date: \$ 13,746,130
Percent of Total Budget Collected: 118%
Percent of Year Completed: 83%



Revenue Analysis

	Budget	To Date	% Received	% Yr. Completed
Fund 51 - Water Fund	\$ 5,912,000	\$ 7,030,050	119%	83%
Fund 52 - Wastewater Fund	\$ 3,847,000	\$ 5,006,282	130%	83%
Fund 57 - Solid Waste Fund	\$ 1,350,000	\$ 1,240,285	92%	83%
Fund 59 - Storm Water Fund	\$ 525,000	\$ 469,513	89%	83%

Fund 51 - Water Fund: Reflects CWP Shares sold.

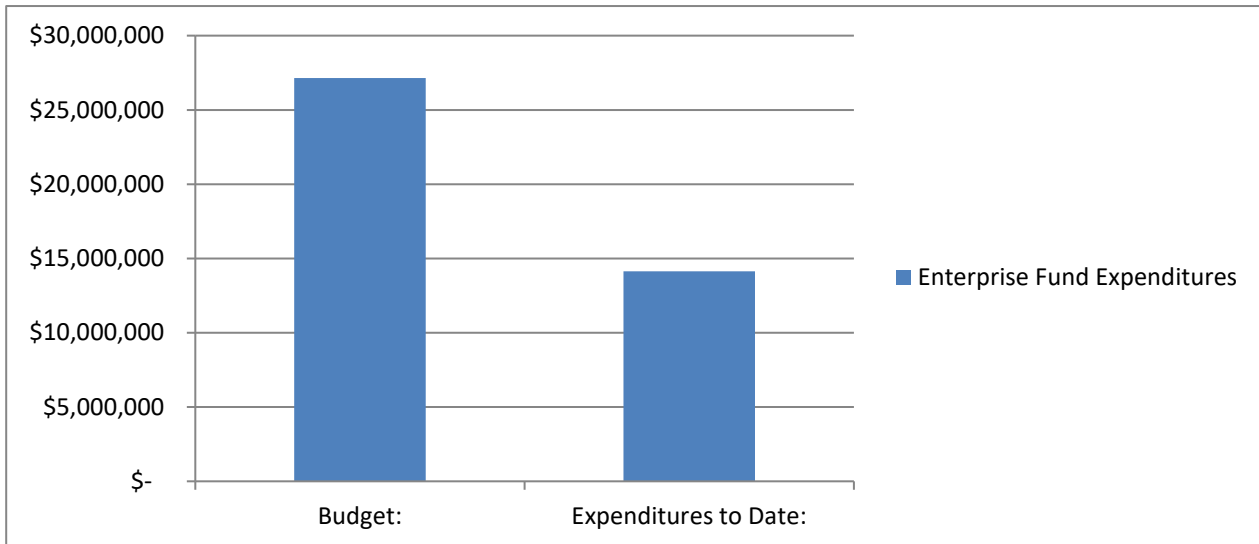
Fund 52 - Wastewater Fund: Reflects bond proceeds for latest W&S Bond.

Fund 57 - Solid Waste Fund:

Fund 59 - Storm Water Fund:

Enterprise Fund Expenditures

Budget: \$ 27,145,485
Expenditures to Date: \$ 14,140,588
Percent of Total Budget Expended: 52%
Percent of Year Completed: 83%



Expense Analysis

	Budget	To Date	% Expended	% Yr. Completed
Fund 51 - Water Fund	\$ 17,252,559	\$ 7,949,371	46%	83%
Fund 52 - Wastewater Fund	\$ 7,953,653	\$ 4,722,446	59%	83%
Fund 57 - Solid Waste Fund	\$ 1,317,141	\$ 941,386	71%	83%
Fund 59 - Storm Water Fund	\$ 622,132	\$ 527,385	85%	83%

Fund 51 - Water Fund: Expenditure for CWP Water Shares (much paid in previous fiscal year) plus reimburseable Facebook costs.

Fund 52 - Wastewater Fund: Includes reimbursable Facebook costs.

Fund 57 - Solid Waste Fund: Ace Disposal invoice for April not reflected.

Fund 59 - Storm Water Fund:

IMPACT FEE FUNDS

Fund Balance - current total balance in the fund.

Restricted Balance - current amount that is restricted to pay reimbursement agreements, etc.

Available Balance - amount in the fund that is available for projects in the Capital Facilities plan.

Projected Available Balance - amount projected through building trends to be available for projects in the Capital Facilities Plan by the end of the current fiscal year.

FUND NAME	Fund Balance as of 4/30/19	Restricted Balance as of 4/30/19	Available Balance as of 4/30/19	Projected Available Balance by 6/30/19**
Water Impact Fee Fund	\$6,583,744	\$1,579,800	\$5,003,944	\$5,447,568
Wastewater Impact Fee Fund	\$3,410,860	\$65,500	\$3,345,360	\$3,445,460
Parks/Trails Impact Fee Fund	\$1,267,014	\$73,590	\$1,193,424	\$1,337,374
Stormwater Impact Fee Fund	\$1,056,140	\$1,500	\$1,054,640	\$1,090,740
Transportation Impact Fee Fund	\$1,466,614	\$1,059,426	\$407,188	\$636,334

****Available balance + the average of the future facilities impact fee collected and projected out.**

CITY PROJECT STATUS

Subdivision Slurry Seal Application	Completed
Pony Express Parkway MicroSurface	To be started in late Summer 2019
Pony Express Pkwy Expansion (Hidden Hollow)	Completed
Pony Express Pkwy Expansion (to Lake Mtn. Rd.)	To be completed by start of '19-'20 school year
Aviator Ave. Expansion	Completed
Woodhaven Traffic Study	Completed - need to submit to SS City
Smith Ranch Road Traffic Signal	Materials Ordered
Red Hawk Ranch Road Traffic Signal	Bid Awarded
Hidden Hollow Traffic Signal	Bid Awarded
Frontier M.S. Traffic Signal	Bid Awarded
High School Traffic Signal	Bid Awarded
Pony Express Pkwy Medians	Completed
Blackridge Elementary Trail	Completed
Porter's Crossing Curb and Asphalt	Completed
City Hall Security Camera System	Completed

*Unaudited figures - adjusting entries will be done throughout the fiscal year.

